

**APPENDIX A**

**NOTICE OF PREPARATION (NOP)  
AND COMMENT LETTERS**





THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: December 20, 2013

**PUBLIC NOTICE**

**OF THE PREPARATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT**

**AND**

**SCOPING MEETING**

SAP No. 21002330

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**PUBLIC NOTICE:** The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of a Program Environmental Impact Report (PEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a PEIR and Scoping Meeting was publicly noticed and distributed on December 20, 2013. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at, <http://sandiego.gov/city-clerk/officialdocs/notices/>. The document will be posted under the subheading **CEQA Notices and Documents**.

**SCOPING MEETING:** A public scoping meeting will be held by the City of San Diego's Development Services Department on Thursday, **January 16, 2014 beginning at 6:00 PM and running no later than 8:00 PM at the Teen Challenge Center located at 5450 Lea Street, San Diego, CA 92105. Please note that depending on the number of attendees, the meeting could end earlier than 8:00 PM.** Verbal and written comments regarding the scope and alternatives of the proposed PEIR will be accepted at the meeting.

Please send in written comments to the following address: **A. McPherson, AICP, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name** in the subject line within 30 days of the receipt of this notice/date of the Public Notice above. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A PEIR incorporating public input will then be prepared and distributed for the public to review and comment.

**PROJECT NAME: Chollas Triangle Community Plan Amendment and Rezone**

SCH No.: Pending

COMMUNITY AREA: Mid-City Eastern Area

COUNCIL DISTRICT: 9 (Emerald) 4 (Cole)

**PROJECT DESCRIPTION:**

The project is to amend the Mid-City Communities Plan – Eastern Area to redesignate approximately 12.5 acres of Commercial Mixed Use and approximately 3.4 acres of Industrial to Neighborhood Village in an approximately 36 acre area between University Avenue to the north, Chollas Creek and Chollas Parkway to the south and east, and 54<sup>th</sup> street to the west. The Neighborhood Village land use designation would allow for the development of multi-family housing in a mixed-use setting and convenience shopping and services. The amendment would also

revise the Future Recommended Street Network to vacate the approximately 11.4 acre Chollas Parkway and designate approximately 5.4 acres as population-based park land, with the remaining land being designated as open space. The proposed project would add a two lane collector at the location of Lea Street, extending north to intersect with University Avenue. The proposed project would also include a rezone of the current CC-5-3 and IL-3-1 zones to zones consistent with the new land use designations as recommended in the General Plan. The proposed project zones would include CC-3-5 with the adoption of the Community Plan Implementation Overlay Zone (CPIOZ Type B) to limit the total square footage of non-residential development to no more than 130,000 square feet of commercial; and OP-2-1 consistent with the Park land use designation. At build out the project area could produce approximately 486 dwelling units of multi-family housing, and approximately 130,000 square feet of non-residential development that could include a mixture of retail, office, and other commercial uses.

The Mid-City Eastern Area Community Plan would also be amended as follows:

The Natural and Cultural Resources Element would be amended to include goals and recommendations that address the increased park and open space system adjacent to Chollas Creek. Recommendations would address uses allowed adjacent to, and within, the open space network. Specific uses envisioned to be located within the active park area may include picnic areas, multi-purpose turf areas, walkways and landscaping. Uses envisioned for the park would be consistent with the General Plan Parks Guidelines for Neighborhood Parks. Additionally, the Plan would address recommendations to daylight Chollas Creek and restore native habitat.

The Urban Design Element would add new and amend existing recommendations that guide the bulk and scale of development within the project area. Recommendations addressing building heights and setbacks along University Avenue would be revised to encourage medium-density mixed-use development.

The Land Use Element would be amended to add and refine the General Plan land use designation of Neighborhood Village with site specific policies.

The Land Use and Economic Development Elements would be amended to remove most of the industrial land uses from the project area and discuss the types of economic activities to be encouraged and allowed on site.

The Public Facilities and Services Element revisions would address the additional park space within the community planning area as well as public utilities, specifically the SDG&E substation located within the project area.

The Transportation Element would be amended to reflect a revised street and bicycle network as well as improvements to the pedestrian network.

The Community Plan Implementation Overlay Zone (CPIOZ) 'Type B' would provide supplemental development standards that are tailored to the specific site. The intent of the CPIOZ is to ensure that future development proposals are reviewed for consistency with the use and development criteria that have been adopted for the site as part of the community plan amendment process.

**Applicant:** City of San Diego Planning, Neighborhood and Economic Development Department

**Recommended Finding:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may potentially result in environmental impacts in the following areas: **Land Use, Transportation/Circulation and Parking, Biological Resources, Air Quality, Greenhouse Gas Emissions, Historical Resources – Archeology, Hydrology/Water Quality, Geology, Paleontological Resources, Public Services and Facilities, Visual Effects/Neighborhood Character, and Cumulative Effects.**



**Availability in Alternative Format:** To request the this Notice or the City's letter to the applicant detailing the required scope of work (PEIR Scoping Letter) in alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Anna L. McPherson at (619) 446-5276. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. For information regarding public meetings/hearings on this project, contact the Project Manager, Michael Prinz, at (619) 533-5931. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on Friday, December 20, 2013.

Cathy Winterrowd  
Deputy Director  
Planning, Neighborhood, and  
Economic Development Department

**From:** Jung & Ming Tom (Work) [<mailto:jtom1@san.rr.com>]

**Sent:** Monday, January 13, 2014 5:25 PM

**To:** Prinz, Michael

**Cc:** DSD EAS; Ming

**Subject:** Chollas Triangle Community Plan Amendment

We received a notice regarding the scoping Meeting to be held on January 16th. Currently my father and I are recovering from surgeries and will do our best to attend the meeting. We reviewed the documentation in the letter and have a major concern about it. On the proposed land use designations, you have already carved out the area where the proposed road is going to be, which goes right through our land. We feel this represents that the area is already designated for the road, with out any confirmation from the land owner that we approve this, especially at this stage. We have discussed that the plan is to put the road there, but in consideration of that, it was represented to us that we would be compensated for the land taken away for the road, but providing additional land as a replacement. Showing this road without any assurance to us that this will happen puts us in a position where we could lose it with no guarantee of the fair compensation.

We feel that it is more accurate to show the current parcels as is with the new zoning designations, and show the road at a later time if an agreement is met. Please feel free to contact me regarding this matter. Thank you.

Ming Tom

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State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



January 15, 2014

Anna L. McPherson, AICP, Environmental Planner  
City of San Diego Development Services Center  
1222 First Avenue, Mail Station 501  
San Diego, California 92101  
DSDEAS@sandiego.gov

**Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Chollas Triangle Community Plan Amendment and Rezone (SCH # 2013121057)**

Dear Ms. McPherson:

The Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for Chollas Triangle Community Plan Amendment and Rezone in the City of San Diego, County of San Diego. The City of San Diego's Multiple Species Conservation Program (MSCP) is an approved Subarea Plan (SAP) under the State's Natural Community Conservation Planning (NCCP) program. The DEIR for the proposed project must ensure and verify that all requirements and conditions of the MSCP/SAP and Implementing Agreement (IA) are met. The DEIR should also address biological issues that are not addressed in the MSCP/SAP and IA, such as specific impacts to and mitigation requirements for wetlands or sensitive species that are not covered by the SAP and IA. This should include potential impacts to roosting sensitive bat species and impacts to nesting birds as covered under the federal Migratory Bird Treaty Act of 1918 (16 U.S.C. 703 et seq.) and California Fish and Game code sections 3503/3503.5.

Issue areas in the DEIR that may be influenced by the SAP and IA include "Land Use," "Landform Alteration/Visual Quality," "Traffic/Circulation," "Biological Resources," "Drainage/Urban Runoff/Water Quality," "Noise," and "Cumulative Effects." In addition, the environmental document should describe why the proposed project, irrespective of other alternatives to the project, is consistent with and appropriate in the context of the SAP.

Thank you for the opportunity to comment. Please contact Eric Hollenbeck at (858) 467-2720 if you would like to discuss this response to the NOP.

Sincerely,

Gail Sevens  
Environmental Program Manager  
South Coast Region

cc: State Clearinghouse, Sacramento  
U.S. Fish and Wildlife Service, Carlsbad



Debbie Collins  
Senior Environmental  
Specialist  
8315 Century Park Court  
Mailstop: CP21E  
San Diego, CA 92123  
858-654-1239 (desk)

January 27, 2014

SENT VIA EMAIL

Anna McPherson, AICP  
Environmental Planner  
City of San Diego  
Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

Subject: SDG&E Comments on the Notice of Preparation for the PEIR – Chollas Triangle CPA & Rezone

Dear Anna:

San Diego Gas & Electric Company (SDG&E) appreciates the opportunity to comment on the Notice of Preparation of a Program Environmental Impact Report (PEIR) for the Chollas Triangle Community Plan Amendment and Rezone.

SDG&E is a utility regulated by the California Public Utilities Commission (CPUC) and, as such, the CPUC mandates that SDG&E maintain its utility infrastructure. SDG&E owns and operates the Streamview Substation located on approximately 0.78-acres south of Lea Street and east of 54<sup>th</sup> Street within the proposed project area. The existing Streamview Substation was originally put into operation in 1959. The substation will be expanded to meet the increasing electrical needs of the general vicinity.

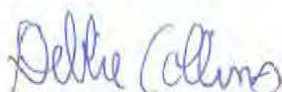
SDG&E is currently studying our land needs to accommodate the future expansion/rebuild of the existing substation to determine if the area designated for industrial use in the Chollas Triangle CPA and Rezone is sufficient to accommodate SDG&E's future substation needs. SDG&E is coordinating with City staff to schedule a meeting to discuss our substation needs in relation to proposed land use plan.

The Chollas Triangle CPA and the PEIR will need to address the future expansion of the Streamview Substation. To facilitate the CPUC's use of the PEIR in reviewing the future expansion of the Streamview Substation, SDG&E requests that the PEIR include a subheading for "SDG&E Substation" in each of the environmental analysis sections to clearly document the impacts of the future substation expansion in the PEIR.



SDG&E appreciates the opportunity to comment on this NOP. Please feel free to contact me at 858-654-1239 or [DCollins@semprautilities.com](mailto:DCollins@semprautilities.com) if you have any questions.

Sincerely,



Debbie Collins, AICP  
Senior Environmental Specialist  
SDG&E Environmental Programs

Cc:

Lynn Trexel, Project Manager, SDG&E  
Patty Glass, Real Estate & Planning, SDG&E  
Ellis Jones, Distribution Engineering  
Ed Reese, Substation Engineering, SDG&E  
Henry Ureh, Substation Engineering, SDG&E  
Christian Seavello, Substation Engineering, SDG&E  
Tom Acuna, Land Planning, SDG&E  
Claudia Valenzuela, Regional Public Affairs, SDG&E



## **APPENDIX B**

### **MID-CITY COMMUNITIES PLAN – CHOLLAS TRIANGLE AND CPIOZ**





## Chollas Triangle Section of the Eastern Area Neighborhoods Element

Chollas Triangle is an approximately 36-acre site within the Eastern Area and is bounded by 54th Street to the west, Chollas Creek to the south and east, and University Avenue to the north. The [City, working with the community, prepared a study](#) ~~area has been studied as part of a Smart Growth Incentive Program Grant funded by the San Diego Association of Governments~~ to provide specific land use, mobility, and urban design recommendations to encourage a mixed-use transit-oriented village supported by public/civic/park space, open space, and creek enhancements within the Chollas Triangle Site. Chollas Triangle is envisioned as a vibrant, mixed-use neighborhood center that celebrates Chollas Creek and promotes the use of multi-modal transit along University Avenue and 54th Street. The site has the potential to serve as a major destination for surrounding neighborhood residents. The Community Plan has been amended to help implement the goals and recommendations developed through the process. This section below provides additional recommendations for implementation.

### Goal

- ~~To~~ Create an active neighborhood village with an integrated mixture of residential, commercial, and recreational uses.
- ~~To~~ Create an open space system and development pattern that connects adjacent neighborhoods to and through Chollas Triangle.

The landscape character of the community is defined by its hills, canyons and bluffs. While these features create a beautiful and dramatic urban pattern, they often create barriers between neighborhoods. A primary goal of this plan is to acknowledge these features and design a harmonious open space system and development pattern that connect adjacent neighborhoods to and through Chollas Triangle.

### Chollas Triangle CPIOZ

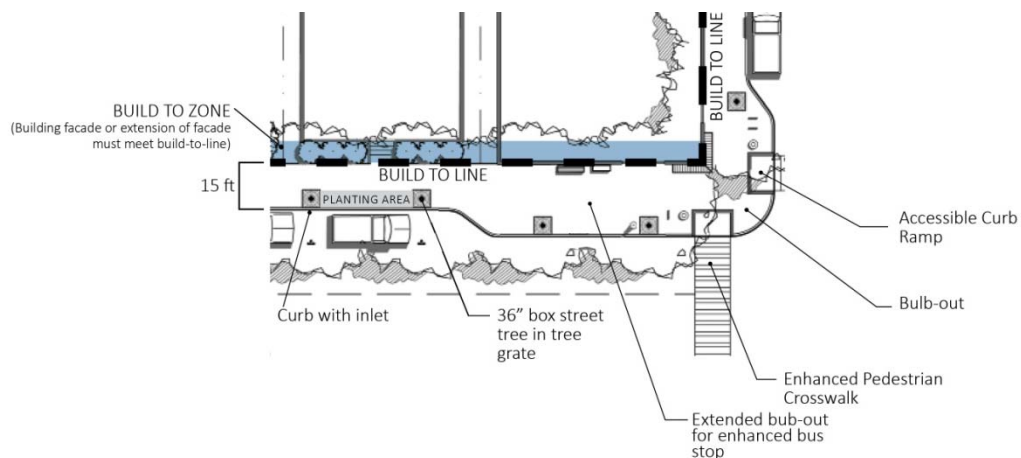
The Community Plan Implementation Overlay Zone (CPIOZ), Type-B applies to the Chollas Triangle Site (Figure 12.1). CPIOZ Type-B applies to the Chollas Triangle site to refine and help implement the policies of the Community Plan. [For properties designated](#) ~~and the CC-3-5 zone applied to lands designated~~ Neighborhood Village, ~~Development~~ [development](#) shall conform to the use and development regulations of the CC-3-5 zone except where superseded by this CPIOZ.

Development proposals on ~~parcels~~ [properties](#) identified as CPIOZ Type B require discretionary review to determine if the development proposal is consistent with the community plan and these supplemental regulations. ~~Development proposals on any parcel identified as CPIOZ Type B shall be required to obtain discretionary approval processed as a Site Development Permit, in accordance with the Municipal Code. Applications for development on CPIOZ Type B~~

~~parcels shall meet the purpose and intent of these supplemental development regulations.~~

Exceptions from these regulations for development that is minor, temporary, or incidental and is consistent with the intent of this CPIOZ may be granted by the City Manager in accordance with the procedures of the Community Plan Implementation Overlay Zone within the Municipal Code Section 132.1403. Applications for development on a parcel located in CPIOZ Type-B will require a Process ~~three~~ Three Site Development Permit and shall address the design and compatibility of the project in relation to surrounding development, including conformance with the following regulations.

1. ~~Allow for a~~ A maximum of 130,000 square feet of non-residential development is allowed within lands designated as Neighborhood Village.
2. Building heights shall not exceed 65 feet.
3. Residential use and residential parking are allowed anywhere on the ground floor except along University Avenue where the ground floor street wall shall be a commercial use.
4. A minimum of ~~70%~~ 70% percent of the ground floor street wall shall be developed with commercial uses along University Avenue.
5. Build-to-lines are established on ~~all street frontages~~ University Avenue and 54<sup>th</sup> Street frontages to encourage a consistent building edge. The building edges shall be located along these lines. Recessed entries shall be restricted to maintain the continuity of the build-to-line especially on University Avenue. Exception: When a transit stop is present, the building edge may be placed a maximum of 20 feet from the curb.



~~a. Along University Avenue and 54<sup>th</sup> Street, the building edges shall be located along these lines. Recessed entries shall be restricted to maintain the continuity of the build to line especially on University Avenue. Exception: When a transit stop is present, the building edge may be placed a maximum of 20 feet from the curb.~~

6. On any drives internal to developments, all building edges, front entries, or stoops ~~should~~ shall be located facing the street. ~~All internal~~ Drives internal to development

shall have parallel or angled parking contiguous with the sidewalk. create attractive pedestrian environments. Trees providing shade to pedestrians will be planted every 30 feet and will be planted between the curb and the internal street wall.

~~a. Like public streets, drives internal to developments shall have parallel or angled parking contiguous with the sidewalk. Trees providing shade to pedestrians will be planted every 30 feet and will be planted between the curb and the internal street wall.~~

7. Design commercial development to attain a 60% ground-floor transparency to highlight interior activity from the street.
8. Transfer of Development Rights - Development rights may be transferred within land uses designated as Neighborhood Village in conjunction with the Site Development Permit required for development in the CPIOZ Type-B area, restricting both the sending and receiving sites. The development intensity may not be transferred to any other land uses.

### Implementation

No development that exceeds 4,261 driveway average daily trips (ADT) shall proceed within the Chollas Triangle site until the following improvements are completed and accepted by the City Engineer:

- Provide a raised median on University Avenue from 54th Street to 58th Street, satisfactory to the City Engineer;
- Restripe the southbound and northbound approaches at the intersection of College Avenue and University Avenue to provide dual left turn lanes and modify the traffic signal accordingly, satisfactory to the City Engineer. Provide for Class III bicycle lanes on College Avenue north of University Avenue.

Each development proposal shall be required to submit a trip generation table that tracks the average daily trips generated from each development project within the Chollas Triangle site in order to monitor when the 4,261 ADT will be reached.

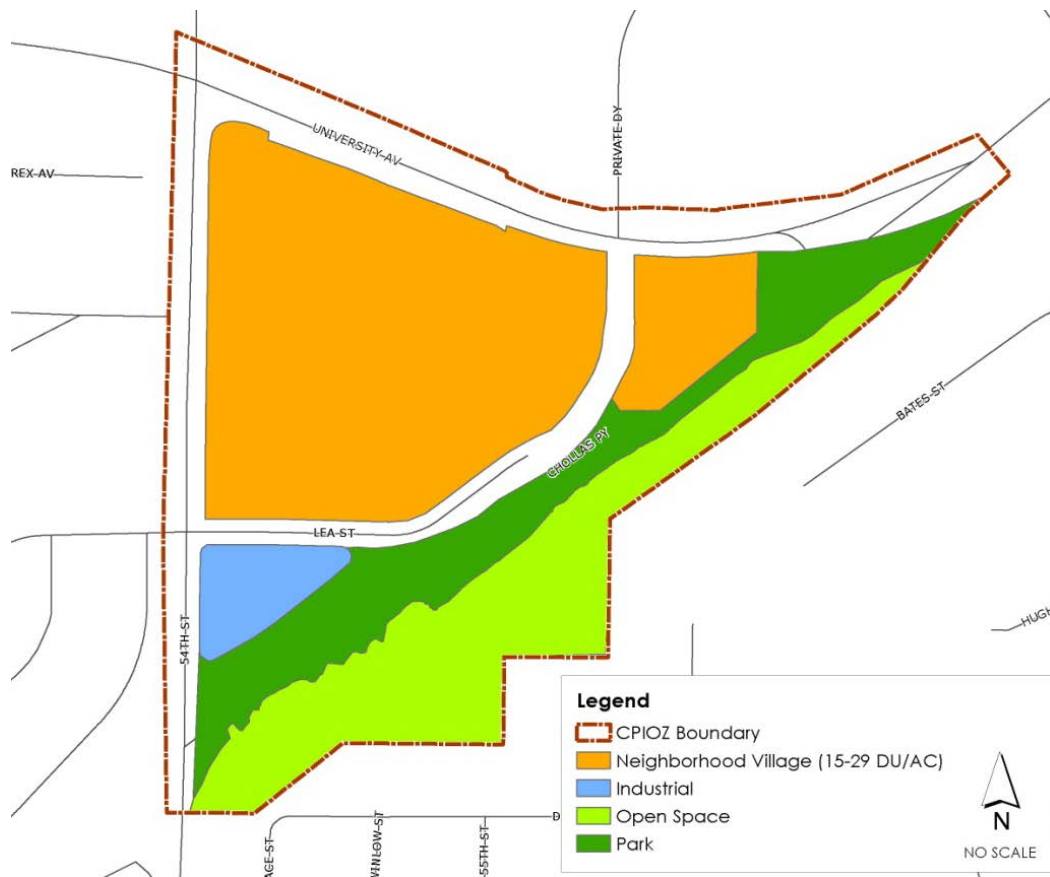
### **LAND USE**

The ~~Chollas Triangle site is designated~~ Neighborhood Village designation ~~to~~ allows for housing and convenience shopping in a mixed-use setting, civic uses and services serving an approximate three mile radius. A more intensive commercial and mixed-use development pattern is identified for the street frontage along University Avenue, with uses transitioning to less intense residential development and Chollas Creek Park to the south. In order to create a vibrant neighborhood, a variety of household types, sizes and price points are encouraged including, rowhomes, condos, apartments, and lofts. The entire site allows for no more than 486 multi-family dwelling units and 130,000 square feet of non-residential square footage.

Development along University Avenue should transition from solely commercial uses near the University Avenue / 54th Street intersection to mixed-use residential further east. This pattern

is intended to provide suitable sites for commercial users who desire corners at busy intersections as well as to reduce noise impacts on residential units. All commercial uses along University Avenue should have active ground floor uses and transparent facades to promote an active, pedestrian-oriented street. The land use designation allows for a large format commercial building intended to accommodate a neighborhood grocery store. Commercial uses should front the street and locate parking internally. Residential development should include entrances that front public streets, specifically 54<sup>th</sup> Street and Lea Street, as well as Chollas Creek Park as illustrated within this section. Smaller building footprints are better suited along streets with gentle slopes and curves with parking located within the interior of the site.

**MP Figure 12.1 - Land Use Plan**



### Recommendations

- Designate parcels fronting University Avenue as Neighborhood Village to allow should provide a mixture of multi-family housing and commercial uses along a major transportation corridor.
- Commercial uses along University Avenue should have transparent facades to promote an active, pedestrian-oriented street.
- Commercial uses should front the street and locate parking internally.
- Residential development should include entrances that front public streets, specifically 54<sup>th</sup> Street and Lea Street, as well as Chollas Creek Park.



- Encourage convenience shopping with a pedestrian orientation at the corner of 54<sup>th</sup> Street and University Avenue.
- Locate more intense uses, such as office and commercial businesses, along University Avenue.
- Allow for the ability to develop commercial anchor retail, such as a neighborhood grocery store, that fronts University Avenue.
- Provide a variety of housing types adjacent to active park uses located at the southern and eastern areas of Chollas Triangle.

MP Figure 12.2 - Illustrative Site Design\*

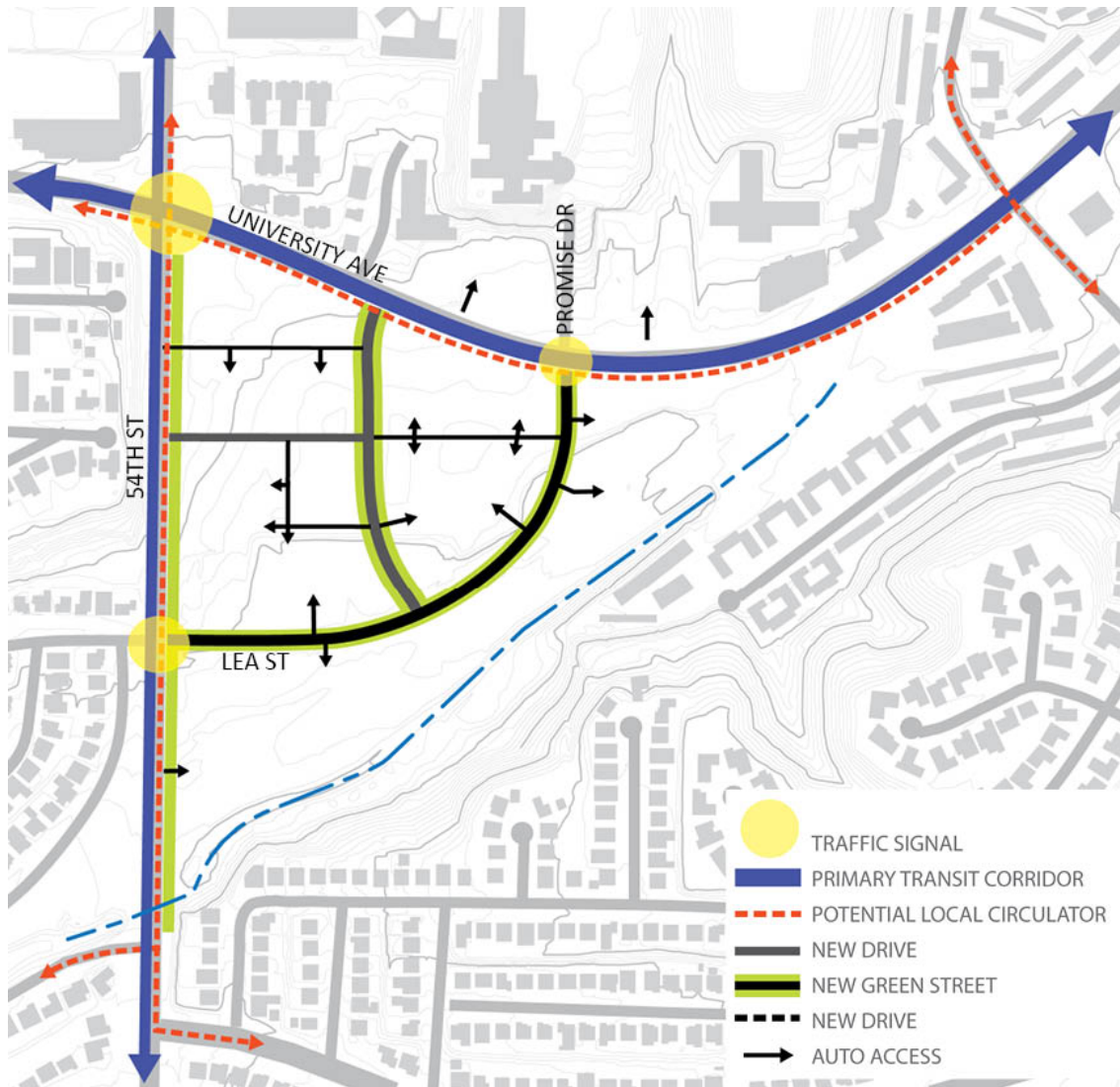


\* For illustrative purposes only – image is shown as an example of how the site could be potentially developed; [a community plan amendment would not be required for projects that implement the CPIOZ and recommendations of the Plan, but differs from the above illustration.](#)

## MOBILITY

A fundamental step in achieving the community vision is to create an urban framework that encourages a more human scale, walkable development pattern. The mobility network introduces a smaller scale street and block pattern intended to function as part of the open space system. Streets are designed to enhance pedestrian connections through the site and Chollas Creek Park. Design elements include wide sidewalks, street lighting, generous landscape zones and shade trees that create safe, comfortable pedestrian connections. On-street parallel parking is identified throughout the development to calm traffic and serve as a buffer between traffic lanes and pedestrian zones. Curb extensions and striped pedestrian crosswalks should be incorporated at intersections to minimize pedestrian crossing distance where feasible.

MP Figure 12.3 - Circulation Pattern



A north-south connection, identified ~~as Creekview Drive in the~~ Figure 12.3, is intended to serve as a prominent connection from University Avenue to Chollas Creek Park. This is envisioned as a pedestrian priority connection with trees, pedestrian amenities and water quality planters. The Plan recommends development along the western edge maintains a north/south orientation and form. This building orientation provides views to Chollas Creek and allows for a large public plaza with the potential for a special use site at the edge of the park.

Lea ~~Drive~~ [Street](#) connects 54th Street to University Avenue at the existing Promise Drive location. This alignment forms the northern edge of the park, creating a highly visible and accessible open space. Buildings should front Lea ~~Drive~~ [Street](#) to take advantage of creek and park views and provide informal observation on the park.

Development within the site should capitalize on the regional bus connectivity, particularly at the intersection of University Avenue & 54th Street. The southeast corner of this intersection is envisioned as an enhanced transit plaza with ample room and comfortable waiting areas for transit patrons. Amenities should include, bus shelters, seating, trash cans, bicycle parking and transit information.

Improvements to the University Avenue and 54th Street intersection will enhance pedestrian safety and connect the project site to adjacent neighborhoods, businesses and open space. The University Avenue Mobility Study has identified elimination of the channelized right turns on the westbound and southbound approaches of this intersection. This will improve safety by shortening pedestrian crossing distances, improving visibility and reducing conflicts between all modes of transportation.

The [plan envisions the](#) vacation of Chollas Parkway and the realignment of Lea Street to a two lane collector street that connects University Avenue and 54th Street ~~will to~~ reduce cut-through traffic, improving the pedestrian environment and overall livability for residents. A new signalized intersection will be located at University Avenue and Promise Drive, eliminating the need for the existing complicated intersection at University Avenue and Chollas Parkway.

Non-contiguous sidewalks with ample landscape zones should be provided to create a safe and pleasant pedestrian environment should be provided on all internal development streets as well as any public streets that interface with the CPIOZ area. On-street parking will provide an additional buffer between traffic lanes and pedestrians.

The Chollas Triangle design principles promote an active and pedestrian scale street environment that encourages street activity and walkability. The existing, expansive parking lots will be replaced by dispersed surface lots behind buildings, on street parking, or in parking structures. Ample bike parking should be provided near bus stops, commercial areas and multifamily development. Improved connectivity to adjacent neighborhoods will make cycling more convenient and encourage transit use. Consideration should be given to designating bicycle parking areas for short and long-term use at commercial and residential locations.



## Recommendations

- [Vacate Chollas Parkway to allow for active and passive park and open space uses.](#)
- [Design Lea Street as a two-lane collector that connects 54<sup>th</sup> Street to University Avenue](#)
- [Complete the extension of Lea Street through acquisition of right-of-way. The acquisition of necessary right-of-way from affected property owners could include a transfer of City-owned Neighborhood Village-designated property.](#)
- Provide metered parallel parking along University Avenue
- Provide for an enhanced transit plaza at 54<sup>th</sup> Street and University Avenue through comfortable walk and wait environments for transit riders.
- Design streets that include pedestrian amenities such as non-contiguous sidewalks, street trees, and street furniture.
- Extend the public realm into the site through the incorporation of pedestrian amenities such as sidewalks and street trees.
- Minimize pedestrian / automobile conflict by creating pedestrian friendly intersections that incorporate bulb outs, pedestrian refuge areas and reduce crossing distances where appropriate.
- Create a safe, human-scale pedestrian and bicycle network.

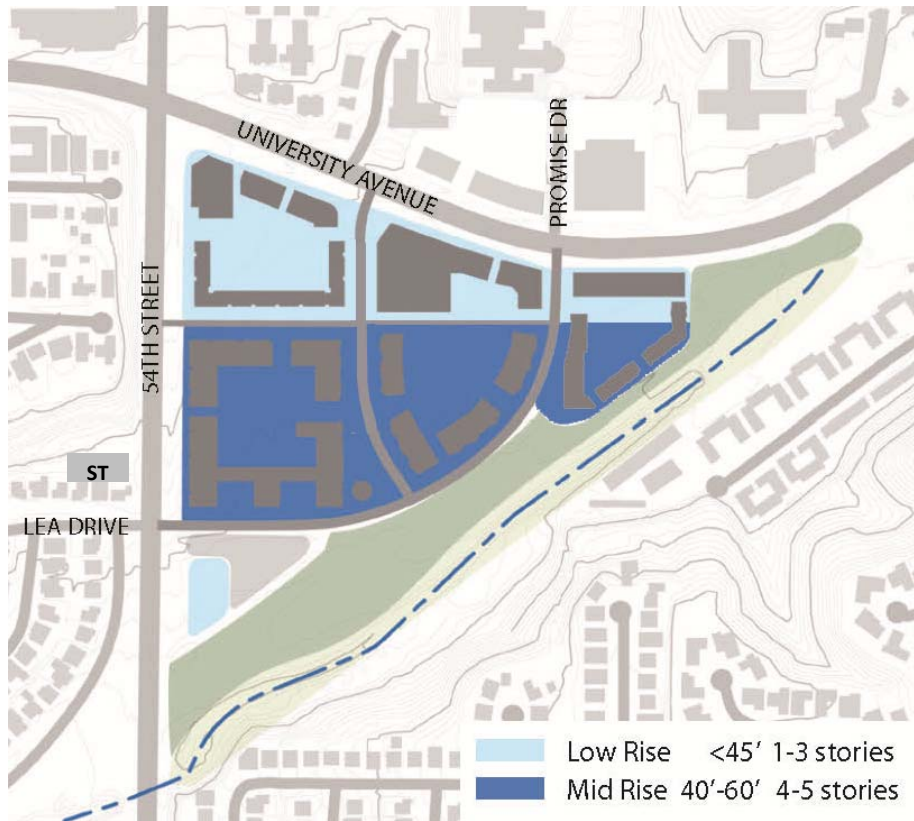
## URBAN DESIGN

The Chollas Triangle site has the opportunity to serve as a destination and focal point within Mid-City that celebrates Chollas Creek. New development that implements this vision should include buildings that front streets with parking located behind buildings or in parking structures. Where feasible, tuck under parking, underground parking, or parking structures should be situated into the existing topography to minimize visual impact on surrounding uses. Design treatments including quality articulated façades, building step-backs, porches and stoops serve to break up the mass and form of buildings and create an interesting street edge. Residences should include front porches and balconies at upper levels, allowing private exterior space for each dwelling unit.

Significant building setbacks should be incorporated along University Avenue [to provide space for an expanded transit plaza](#). A setback distance of 15 - 20 feet from the curb to building face should create a comfortable pedestrian environment along a major corridor. Street trees should be provided in a regular interval of 30-35 feet to provide continuous shading for pedestrians. Ground floor transparency should be maximized to create pedestrian level interest and a visual connection between the street and interior spaces, enabling a strong sense of community and increasing informal oversight of public areas.

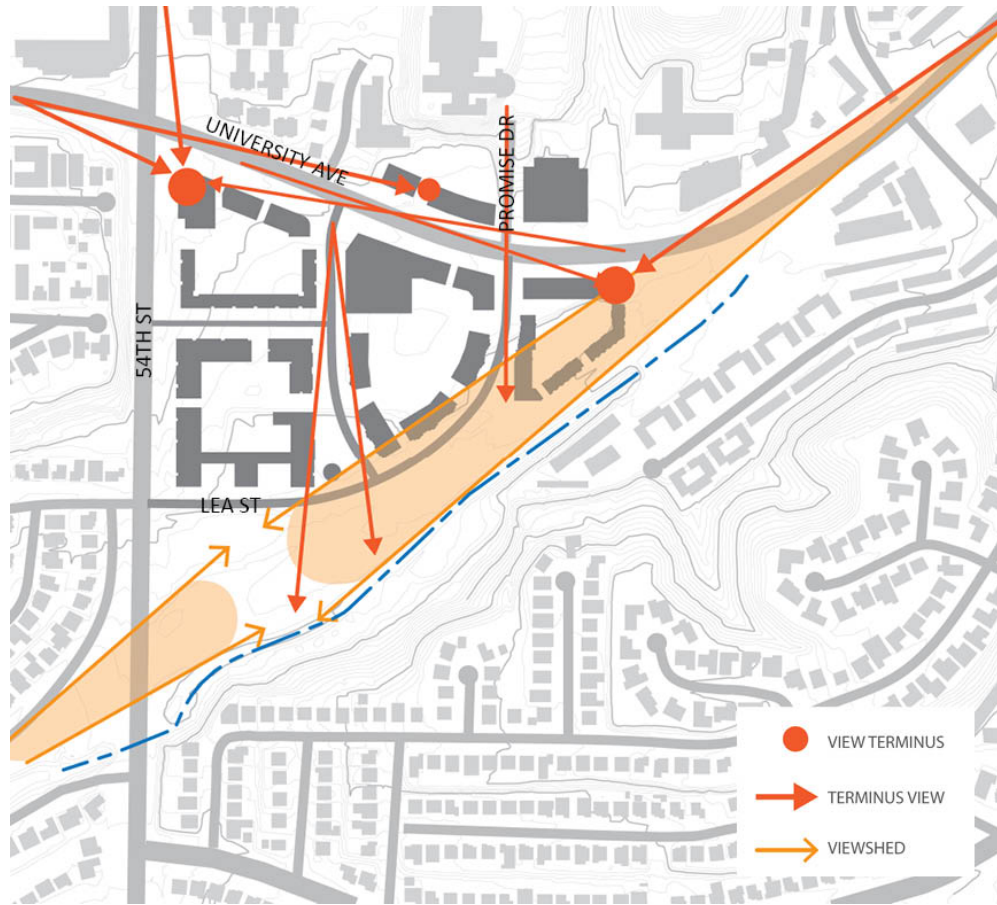


MP Figure 12.4 – Urban Form



Building heights should transition from lower (1-3 stories) commercial/mixed-use buildings along University Avenue to taller (4-5 stories) residential buildings along the park. Existing grades slope to the south and east, with an existing grade difference of 25'-50' between University and Chollas Creek. Locating taller buildings at the lower site elevations minimizes both the effect of higher buildings on the surrounding neighborhoods, and the formation of a potential 'building canyon' along University Avenue.

MP Figure 12.5 – Important Views into the Site



Building location and orientation frame views into the site and to the creek. Special uses and public spaces should be located to take advantage of views to adjacent canyons and hillsides. Signature architecture and/or landscape elements are encouraged at important view termini to strengthen the identity of Chollas Triangle within the community.

### Recommendations

- Encourage signature architecture at major view corridors to establish a unique identity for Chollas Triangle.
- Incorporate green infrastructure (pervious paving, flow through planters, bio-retention swales, etc.) as a means to cleanse storm water run-off prior to entering Chollas Creek.
- Minimize urban heat island affect through building design, roof design and site landscaping.
- Design lot and blocks to encourage a pedestrian-scale development pattern.
- Utilize topography to enhance views and minimize grading.
- Locate parking behind buildings or in park decks.
- Utilize topography to enhance prominent views into and out of the site.

## OPEN SPACE

A primary ~~focal point of~~[goal for](#) Chollas Triangle is the creation of an approximately five-acre active use neighborhood park in the location of the vacated Chollas Parkway. The new park will provide an identity for Chollas Triangle and will include a mix of passive and active open space uses as well as restored riparian habitat along Chollas Creek.

Chollas Creek Park [will](#) ~~serve~~ as a major community focal point, and should be designed to accommodate a variety of users. The over-arching park design concept is to create a series of independent, yet connected spaces along Chollas Creek. These spaces alternate between active/passive uses and native riparian areas. This concept helps create a string of varied experiences as users move through the park.

An open space buffer that extends 50 feet from the edge of the natural stream line of Chollas Creek to the lands designated for park use is established to serve as a transition between active and passive open space uses.

Chollas ~~creek~~[Creek](#) should be restored in a manner that balances the need for native habitat/riparian zones with opportunities for people to interact with the creek. The creek banks should be shallow to allow for creek views and access. The open space is designed as a series of 'expansion' and 'compression' areas adjacent to the creek channel. The expansion areas are broad zones that allow the creek to meander and braid during low flows and serve as detention areas when the creek floods. The compression areas focus the creek channel at strategic locations that bring people to the water near the plazas or open lawn areas. This pattern creates differing environments that encourage people to engage the creek in a variety of ways. Informal paths or boardwalks in the expansion zones allow people to explore the native landscape and access the creek, with drop structures at strategic locations to create overlooks and places of visual and audible interest within the park.

A plaza should be located along Lea Street and the southern terminus of Creekview Drive. The plaza is a highly flexible space intended to serve the community year round, offering both programmed and informal uses such as: public gatherings, outdoor concerts, farmers markets, and informal gathering.

A series of open, level lawn areas allow for informal active uses such as soccer, lawn games, picnics, etc. These linked 'rooms' create a series of distinct experiences along Chollas Creek. The southwest portion of the park should be reserved for uses that meet specific community needs and activate the park. These uses could include a community garden or dog park.

## MP Figure 12.6 – Open Space Network



\* Park design shown for illustrative purposes only

A wide multi-use path will wind through Chollas Creek Park providing a much needed pedestrian and bike friendly connection that links neighborhoods southwest of Chollas Triangle with retail amenities located to the northeast. The Lea Drive and 54th Street intersection will be signalized to allow the multi-use path to connect to the southwest with the planned bike route within the Chollas Creek Open Space corridor.

A multi-use path along the eastern edge of 54th Street will connect transit stops and commercial uses at University Avenue with the park and trails network to the south. It will provide an inviting edge that is intended to encourage development to front 54th Street, further strengthening the pedestrian experience. The multi-use path will be the first piece of a larger north/south bicycle and pedestrian system linking El Cajon Boulevard, Colina Del Sol Park, Chollas Creek Park and ultimately Chollas Lake Park.

### Recommendations

- Create a neighborhood park with a mixture of active and passive uses.
- Provide a public street along the park to ensure public access.
- Enhance Chollas Creek as a community amenity through the restoration of natural habitat along the creek and the creation of a buffer from non-compatible uses.
- Allow for uses to include picnic areas, multi-purpose turf areas, walkways, and landscaping within the active park area
- Provide a multi-use bicycle/pedestrian path that connects 54<sup>th</sup> Street to University Avenue and 58<sup>th</sup> Street through Chollas Creek Park.

## **APPENDIX C**

# **AIR QUALITY AND GREENHOUSE GAS EMISSIONS CALCULATIONS AND MODELING**



## Chollas - Existing Land Uses

### San Diego Air Basin, Annual

## 1.0 Project Characteristics

### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	8.00	Dwelling Unit	0.50	8,000.00	23
Apartments Mid Rise	26.00	Dwelling Unit	1.50	26,000.00	74
Gasoline/Service Station	8.00	Pump	1.00	1,129.40	0
Strip Mall	116.00	1000sqft	11.00	116,000.00	0

### 1.2 Other Project Characteristics

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	40
<b>Climate Zone</b>	13			<b>Operational Year</b>	2014
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MWhr)</b>	720.49	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Estimated acreage based on existing land uses

Construction Phase - No construction estimates

Off-road Equipment - No construction estimates

Vehicle Trips - Estimated trip generation rates based on traffic analysis

Woodstoves - Estimates based on City of San Diego guidelines

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	370.00	0.00
tblFireplaces	FireplaceDayYear	82.00	50.00
tblFireplaces	FireplaceDayYear	82.00	50.00
tblFireplaces	FireplaceWoodMass	3,078.40	384.00
tblFireplaces	FireplaceWoodMass	3,078.40	384.00
tblLandUse	LotAcreage	0.68	1.50
tblLandUse	LotAcreage	0.03	1.00
tblLandUse	LotAcreage	2.66	11.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblVehicleTrips	ST_TR	7.16	7.00
tblVehicleTrips	ST_TR	7.16	3.00
tblVehicleTrips	ST_TR	162.78	30.00
tblVehicleTrips	ST_TR	42.04	49.00
tblVehicleTrips	SU_TR	6.07	7.00
tblVehicleTrips	SU_TR	6.07	3.00
tblVehicleTrips	SU_TR	162.78	30.00
tblVehicleTrips	SU_TR	20.43	49.00
tblVehicleTrips	WD_TR	6.59	7.00
tblVehicleTrips	WD_TR	6.59	3.00
tblVehicleTrips	WD_TR	162.78	30.00
tblVehicleTrips	WD_TR	44.32	49.00
tblWoodstoves	WoodstoveDayYear	82.00	50.00
tblWoodstoves	WoodstoveDayYear	82.00	50.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	384.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	384.00

## 2.0 Emissions Summary

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0546	6.7000e-003	0.5885	1.4000e-004		0.0481	0.0481		0.0481	0.0481	4.3978	9.3957	13.7935	4.7000e-003	4.8000e-004	14.0397
Energy	2.7400e-003	0.0242	0.0160	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003	0.0000	601.5316	601.5316	0.0236	5.2800e-003	603.6650
Mobile	4.1046	7.4510	35.9901	0.0519	3.4865	0.0986	3.5851	0.9325	0.0904	1.0229	0.0000	4,330.5590	4,330.5590	0.2233	0.0000	4,335.2489
Waste						0.0000	0.0000		0.0000	0.0000	28.7740	0.0000	28.7740	1.7005	0.0000	64.4843
Water						0.0000	0.0000		0.0000	0.0000	3.4625	70.8711	74.3336	0.3585	8.9900e-003	84.6478
<b>Total</b>	<b>5.1620</b>	<b>7.4819</b>	<b>36.5945</b>	<b>0.0522</b>	<b>3.4865</b>	<b>0.1485</b>	<b>3.6350</b>	<b>0.9325</b>	<b>0.1404</b>	<b>1.0728</b>	<b>36.6342</b>	<b>5,012.3575</b>	<b>5,048.9917</b>	<b>2.3106</b>	<b>0.0148</b>	<b>5,102.0858</b>

## 2.2 Overall Operational

### Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0546	6.7000e-003	0.5885	1.4000e-004		0.0481	0.0481		0.0481	0.0481	4.3978	9.3957	13.7935	4.7000e-003	4.8000e-004	14.0397
Energy	2.7400e-003	0.0242	0.0160	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003	0.0000	601.5316	601.5316	0.0236	5.2800e-003	603.6650
Mobile	4.1046	7.4510	35.9901	0.0519	3.4865	0.0986	3.5851	0.9325	0.0904	1.0229	0.0000	4,330.5590	4,330.5590	0.2233	0.0000	4,335.2489
Waste						0.0000	0.0000		0.0000	0.0000	28.7740	0.0000	28.7740	1.7005	0.0000	64.4843
Water						0.0000	0.0000		0.0000	0.0000	3.4625	70.8711	74.3336	0.3584	8.9700e-003	84.6423
<b>Total</b>	<b>5.1620</b>	<b>7.4819</b>	<b>36.5945</b>	<b>0.0522</b>	<b>3.4865</b>	<b>0.1485</b>	<b>3.6350</b>	<b>0.9325</b>	<b>0.1404</b>	<b>1.0728</b>	<b>36.6342</b>	<b>5,012.3575</b>	<b>5,048.9917</b>	<b>2.3106</b>	<b>0.0147</b>	<b>5,102.0803</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00

## 3.0 Construction Detail

### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/1/2014	12/31/2013	5	0	

Acres of Grading (Site Preparation Phase): 0

**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	0	62.00	23.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.1046	7.4510	35.9901	0.0519	3.4865	0.0986	3.5851	0.9325	0.0904	1.0229	0.0000	4,330.5590	4,330.5590	0.2233	0.0000	4,335,2489
Unmitigated	4.1046	7.4510	35.9901	0.0519	3.4865	0.0986	3.5851	0.9325	0.0904	1.0229	0.0000	4,330.5590	4,330.5590	0.2233	0.0000	4,335,2489

### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	56.00	56.00	56.00	159,897	159,897
Apartments Mid Rise	78.00	78.00	78.00	222,714	222,714
Gasoline/Service Station	240.00	240.00	240.00	138,280	138,280
Strip Mall	5,684.00	5,684.00	5,684.00	8,753,548	8,753,548
<b>Total</b>	<b>6,058.00</b>	<b>6,058.00</b>	<b>6,058.00</b>	<b>9,274,439</b>	<b>9,274,439</b>

### 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3
Apartments Mid Rise	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3
Gasoline/Service Station	9.50	7.30	7.30	2.00	79.00	19.00	14	27	59
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.509376	0.073655	0.192210	0.135105	0.037177	0.005354	0.012300	0.020284	0.001820	0.002092	0.006537	0.000620	0.003469

**5.0 Energy Detail**

**2.4 Fleet Mix**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
NaturalGas Mitigated	2.7400e-003	0.0242	0.0160	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003	0.0000	27.0964	27.0964	5.2000e-004	5.0000e-004	27.2613
NaturalGas Unmitigated	2.7400e-003	0.0242	0.0160	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003	0.0000	27.0964	27.0964	5.2000e-004	5.0000e-004	27.2613
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	574.4353	574.4353	0.0231	4.7800e-003	576.4038
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	574.4353	574.4353	0.0231	4.7800e-003	576.4038

### 5.2 Energy by Land Use - NaturalGas

#### Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	86267.2	4.7000e-004	3.9800e-003	1.6900e-003	3.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	4.6036	4.6036	9.0000e-005	8.0000e-005	4.6316
Apartments Mid Rise	142544	7.7000e-004	6.5700e-003	2.7900e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.6067	7.6067	1.5000e-004	1.4000e-004	7.6530
Gasoline/Service Station	13315.6	7.0000e-005	6.5000e-004	5.5000e-004	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.7106	0.7106	1.0000e-005	1.0000e-005	0.7149
Strip Mall	265640	1.4300e-003	0.0130	0.0109	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.1756	14.1756	2.7000e-004	2.6000e-004	14.2618
<b>Total</b>		<b>2.7400e-003</b>	<b>0.0242</b>	<b>0.0160</b>	<b>1.5000e-004</b>		<b>1.8900e-003</b>	<b>1.8900e-003</b>		<b>1.8900e-003</b>	<b>1.8900e-003</b>	<b>0.0000</b>	<b>27.0964</b>	<b>27.0964</b>	<b>5.2000e-004</b>	<b>4.9000e-004</b>	<b>27.2613</b>

### 5.2 Energy by Land Use - NaturalGas

#### Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	86267.2	4.7000e-004	3.9800e-003	1.6900e-003	3.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	4.6036	4.6036	9.0000e-005	8.0000e-005	4.6316
Apartments Mid Rise	142544	7.7000e-004	6.5700e-003	2.7900e-003	4.0000e-005		5.3000e-004	5.3000e-004		5.3000e-004	5.3000e-004	0.0000	7.6067	7.6067	1.5000e-004	1.4000e-004	7.6530
Gasoline/Service Station	13315.6	7.0000e-005	6.5000e-004	5.5000e-004	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.7106	0.7106	1.0000e-005	1.0000e-005	0.7149
Strip Mall	265640	1.4300e-003	0.0130	0.0109	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004	0.0000	14.1756	14.1756	2.7000e-004	2.6000e-004	14.2618
<b>Total</b>		<b>2.7400e-003</b>	<b>0.0242</b>	<b>0.0160</b>	<b>1.5000e-004</b>		<b>1.8900e-003</b>	<b>1.8900e-003</b>		<b>1.8900e-003</b>	<b>1.8900e-003</b>	<b>0.0000</b>	<b>27.0964</b>	<b>27.0964</b>	<b>5.2000e-004</b>	<b>4.9000e-004</b>	<b>27.2613</b>

### 5.3 Energy by Land Use - Electricity

#### Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	29048.2	9.4932	3.8000e-004	8.0000e-005	9.5258
Apartments Mid Rise	89857.8	29.3663	1.1800e-003	2.4000e-004	29.4670
Gasoline/Service Station	10164.6	3.3219	1.3000e-004	3.0000e-005	3.3333
Strip Mall	1.62864e+006	532.2538	0.0214	4.4300e-003	534.0778
<b>Total</b>		<b>574.4353</b>	<b>0.0231</b>	<b>4.7800e-003</b>	<b>576.4038</b>



### 5.3 Energy by Land Use - Electricity

#### Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	29048.2	9.4932	3.8000e-004	8.0000e-005	9.5258
Apartments Mid Rise	89857.8	29.3663	1.1800e-003	2.4000e-004	29.4670
Gasoline/Service Station	10164.6	3.3219	1.3000e-004	3.0000e-005	3.3333
Strip Mall	1.62864e+006	532.2538	0.0214	4.4300e-003	534.0778
<b>Total</b>		<b>574.4353</b>	<b>0.0231</b>	<b>4.7800e-003</b>	<b>576.4038</b>

### 6.0 Area Detail

#### 6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.0546	6.7000e-003	0.5885	1.4000e-004		0.0481	0.0481		0.0481	0.0481	4.3978	9.3957	13.7935	4.7000e-003	4.8000e-004	14.0397
Unmitigated	1.0546	6.7000e-003	0.5885	1.4000e-004		0.0481	0.0481		0.0481	0.0481	4.3978	9.3957	13.7935	4.7000e-003	4.8000e-004	14.0397

### 6.2 Area by SubCategory

#### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1889					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.2669	3.6200e-003	0.3286	1.3000e-004		0.0467	0.0467		0.0467	0.0467	4.3978	8.9811	13.3789	4.2600e-003	4.8000e-004	13.6157
Landscaping	8.5500e-003	3.0800e-003	0.2598	1.0000e-005		1.3800e-003	1.3800e-003		1.3800e-003	1.3800e-003	0.0000	0.4146	0.4146	4.5000e-004	0.0000	0.4240
<b>Total</b>	<b>1.0546</b>	<b>6.7000e-003</b>	<b>0.5885</b>	<b>1.4000e-004</b>		<b>0.0481</b>	<b>0.0481</b>		<b>0.0481</b>	<b>0.0481</b>	<b>4.3978</b>	<b>9.3957</b>	<b>13.7935</b>	<b>4.7100e-003</b>	<b>4.8000e-004</b>	<b>14.0397</b>

### 6.2 Area by SubCategory

#### Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1889					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.2669	3.6200e-003	0.3286	1.3000e-004		0.0467	0.0467		0.0467	0.0467	4.3978	8.9811	13.3789	4.2600e-003	4.8000e-004	13.6157
Landscaping	8.5500e-003	3.0800e-003	0.2598	1.0000e-005		1.3800e-003	1.3800e-003		1.3800e-003	1.3800e-003	0.0000	0.4146	0.4146	4.5000e-004	0.0000	0.4240
<b>Total</b>	<b>1.0546</b>	<b>6.7000e-003</b>	<b>0.5885</b>	<b>1.4000e-004</b>		<b>0.0481</b>	<b>0.0481</b>		<b>0.0481</b>	<b>0.0481</b>	<b>4.3978</b>	<b>9.3957</b>	<b>13.7935</b>	<b>4.7100e-003</b>	<b>4.8000e-004</b>	<b>14.0397</b>

### 7.0 Water Detail

#### 7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	74.3336	0.3585	8.9900e-003	84.6478
Mitigated	74.3336	0.3584	8.9700e-003	84.6423

## 7.2 Water by Land Use

### Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.521232 / 0.328603	3.5765	0.0171	4.3000e-004	4.0692
Apartments Mid Rise	1.694 / 1.06796	11.6237	0.0557	1.4000e-003	13.2249
Gasoline/Service Station	0.106255 / 0.0651241	0.7223	3.4900e-003	9.0000e-005	0.8227
Strip Mall	8.59241 / 5.26632	58.4111	0.2822	7.0700e-003	66.5310
<b>Total</b>		<b>74.3336</b>	<b>0.3585</b>	<b>8.9900e-003</b>	<b>84.6478</b>

## 7.2 Water by Land Use

### Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.521232 / 0.328603	3.5765	0.0171	4.3000e-004	4.0689
Apartments Mid Rise	1.694 / 1.06796	11.6237	0.0556	1.3900e-003	13.2240
Gasoline/Service Station	0.106255 / 0.0651241	0.7223	3.4900e-003	9.0000e-005	0.8227
Strip Mall	8.59241 / 5.26632	58.4111	0.2822	7.0600e-003	66.5267
<b>Total</b>		<b>74.3336</b>	<b>0.3584</b>	<b>8.9700e-003</b>	<b>84.6423</b>

## 8.0 Waste Detail

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### 8.1 Mitigation Measures Waste

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	28.7740	1.7005	0.0000	64.4843
Unmitigated	28.7740	1.7005	0.0000	64.4843

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	3.68	0.7470	0.0442	0.0000	1.6741
Apartments Mid Rise	11.96	2.4278	0.1435	0.0000	5.4408
Gasoline/Service Station	4.31	0.8749	0.0517	0.0000	1.9607
Strip Mall	121.8	24.7243	1.4612	0.0000	55.4088
<b>Total</b>		<b>28.7740</b>	<b>1.7005</b>	<b>0.0000</b>	<b>64.4843</b>

## 8.2 Waste by Land Use

### Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	3.68	0.7470	0.0442	0.0000	1.6741
Apartments Mid Rise	11.96	2.4278	0.1435	0.0000	5.4408
Gasoline/Service Station	4.31	0.8749	0.0517	0.0000	1.9607
Strip Mall	121.8	24.7243	1.4612	0.0000	55.4088
<b>Total</b>		<b>28.7740</b>	<b>1.7005</b>	<b>0.0000</b>	<b>64.4843</b>

## 9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Vegetation

**Chollas - BAU**  
**San Diego Air Basin, Annual**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	5.00	Acre	5.00	217,800.00	0
Apartments Mid Rise	486.00	Dwelling Unit	8.90	486,000.00	1390
Strip Mall	130.00	1000sqft	8.00	130,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	40
<b>Climate Zone</b>	13			<b>Operational Year</b>	2005
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MWhr)</b>	720.49	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**



Project Characteristics -

Land Use - Estimated acreage based on allowable densities for the project site.

Construction Phase - No construction estimates

Off-road Equipment - No construction estimates

Trips and VMT - No construction estimates

Vehicle Trips - Estimated trip generation rates based on traffic analysis

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Usage estimates based on City of San Diego guidelines

Area Coating -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Interior	521700	547836
tblConstructionPhase	NumDays	370.00	0.00
tblFireplaces	FireplaceDayYear	82.00	50.00
tblFireplaces	FireplaceWoodMass	3,078.40	385.00
tblLandUse	LotAcreage	12.79	8.90
tblLandUse	LotAcreage	2.98	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	OperationalYear	2014	2005
tblSolidWaste	SolidWasteGenerationRate	0.43	0.46
tblTripsAndVMT	VendorTripNumber	109.00	0.00
tblTripsAndVMT	WorkerTripNumber	483.00	0.00
tblVehicleTrips	ST_TR	7.16	8.00
tblVehicleTrips	ST_TR	1.59	5.18
tblVehicleTrips	ST_TR	42.04	72.00
tblVehicleTrips	SU_TR	6.07	8.00
tblVehicleTrips	SU_TR	1.59	5.18
tblVehicleTrips	SU_TR	20.43	72.00
tblVehicleTrips	WD_TR	6.59	8.00
tblVehicleTrips	WD_TR	1.59	5.18
tblVehicleTrips	WD_TR	44.32	72.00
tblWater	OutdoorWaterUseRate	5,957,406.75	6,433,999.29
tblWoodstoves	WoodstoveDayYear	82.00	50.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	385.00

## 2.0 Emissions Summary

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## 2.2 Overall Operational

### Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	8.4414	0.1088	8.8965	2.0600e-003		0.6867	0.6867		0.6866	0.6866	63.0257	134.2743	197.3000	0.0705	6.8100e-003	200.8909
Energy	0.0160	0.1374	0.0645	8.7000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	1,303.4889	1,303.4889	0.0491	0.0124	1,308.3761
Mobile	19.8524	36.4935	198.4054	0.2856	8.7448	1.0743	9.8191	2.2325	1.0196	3.2521	0.0000	13,303.8349	13,303.8349	1.3520	0.0000	13,332.2259
Waste						0.0000	0.0000		0.0000	0.0000	73.1823	0.0000	73.1823	4.3250	0.0000	164.0063
Water						0.0000	0.0000		0.0000	0.0000	13.1008	292.9937	306.0945	1.3574	0.0342	345.2049
<b>Total</b>	<b>28.3098</b>	<b>36.7397</b>	<b>207.3664</b>	<b>0.2885</b>	<b>8.7448</b>	<b>1.7720</b>	<b>10.5168</b>	<b>2.2325</b>	<b>1.7172</b>	<b>3.9497</b>	<b>149.3088</b>	<b>15,034.5918</b>	<b>15,183.9006</b>	<b>7.1539</b>	<b>0.0535</b>	<b>15,350.7040</b>

## 2.2 Overall Operational

### Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	8.4414	0.1088	8.8965	2.0600e-003		0.6867	0.6867		0.6866	0.6866	63.0257	134.2743	197.3000	0.0705	6.8100e-003	200.8909
Energy	0.0160	0.1374	0.0645	8.7000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	1,303.4889	1,303.4889	0.0491	0.0124	1,308.3761
Mobile	19.8524	36.4935	198.4054	0.2856	8.7448	1.0743	9.8191	2.2325	1.0196	3.2521	0.0000	13,303.8349	13,303.8349	1.3520	0.0000	13,332.2259
Waste						0.0000	0.0000		0.0000	0.0000	73.1823	0.0000	73.1823	4.3250	0.0000	164.0063
Water						0.0000	0.0000		0.0000	0.0000	13.1008	292.9937	306.0945	1.3571	0.0342	345.1840
<b>Total</b>	<b>28.3098</b>	<b>36.7397</b>	<b>207.3664</b>	<b>0.2885</b>	<b>8.7448</b>	<b>1.7720</b>	<b>10.5168</b>	<b>2.2325</b>	<b>1.7172</b>	<b>3.9497</b>	<b>149.3088</b>	<b>15,034.5918</b>	<b>15,183.9006</b>	<b>7.1536</b>	<b>0.0534</b>	<b>15,350.6831</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.00

## 3.0 Construction Detail

### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/1/2015	12/31/2014	5	0	

Acres of Grading (Site Preparation Phase): 0

**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	0	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	19.8524	36.4935	198.4054	0.2856	8.7448	1.0743	9.8191	2.2325	1.0196	3.2521	0.0000	13,303.83 49	13,303.83 49	1.3520	0.0000	13,332.22 59
Unmitigated	19.8524	36.4935	198.4054	0.2856	8.7448	1.0743	9.8191	2.2325	1.0196	3.2521	0.0000	13,303.83 49	13,303.83 49	1.3520	0.0000	13,332.22 59

#### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	3,888.00	3,888.00	3888.00	11,101,419	11,101,419
City Park	25.90	25.90	25.90	55,293	55,293
Strip Mall	9,360.00	9,360.00	9360.00	14,414,709	14,414,709
<b>Total</b>	<b>13,273.90</b>	<b>13,273.90</b>	<b>13,273.90</b>	<b>25,571,421</b>	<b>25,571,421</b>

#### 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.477891	0.088801	0.251806	0.106955	0.021373	0.005547	0.013268	0.017971	0.001099	0.001361	0.008804	0.001096	0.004028

#### 5.0 Energy Detail

##### 4.4 Fleet Mix

Historical Energy Use: N

### 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
NaturalGas Mitigated	0.0160	0.1374	0.0645	8.7000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	158.0732	158.0732	3.0300e-003	2.9000e-003	159.0352
NaturalGas Unmitigated	0.0160	0.1374	0.0645	8.7000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	158.0732	158.0732	3.0300e-003	2.9000e-003	159.0352
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,145.4157	1,145.4157	0.0461	9.5400e-003	1,149.3409
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,145.4157	1,145.4157	0.0461	9.5400e-003	1,149.3409

## 5.2 Energy by Land Use - NaturalGas

### Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.66448e+006	0.0144	0.1228	0.0522	7.8000e-004		9.9300e-003	9.9300e-003		9.9300e-003	9.9300e-003	0.0000	142.1868	142.1868	2.7300e-003	2.6100e-003	143.0522
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	297700	1.6100e-003	0.0146	0.0123	9.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	15.8864	15.8864	3.0000e-004	2.9000e-004	15.9831
<b>Total</b>		<b>0.0160</b>	<b>0.1374</b>	<b>0.0645</b>	<b>8.7000e-004</b>		<b>0.0110</b>	<b>0.0110</b>		<b>0.0110</b>	<b>0.0110</b>	<b>0.0000</b>	<b>158.0732</b>	<b>158.0732</b>	<b>3.0300e-003</b>	<b>2.9000e-003</b>	<b>159.0352</b>

### Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.66448e+006	0.0144	0.1228	0.0522	7.8000e-004		9.9300e-003	9.9300e-003		9.9300e-003	9.9300e-003	0.0000	142.1868	142.1868	2.7300e-003	2.6100e-003	143.0522
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	297700	1.6100e-003	0.0146	0.0123	9.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	15.8864	15.8864	3.0000e-004	2.9000e-004	15.9831
<b>Total</b>		<b>0.0160</b>	<b>0.1374</b>	<b>0.0645</b>	<b>8.7000e-004</b>		<b>0.0110</b>	<b>0.0110</b>		<b>0.0110</b>	<b>0.0110</b>	<b>0.0000</b>	<b>158.0732</b>	<b>158.0732</b>	<b>3.0300e-003</b>	<b>2.9000e-003</b>	<b>159.0352</b>



### 5.3 Energy by Land Use - Electricity

#### Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.67965e+006	548.9244	0.0221	4.5700e-003	550.8054
City Park	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.8252e+006	596.4914	0.0240	4.9700e-003	598.5354
<b>Total</b>		<b>1,145.4157</b>	<b>0.0461</b>	<b>9.5400e-003</b>	<b>1,149.3409</b>

#### Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.67965e+006	548.9244	0.0221	4.5700e-003	550.8054
City Park	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.8252e+006	596.4914	0.0240	4.9700e-003	598.5354
<b>Total</b>		<b>1,145.4157</b>	<b>0.0461</b>	<b>9.5400e-003</b>	<b>1,149.3409</b>

### 6.0 Area Detail

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### 6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	8.4414	0.1088	8.8965	2.0600e-003		0.6867	0.6867		0.6866	0.6866	63.0257	134.2743	197.3000	0.0705	6.8100e-003	200.8909
Unmitigated	8.4414	0.1088	8.8965	2.0600e-003		0.6867	0.6867		0.6866	0.6866	63.0257	134.2743	197.3000	0.0705	6.8100e-003	200.8909

### 6.2 Area by SubCategory

#### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.1784					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.2564					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	3.8253	0.0519	4.7098	1.8700e-003		0.6690	0.6690		0.6689	0.6689	63.0257	128.3773	191.4030	0.0610	6.8100e-003	194.7954
Landscaping	0.1813	0.0569	4.1867	1.9000e-004		0.0177	0.0177		0.0177	0.0177	0.0000	5.8970	5.8970	9.4500e-003	0.0000	6.0955
<b>Total</b>	<b>8.4414</b>	<b>0.1088</b>	<b>8.8965</b>	<b>2.0600e-003</b>		<b>0.6867</b>	<b>0.6867</b>		<b>0.6866</b>	<b>0.6866</b>	<b>63.0257</b>	<b>134.2743</b>	<b>197.3000</b>	<b>0.0705</b>	<b>6.8100e-003</b>	<b>200.8908</b>

### 6.2 Area by SubCategory

#### Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.1784					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.2564					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	3.8253	0.0519	4.7098	1.8700e-003		0.6690	0.6690		0.6689	0.6689	63.0257	128.3773	191.4030	0.0610	6.8100e-003	194.7954
Landscaping	0.1813	0.0569	4.1867	1.9000e-004		0.0177	0.0177		0.0177	0.0177	0.0000	5.8970	5.8970	9.4500e-003	0.0000	6.0955
<b>Total</b>	<b>8.4414</b>	<b>0.1088</b>	<b>8.8965</b>	<b>2.0600e-003</b>		<b>0.6867</b>	<b>0.6867</b>		<b>0.6866</b>	<b>0.6866</b>	<b>63.0257</b>	<b>134.2743</b>	<b>197.3000</b>	<b>0.0705</b>	<b>6.8100e-003</b>	<b>200.8908</b>

### 7.0 Water Detail

#### 7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	306.0945	1.3574	0.0342	345.2049
Mitigated	306.0945	1.3571	0.0342	345.1840

## 7.2 Water by Land Use

### Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	31.6649 / 19.9626	217.2729	1.0401	0.0261	247.2034
City Park	0 / 6.434	23.3609	9.4000e-004	1.9000e-004	23.4409
Strip Mall	9.62943 / 5.90191	65.4607	0.3163	7.9300e-003	74.5606
<b>Total</b>		<b>306.0945</b>	<b>1.3574</b>	<b>0.0342</b>	<b>345.2049</b>

### Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	31.6649 / 19.9626	217.2729	1.0400	0.0261	247.1874
City Park	0 / 6.434	23.3609	9.4000e-004	1.9000e-004	23.4409
Strip Mall	9.62943 / 5.90191	65.4607	0.3162	7.9200e-003	74.5558
<b>Total</b>		<b>306.0945</b>	<b>1.3571</b>	<b>0.0342</b>	<b>345.1840</b>

## 8.0 Waste Detail

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### 8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	73.1823	4.3250	0.0000	164.0063
Unmitigated	73.1823	4.3250	0.0000	164.0063

### 8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	223.56	45.3807	2.6819	0.0000	101.7010
City Park	0.46	0.0934	5.5200e-003	0.0000	0.2093
Strip Mall	136.5	27.7083	1.6375	0.0000	62.0960
<b>Total</b>		<b>73.1823</b>	<b>4.3250</b>	<b>0.0000</b>	<b>164.0063</b>

## 8.2 Waste by Land Use

### Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	223.56	45.3807	2.6819	0.0000	101.7010
City Park	0.46	0.0934	5.5200e-003	0.0000	0.2093
Strip Mall	136.5	27.7083	1.6375	0.0000	62.0960
<b>Total</b>		<b>73.1823</b>	<b>4.3250</b>	<b>0.0000</b>	<b>164.0063</b>

## 9.0 Operational Offroad

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Vegetation

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**Chollas**  
**San Diego Air Basin, Annual**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	5.00	Acre	5.00	217,800.00	0
Apartments Mid Rise	486.00	Dwelling Unit	8.90	486,000.00	1390
Strip Mall	130.00	1000sqft	8.00	130,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.6	<b>Precipitation Freq (Days)</b>	40
<b>Climate Zone</b>	13			<b>Operational Year</b>	2020
<b>Utility Company</b>	San Diego Gas & Electric				
<b>CO2 Intensity (lb/MWhr)</b>	536.37	<b>CH4 Intensity (lb/MWhr)</b>	0.022	<b>N2O Intensity (lb/MWhr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - Emission factors based on 33% RPS in 2020

Land Use - Estimated acreage based on allowable densities for the project site.

Population estimates consistent with Section 4.10, Population and Housing, of the EIR

Construction Phase - No construction estimates

Off-road Equipment - No construction estimates

Trips and VMT - No construction estimates

Vehicle Trips - Estimated trip generation rates based on traffic analysis

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Assumes no wood fireplaces

Usage estimates based on City of San Diego guidelines

Area Coating -

Energy Use - Estimated energy use

Mobile Land Use Mitigation - Includes measures based on project location and design

Area Mitigation - Maximum CalGreen VOC limits for flat and nonflat architectural coatings (2013 California Green Buildings Standards Code)

Energy Mitigation - Assumptions for Title 24 in CalEEMod are based on 2008 standards. The project would be built to meet the 2013 standards, which improve energy efficiency by 25% over the 2008 standards (CEC 2014).

Water Mitigation - Consistent with 2013 Title 24 standards.

Waste Mitigation - Recycling reduction consistent with the City's Recycling Ordinance. In addition, the City of San Diego diversion rate has increased from 52 percent in 2004 to 68 percent in 2012 (31 percent increase).

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Interior	521700	547836
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	100
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	100
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	100
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	100
tblConstructionPhase	NumDays	370.00	0.00



tblFireplaces	FireplaceDayYear	82.00	50.00
tblFireplaces	FireplaceWoodMass	3,078.40	384.00
tblLandUse	LotAcreage	12.79	8.90
tblLandUse	LotAcreage	2.98	8.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022
tblProjectCharacteristics	CO2IntensityFactor	720.49	536.37
tblProjectCharacteristics	OperationalYear	2014	2020
tblSolidWaste	SolidWasteGenerationRate	0.43	0.46
tblTripsAndVMT	VendorTripNumber	109.00	0.00
tblTripsAndVMT	WorkerTripNumber	483.00	0.00
tblVehicleTrips	ST_TR	7.16	8.00
tblVehicleTrips	ST_TR	1.59	5.18
tblVehicleTrips	ST_TR	42.04	72.00
tblVehicleTrips	SU_TR	6.07	8.00
tblVehicleTrips	SU_TR	1.59	5.18
tblVehicleTrips	SU_TR	20.43	72.00
tblVehicleTrips	WD_TR	6.59	8.00
tblVehicleTrips	WD_TR	1.59	5.18
tblVehicleTrips	WD_TR	44.32	72.00
tblWater	OutdoorWaterUseRate	5,957,406.75	6,433,999.29
tblWoodstoves	WoodstoveDayYear	82.00	50.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	384.00

## 2.0 Emissions Summary

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## 2.2 Overall Operational

### Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	8.3606	0.0937	8.3194	2.0600e-003		0.6872	0.6872		0.6871	0.6871	62.8620	134.2743	197.1363	0.0666	6.8000e-003	200.6427
Energy	0.0160	0.1374	0.0645	8.7000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	1,010.7799	1,010.7799	0.0380	0.0124	1,015.4334
Mobile	6.4341	11.6674	58.1225	0.1416	9.6154	0.1665	9.7819	2.5717	0.1536	2.7253	0.0000	9,824.3440	9,824.3440	0.3915	0.0000	9,832.5659
Waste						0.0000	0.0000		0.0000	0.0000	73.1823	0.0000	73.1823	4.3250	0.0000	164.0063
Water						0.0000	0.0000		0.0000	0.0000	13.1008	218.1197	231.2205	1.3545	0.0342	270.2711
<b>Total</b>	<b>14.8107</b>	<b>11.8985</b>	<b>66.5065</b>	<b>0.1445</b>	<b>9.6154</b>	<b>0.8647</b>	<b>10.4801</b>	<b>2.5717</b>	<b>0.8518</b>	<b>3.4234</b>	<b>149.1451</b>	<b>11,187.5179</b>	<b>11,336.6630</b>	<b>6.1756</b>	<b>0.0535</b>	<b>11,482.9193</b>

## 2.2 Overall Operational

### Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	7.6536	0.0937	8.3194	2.0600e-003		0.6872	0.6872		0.6871	0.6871	62.8620	134.2743	197.1363	0.0666	6.8000e-003	200.6427
Energy	0.0133	0.1141	0.0538	7.2000e-004		9.1600e-003	9.1600e-003		9.1600e-003	9.1600e-003	0.0000	948.4172	948.4172	0.0360	0.0116	952.7535
Mobile	6.2379	10.6034	54.0068	0.1256	8.4808	0.1492	8.6300	2.2682	0.1377	2.4059	0.0000	8,713.2037	8,713.2037	0.3517	0.0000	8,720.5884
Waste						0.0000	0.0000		0.0000	0.0000	51.2276	0.0000	51.2276	3.0275	0.0000	114.8044
Water						0.0000	0.0000		0.0000	0.0000	10.4806	186.6308	197.1114	1.0840	0.0275	228.3887
<b>Total</b>	<b>13.9047</b>	<b>10.8112</b>	<b>62.3800</b>	<b>0.1284</b>	<b>8.4808</b>	<b>0.8455</b>	<b>9.3263</b>	<b>2.2682</b>	<b>0.8339</b>	<b>3.1021</b>	<b>124.5702</b>	<b>9,982.5259</b>	<b>10,107.0962</b>	<b>4.5657</b>	<b>0.0458</b>	<b>10,217.1777</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>6.12</b>	<b>9.14</b>	<b>6.20</b>	<b>11.17</b>	<b>11.80</b>	<b>2.22</b>	<b>11.01</b>	<b>11.80</b>	<b>2.09</b>	<b>9.39</b>	<b>16.48</b>	<b>10.77</b>	<b>10.85</b>	<b>26.07</b>	<b>14.29</b>	<b>11.02</b>

## 3.0 Construction Detail

### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/1/2015	12/31/2014	5	0	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Tractors/Loaders/Backhoes	0	7.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	0	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Increase Density

Increase Diversity

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	6.2379	10.6034	54.0068	0.1256	8.4808	0.1492	8.6300	2.2682	0.1377	2.4059	0.0000	8,713.2037	8,713.2037	0.3517	0.0000	8,720.5884
Unmitigated	6.4341	11.6674	58.1225	0.1416	9.6154	0.1665	9.7819	2.5717	0.1536	2.7253	0.0000	9,824.3440	9,824.3440	0.3915	0.0000	9,832.5659

### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	3,888.00	3,888.00	3888.00	11,101,419	9,791,452
City Park	25.90	25.90	25.90	55,293	48,768
Strip Mall	9,360.00	9,360.00	9360.00	14,414,709	12,713,774
<b>Total</b>	<b>13,273.90</b>	<b>13,273.90</b>	<b>13,273.90</b>	<b>25,571,421</b>	<b>22,553,994</b>

### 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	45	40	15

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513300	0.073549	0.191092	0.130830	0.036094	0.005140	0.012550	0.022916	0.001871	0.002062	0.006564	0.000586	0.003446

### 5.0 Energy Detail

#### 4.4 Fleet Mix

Historical Energy Use: N

### 5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
NaturalGas Mitigated	0.0133	0.1141	0.0538	7.2000e-004		9.1600e-003	9.1600e-003		9.1600e-003	9.1600e-003	0.0000	131.2213	131.2213	2.5200e-003	2.4100e-003	132.0198
NaturalGas Unmitigated	0.0160	0.1374	0.0645	8.7000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	158.0732	158.0732	3.0300e-003	2.9000e-003	159.0352
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	817.1959	817.1959	0.0335	9.1400e-003	820.7337
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	852.7067	852.7067	0.0350	9.5400e-003	856.3981

## 5.2 Energy by Land Use - NaturalGas

### Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.66448e+006	0.0144	0.1228	0.0522	7.8000e-004		9.9300e-003	9.9300e-003		9.9300e-003	9.9300e-003	0.0000	142.1868	142.1868	2.7300e-003	2.6100e-003	143.0522
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	297700	1.6100e-003	0.0146	0.0123	9.0000e-005		1.1100e-003	1.1100e-003		1.1100e-003	1.1100e-003	0.0000	15.8864	15.8864	3.0000e-004	2.9000e-004	15.9831
<b>Total</b>		<b>0.0160</b>	<b>0.1374</b>	<b>0.0645</b>	<b>8.7000e-004</b>		<b>0.0110</b>	<b>0.0110</b>		<b>0.0110</b>	<b>0.0110</b>	<b>0.0000</b>	<b>158.0732</b>	<b>158.0732</b>	<b>3.0300e-003</b>	<b>2.9000e-003</b>	<b>159.0352</b>

### Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.20029e+006	0.0119	0.1014	0.0431	6.5000e-004		8.2000e-003	8.2000e-003		8.2000e-003	8.2000e-003	0.0000	117.4160	117.4160	2.2500e-003	2.1500e-003	118.1306
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	258700	1.3900e-003	0.0127	0.0107	8.0000e-005		9.6000e-004	9.6000e-004		9.6000e-004	9.6000e-004	0.0000	13.8052	13.8052	2.6000e-004	2.5000e-004	13.8892
<b>Total</b>		<b>0.0133</b>	<b>0.1141</b>	<b>0.0538</b>	<b>7.3000e-004</b>		<b>9.1600e-003</b>	<b>9.1600e-003</b>		<b>9.1600e-003</b>	<b>9.1600e-003</b>	<b>0.0000</b>	<b>131.2213</b>	<b>131.2213</b>	<b>2.5100e-003</b>	<b>2.4000e-003</b>	<b>132.0198</b>

### 5.3 Energy by Land Use - Electricity

#### Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.67965e+006	408.6477	0.0168	4.5700e-003	410.4167
City Park	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.8252e+006	444.0590	0.0182	4.9700e-003	445.9814
<b>Total</b>		<b>852.7067</b>	<b>0.0350</b>	<b>9.5400e-003</b>	<b>856.3981</b>

#### Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.66012e+006	403.8953	0.0166	4.5200e-003	405.6438
City Park	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.69878e+006	413.3006	0.0170	4.6200e-003	415.0899
<b>Total</b>		<b>817.1959</b>	<b>0.0335</b>	<b>9.1400e-003</b>	<b>820.7336</b>

### 6.0 Area Detail

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### 6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	7.6536	0.0937	8.3194	2.0600e-003		0.6872	0.6872		0.6871	0.6871	62.8620	134.2743	197.1363	0.0666	6.8000e-003	200.6427
Unmitigated	8.3606	0.0937	8.3194	2.0600e-003		0.6872	0.6872		0.6871	0.6871	62.8620	134.2743	197.1363	0.0666	6.8000e-003	200.6427

## 6.2 Area by SubCategory

### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.1784					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.2564					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	3.8154	0.0518	4.6976	1.8700e-003		0.6673	0.6673		0.6672	0.6672	62.8620	128.3773	191.2393	0.0609	6.8000e-003	194.6249
Landscaping	0.1104	0.0419	3.6219	1.9000e-004		0.0199	0.0199		0.0199	0.0199	0.0000	5.8970	5.8970	5.7500e-003	0.0000	6.0179
<b>Total</b>	<b>8.3606</b>	<b>0.0937</b>	<b>8.3194</b>	<b>2.0600e-003</b>		<b>0.6872</b>	<b>0.6872</b>		<b>0.6871</b>	<b>0.6871</b>	<b>62.8620</b>	<b>134.2743</b>	<b>197.1363</b>	<b>0.0666</b>	<b>6.8000e-003</b>	<b>200.6427</b>

## 6.2 Area by SubCategory

### Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4714					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.2564					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	3.8154	0.0518	4.6976	1.8700e-003		0.6673	0.6673		0.6672	0.6672	62.8620	128.3773	191.2393	0.0609	6.8000e-003	194.6249
Landscaping	0.1104	0.0419	3.6219	1.9000e-004		0.0199	0.0199		0.0199	0.0199	0.0000	5.8970	5.8970	5.7500e-003	0.0000	6.0179
<b>Total</b>	<b>7.6536</b>	<b>0.0937</b>	<b>8.3194</b>	<b>2.0600e-003</b>		<b>0.6872</b>	<b>0.6872</b>		<b>0.6871</b>	<b>0.6871</b>	<b>62.8620</b>	<b>134.2743</b>	<b>197.1363</b>	<b>0.0666</b>	<b>6.8000e-003</b>	<b>200.6427</b>

## 7.0 Water Detail

### 7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	231.2205	1.3545	0.0342	270.2711
Mitigated	197.1114	1.0840	0.0275	228.3887

## 7.2 Water by Land Use

### Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	31.6649 / 19.9626	164.3164	1.0381	0.0261	194.2046
City Park	0 / 6.434	17.3910	7.1000e-004	1.9000e-004	17.4663
Strip Mall	9.62943 / 5.90191	49.5131	0.3157	7.9300e-003	58.6002
<b>Total</b>		<b>231.2205</b>	<b>1.3545</b>	<b>0.0342</b>	<b>270.2711</b>

## 7.2 Water by Land Use

### Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	25.3319 / 18.7449	138.9534	0.8307	0.0209	162.8843
City Park	0 / 6.04153	16.3302	6.7000e-004	1.8000e-004	16.4009
Strip Mall	7.70354 / 5.54189	41.8279	0.2526	6.3600e-003	49.1035
<b>Total</b>		<b>197.1114</b>	<b>1.0840</b>	<b>0.0275</b>	<b>228.3887</b>

## 8.0 Waste Detail

---

### 8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	51.2276	3.0275	0.0000	114.8044
Unmitigated	73.1823	4.3250	0.0000	164.0063

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	223.56	45.3807	2.6819	0.0000	101.7010
City Park	0.46	0.0934	5.5200e-003	0.0000	0.2093
Strip Mall	136.5	27.7083	1.6375	0.0000	62.0960
<b>Total</b>		<b>73.1823</b>	<b>4.3250</b>	<b>0.0000</b>	<b>164.0063</b>

## 8.2 Waste by Land Use

### Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	156.492	31.7665	1.8773	0.0000	71.1907
City Park	0.322	0.0654	3.8600e-003	0.0000	0.1465
Strip Mall	95.55	19.3958	1.1463	0.0000	43.4672
<b>Total</b>		<b>51.2276</b>	<b>3.0275</b>	<b>0.0000</b>	<b>114.8044</b>

## 9.0 Operational Offroad

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Vegetation

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**APPENDIX D**

**BIOLOGICAL  
TECHNICAL REPORT**



**BIOLOGICAL TECHNICAL REPORT  
FOR THE  
MID-CITY COMMUNITIES PLAN AMENDMENT – CHOLLAS  
TRIANGLE, GENERAL PLAN AMENDMENT, AND REZONE  
CITY OF SAN DIEGO, CALIFORNIA**

***Prepared for:***

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November 2014



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## LIST OF ACRONYMS AND ABBREVIATIONS

BMP	best management practice
BSA	Biological Study Area
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGF	California Fish and Game Code
CFR	Code of Federal Regulations
City	City of San Diego
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CWA	Clean Water Act
CWC	California Water Code
ESL	Environmentally Sensitive Land
FESA	Federal Endangered Species Act
HCP	Habitat Conservation Plan
LDC	Land Development Code
MBTA	Migratory Bird Treaty Act
MHPA	Multiple Habitat Planning Area
MSCP	Multiple Species Conservation Program
NPPA	Native Plant Protection Act
Porter-Cologne	Porter-Cologne Water Quality Control Act
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SWPPP	Storm Water Pollution Prevention Plan
USACE	U.S. Army Corps of Engineers
USC	United States Code
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

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## MANAGEMENT SUMMARY/ABSTRACT

The City of San Diego (City) proposes land use changes to the Mid-City Communities Plan, a General Plan amendment, and rezoning of the Chollas Triangle site. The purpose of this Biological Technical Report is to summarize the findings of a biological resources assessment completed for the approximately 42.85-acre Chollas Triangle Site/Biological Study Area (BSA). The BSA represents the entire 42.85-acre project site, and biological impacts are evaluated for all of the BSA based on the assumption that the total project site could be subject to future projects and development due to the proposed land use changes of the Community Plan, General Plan amendment, and rezoning. Potential for impacts to biological resources is greatest along Chollas Creek, but impacts of potential future projects along the creek are only generally described, because no specific projects or actions are currently proposed. Therefore, such impacts cannot be adequately assessed at this time, and future evaluation will be required.

An assessment of biological resources occurring and potentially occurring within the BSA was conducted on-site by AECOM biologists. The assessment included vegetation mapping, general plant and wildlife surveys, a habitat suitability assessment for special-status plants and wildlife, and a reconnaissance-level assessment for potential jurisdictional waters.

Seven vegetation communities and land cover types were mapped within the BSA: disturbed wetland, Diegan coastal sage scrub, eucalyptus woodland, non-native grassland, disturbed land, ornamental, and urban/developed. Disturbed wetland, Diegan coastal sage scrub, and non-native grassland are considered sensitive per the City's Biology Guidelines (City of San Diego 2012). Potential jurisdictional waters and wetlands occur within and immediately adjacent to Chollas Creek within the BSA. Four special-status plant species—California adolphia (*Adolphia californica*), Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*), San Diego barrel cactus (*Ferocactus viridescens*), and San Diego marsh elder (*Iva hayesiana*)—have low potential to occur within the BSA. Two special-status wildlife species have moderate potential to occur within the BSA: two-striped garter snake (*Thamnophis hammondi*) and Mexican long-tongued bat (*Choeronycteris mexicana*). Five special-status wildlife species have low potential to occur within the BSA: coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo (*Vireo belli pusillus*), orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), coastal western whiptail (*Cnemidophorus tigris multiscutatus*), and Coronado Island skink (*Plestiodon skiltonianus interparietalis*). No special-status wildlife species were observed during the general biological survey.

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Sensitive upland and wetland vegetation communities, jurisdictional waters and wetlands, and special-status plants and wildlife could be directly and/or indirectly impacted by adoption of the proposed land use changes, General Plan amendment, and rezoning. Implementation of avoidance, minimization, and mitigation measures, as discussed in Chapter 5.0, would reduce direct impacts to below a level of significance.

Potential future projects could be inconsistent with the City's Multiple Species Conservation Program (MSCP) if they are not implemented in compliance with policies and guidelines designed to promote the goals and objectives of the MSCP. Chollas Creek is part of the Multiple Habitat Planning Area (MHPA). Various aspects of park space development could conflict with provisions of the MSCP and result in adverse effects adjacent to a portion of the MHPA. These would be potentially significant impacts. However, implementation of measures, as discussed in Chapter 5.0, would reduce impacts to below a level of significance.

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## **CHAPTER 1.0 INTRODUCTION**

The City of San Diego (City) proposes land use changes to the Mid-City Communities Plan, and a General Plan amendment and rezoning of the Chollas Triangle site. Modifications of land use designations and the rezone would allow for the development of a mixed-use neighborhood village and implementation of the General Plan City of Villages development strategy, with a maximum of 486 residential units and up to 130,000 square feet of nonresidential uses within the 42.85-acre site.

The purpose of this Biological Resources Technical Report is to summarize the findings of a biological resources assessment completed for the approximately 42.85-acre Chollas Triangle Biological Study Area (BSA), located west of 54th Street in San Diego, California. The BSA corresponds to the Chollas Creek Master Plan area.

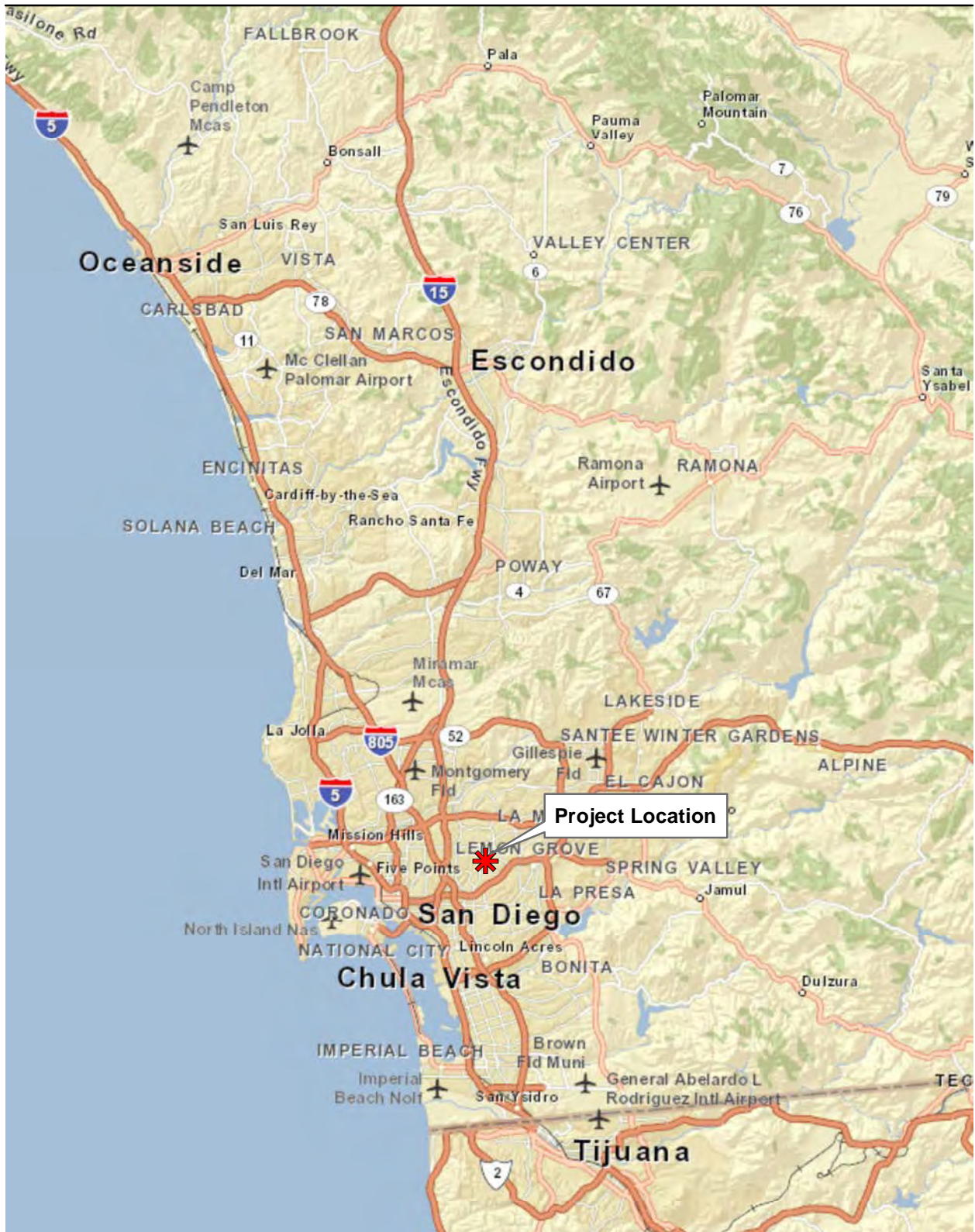
This document describes the existing biological resources located within the BSA, details the methodologies used to assess potential impacts to sensitive habitats and species (assuming the entire site could be affected), provides results of the assessment, and presents mitigation measures to reduce potential impacts.

### **1.1 PROJECT LOCATION**

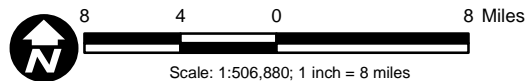
The BSA is located in the Eastern Area of the Mid-City planning area, within the City of San Diego (Figure 1). The Mid-City Communities Plan is composed of four communities: Normal Heights, Kensington-Talmadge, City Heights, and Eastern Area. The BSA is located in the center of these communities within the Eastern Area, and is adjacent to the City Heights community to the west (Figure 2). The BSA is located within a highly urbanized area, and is generally bounded by 54th Street to the west, University Avenue to the north, and Chollas Creek and Chollas Parkway to the southeast. It is in a San Diego Association of Governments (SANDAG) planned Smart Growth area and San Diego Regional Enterprise Zone.

### **1.2 PROJECT DESCRIPTION**

The proposed project is to amend the Mid-City Communities Plan, amend the City of San Diego General Plan, and rezone the Chollas Triangle project area.

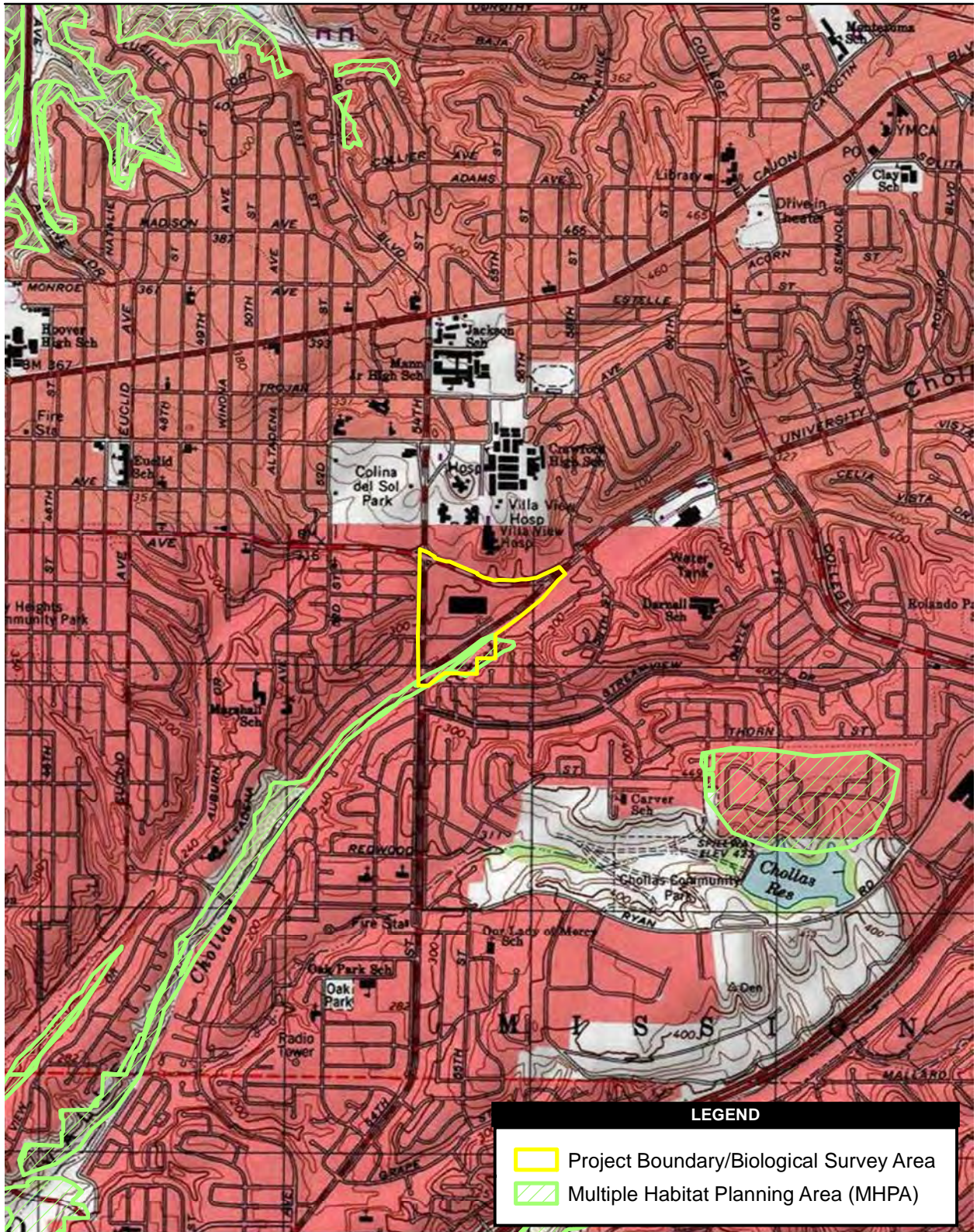


Source: ESRI 2014

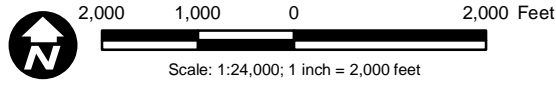


**Figure 1**  
**Regional Map**





Source: USGS 7.5' Topo Quad La Mesa, CA 1978, National City, CA 1978



**Figure 2**  
**Vicinity Map**

The rezone and land use modifications would allow development of the site as a mixed-use neighborhood village, and would implement the General Plan City of Villages development strategy. At build out, the land use amendments and zone changes would allow for the future development of up to 486 residential units and 130,000 square feet of nonresidential uses on-site. Subsequent development allowed as a result of this rezone and land use amendments would require review and approval by the City to ensure compliance with the amended Mid-City Communities Plan, Chollas Creek Enhancement Program, and Community Plan Implementation Overlay Zone.

The amendment to the Mid-City Communities Plan is to rezone and amend the land use designations of the Chollas Triangle project area as shown in Tables 1 and 2 below. As indicated in Table 1, Zoning Summary, the rezone of the project site will result in approximately 16.91 acres of Commercial Mixed Use (CC-5-3), 1.40 acres of Industrial, 10.49 acres of a new Agricultural-Residential (AR-1-1) zone that allows park and open space uses, and approximately 11.05 acres of Right-of-Way (ROW). The approximately 11.40 acres of Chollas Parkway ROW is being rezoned to AR-1-1 (approximately 10.49 acres) and CC-5-3 (approximately 0.94 acres). In addition, approximately 16.02 acres of Industrial land is being rezoned to CC-5-3. The approximately 3.00 acres of Open Space (OR-1-1) will retain its existing zone.

**Table 1  
Zoning Summary**

<b>Category</b>	<b>Zone</b>	<b>Acres (Existing)</b>	<b>Acres (Proposed)</b>
Community Commercial	CC-5-3	12.00	-
Community Commercial	CC-3-5	-	16.91
Industrial	IL-2-1	17.42	1.40
Open Space	OR-1-1	3.00	3.00
Agricultural-Residential	AR-1-1	-	10.49
Right-of-Way	-	10.43	11.05
<b>Total Area</b>	<b>Total Area</b>	<b>42.85</b>	<b>42.85</b>

As shown in Table 2, Land Use Amendment Summary, the land use amendment to the Mid-City Communities Plan and the Future Recommended Street Network of the General Plan will result in approximately 16.91 acres of a new land use designation of Neighborhood Village, approximately 1.40 acres of industrial, approximately 8.50 acres of Open Space that includes the existing 3.00 acres of Open Space on-site, and a new population-based Park designation of approximately 4.99 acres. The additional Open Space and Park acreage of approximately 10.49 acres would occur from the redesignation of Chollas Parkway ROW, with the remaining approximately 0.91 acres redesignated as Neighborhood Village.



**Table 2**  
**Land Use Amendment Summary Zoning Summary**

<b>Category</b>	<b>Acres (Existing)</b>	<b>Acres (Proposed)</b>
Neighborhood Village	-	16.91
Commercial Mixed Use	24.46	-
Industrial	4.96	1.40
Open Space	3.00	8.5
Park	-	4.99
Right-of-Way	10.43	11.05
<b>Total Area</b>	<b>42.85</b>	<b>42.85</b>

The amendments to the land use designations and the rezones would also allow development of multi-family housing in a mixed-use, pedestrian-oriented setting with convenient shopping and services. The redesignation of Chollas Parkway ROW to park and open space uses would enhance public access to Chollas Creek and allow for development of park space that provides a buffer between the open space along the creek and urban development to the north. The park land would be developed as active and passive park spaces to ensure that recreational opportunities are provided that meet the needs of all residents, are compatible with the biological resources within Chollas Creek, and are consistent with the Chollas Creek Enhancement Program. Active park space may include picnic areas, multi-purpose turf areas, walkways, and landscaping.

### **1.3 PROJECT PURPOSE**

The objectives of the rezone and land use modification are as follows:

- Amend the Mid-City Communities Plan to allow the Chollas Triangle site to be developed as a transit-oriented neighborhood village with adequate density to support a neighborhood village concept consistent with the General Plan.
- Create a safe and comfortable neighborhood village that enhances pedestrian connectivity within and to the site from adjacent neighborhoods.
- Create a street network that allows for appropriate land use patterns, connectivity, and mobility.
- Provide a diverse array of attractive and affordable housing types that cater to a full range of households and living styles.

- 
- Create a healthy and sustainable urban environment by allowing a land use mix and density that encourages fewer vehicle trips by locating residences, retail, and employment in proximity to each other.
  - Create an expanded transit plaza that connects the Chollas Triangle site to the larger regional system.
  - Create a safe, accessible, and attractive park environment along Chollas Creek consistent with the Chollas Creek Enhancement Program.
  - Provide a mix of passive and active recreation opportunities that will serve families and residents of different ages and cultures and that is consistent with SANDAG’s regional Comprehensive Plan and Smart Growth Concept Map for the Mid-City Subregion.

#### **1.4 SITE CHARACTERISTICS**

The Chollas Triangle site contains approximately 42.85 acres and is currently occupied by approximately 115,000 square feet of retail commercial businesses and 24 multi- and single-family residences. A large Kmart store occupies the center of the site and is the largest use on-site. A San Diego Gas & Electric substation is located south of Lea Street on the southern portion of the site, and three single-family residences are located east of 54th Street and north of Chollas Parkway. A 21-unit apartment complex and a teen challenge center are located east of 54th Street and north of Lea Street. A gas station and restaurant/ballroom are located at the southeast corner of 54th Street and University Avenue. A church, a bookstore, a used car facility, and a liquor store are located at the south of University Avenue and north of Chollas Parkway near the eastern portion of the site. Some undeveloped areas exist north and south of Chollas Parkway, but the majority of the site has impervious surfaces that serve as parking and circulation for the various uses on-site.

Based on the U.S. Geological Survey (USGS) 1996 National City, California, 7.5-minute quadrangle map, the elevation on-site ranges from 320 feet mean sea level on the northern end to approximately 280 feet mean sea level along Chollas Parkway. Drainage in the vicinity of the site is toward the southeast. Chollas Creek is located along the southeastern Chollas Triangle site boundary and runs parallel to Chollas Parkway.

#### **1.5 REGULATORY FRAMEWORK**

This section provides a summary of the federal and state environmental regulations that govern the biological resources applicable to the rezone and land use modification. This section also provides a summary of other state and local environmental guidelines or listings that evaluate the

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rarity of species or the habitats they depend on. The California Environmental Quality Act (CEQA) significance criteria are also included in this section. The descriptions below provide a brief overview of agency regulations that may be applicable to the resources that occur within the Chollas Triangle site, and their respective requirements.

### **1.5.1 Federal Regulations and Standards**

#### **1.5.1.1 Federal Endangered Species Act**

The Federal Endangered Species Act (FESA) of 1973 (16 United States Code [USC] Sections 1531 et seq.) directs the U.S. Fish and Wildlife Service (USFWS) to identify and protect endangered and threatened species and their critical habitat, and to provide a means to conserve their ecosystems. Section 9 of the FESA makes it unlawful for a person to “take” a listed animal without a permit. “Take” is defined by the FESA as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct” (16 USC 1532[19]). Through regulations, the term “harm” is interpreted to include actions that modify or degrade habitats to a degree that significantly impairs essential behavioral patterns, including breeding, feeding, or sheltering.

Section 7 of the FESA directs USFWS to use its existing authority to conserve threatened and endangered species and, in consultation with federal agencies, ensure that any action authorized, funded, or carried out by such agency does not jeopardize the continued existence of listed species or destroy or adversely modify designated critical habitat. Critical habitat is a specific geographic area that is essential for the conservation of a threatened or endangered species, and may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but will be needed for its recovery.

Section 7(a)(2) requires federal agencies to consult with USFWS to ensure that they are not undertaking, funding, permitting, or authorizing actions likely to jeopardize the continued existence of a listed species. For those species with critical habitat, federal actions must also ensure that activities do not adversely modify critical habitat to the point that it will no longer aid in the species’ recovery.

#### **1.5.1.2 Migratory Bird Treaty Act**

The Migratory Bird Treaty Act (MBTA) (16 USC Sections 703–712) makes it unlawful to take or possess migratory birds, except as permitted by USFWS. The MBTA protects all migratory bird, their eggs, their body parts, or their nests. Essentially all avian species native to the United

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States are protected under the provisions of the MBTA; introduced species and nonmigratory upland game birds are not protected by the MBTA. “Take” under the MBTA is defined as “to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect” protected birds (50 Code of Federal Regulations [CFR] 10.12). The current list of species protected by the MBTA includes several hundred species. Nearly all native birds in the San Diego region are considered migratory. Permits for take of nongame migratory birds can be issued only for specific activities, such as scientific collecting, rehabilitation, propagation, education, taxidermy, or protection of human health or safety and personal property.

### **1.5.1.3 Clean Water Act**

Section 404 of the Clean Water Act (CWA) requires project proponents to obtain a permit from the U.S. Army Corps of Engineers (USACE) before performing any activity that involves any discharge of dredged or fill material into “waters of the U.S.,” including wetlands. Waters of the U.S. include navigable waters of the U.S., interstate waters, all other waters where the use or degradation or destruction of the waters could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are adjacent to any of these waters or their tributaries (33 CFR 328.3[a]). Many surface waters and wetlands in California meet the criteria for waters of the U.S. In accordance with Section 401 of the CWA, projects that apply for a USACE permit for discharge of dredged or fill material must obtain a water quality certification from the appropriate Regional Water Quality Control Board (RWQCB), in this case the San Diego RWQCB, indicating that the project will not violate California water quality standards.

## **1.5.2 State Laws and Regulations**

### **1.5.2.1 California Environmental Quality Act**

CEQA (Public Resources Code Section 15000 et seq.) requires identification of significant environmental effects of proposed projects (including impacts on biological resources) and avoidance (where feasible) or mitigation of the significant effects. CEQA applies to projects proposed to be undertaken or requiring approval by state and/or local governmental agencies. “Projects” are activities that have the potential to have a physical impact on the environment.

Section 15064.7 of the CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely on the guidance provided by the

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expanded Initial Study checklist contained in Appendix G of the CEQA Guidelines. Appendix G provides examples of impacts that would typically be considered significant. Based on these guidelines, impacts to biological resources would be considered significant if the project would do any of the following:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by California Department of Fish and Wildlife (CDFW) or USFWS.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS.
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP); Natural Community Conservation Plan; or other approved local, regional, or state HCP.

An evaluation of whether an impact on biological resources would be substantial must consider the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously conflict with local, state, or federal resource conservation plans, goals, or regulations. The evaluation of impacts considers direct impacts, indirect impacts, and cumulative impacts, and whether the impact is permanent or temporary.

### **1.5.2.2 California Endangered Species Act**

The California Endangered Species Act (CESA) (California Fish and Game Code [CFG] Section 2050 et seq.) prohibits “take” (defined as “to hunt, pursue, catch, capture, or kill”) of state-listed species except as otherwise provided in state law. The CESA, administered by CDFW, is similar to the FESA, although unlike the federal law, the CESA applies incidental take prohibitions to species currently petitioned for state-listing status (i.e., candidate species). State lead agencies are required to consult with CDFW to ensure that their authorized actions are not

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likely to jeopardize the continued existence of any state-listed species or result in the degradation of occupied habitat.

Under Section 2081 of the CFGC, CDFW authorizes “take” of state-listed endangered, threatened, or candidate species through incidental take permits or memoranda of understanding if (1) the take is incidental to otherwise lawful activities, (2) impacts of the take are minimized and fully mitigated, (3) the permit is consistent with regulations adopted in accordance with any recovery plan for the species in questions, and (4) the applicant ensures suitable funding to implement the measures required by CDFW.

### **1.5.2.3 Fully Protected Species**

Prior to the development of the FESA and CESA, species were listed as “fully protected” by the State of California. Fully protected species, including fish, amphibians, reptiles, birds, and mammals, were identified to allow for the protection of those animals that were rare or were threatened by potential extinction. The majority of fully protected species have since been listed as threatened or endangered under the CESA and/or FESA. Per CFGC Section 4700, the possession or taking of fully protected species is only allowed as provided in CFGC Section 2081.7 and Section 2835.

### **1.5.2.4 California Fish and Game Code Section 1602 – Streambed Alteration**

All diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake in California that supports wildlife resources are subject to regulation by CDFW under CFGC Section 1602. Under Section 1602, it is unlawful for any person, governmental agency, or public utility to do any of the following without first notifying CDFW:

- Substantially divert or obstruct the natural flow of, or substantially change or use any material from, the bed, channel, or bank of any river, stream, or lake.
- Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

CDFW defines “stream” as a body of water that flows at least periodically or intermittently through a bed or channel that has banks and supports fish or other aquatic life. This definition includes watercourses with a surface or subsurface flow that supports or has supported riparian vegetation. CDFW’s jurisdiction within altered or artificial waterways is based on the value of those waterways to fish and wildlife. In practice, CDFW typically extends its jurisdictional limit to the top of a stream, the bank of a lake, or outer edge of the riparian vegetation, whichever is

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wider. Riparian habitats do not always have identifiable hydric soils or clear evidence of wetland hydrology as defined by USACE. Therefore, CDFW wetland boundaries often include, but extend beyond, USACE wetland boundaries. Jurisdictional boundaries under CFGC Sections 1600–1616 (CDFW’s Lake and Streambed Alteration Program) may encompass an area that is greater than that under the jurisdiction of CWA Section 404. Therefore, jurisdictional waters of the state include jurisdictional waters of the U.S.; federal and state jurisdictions do overlap, but remain distinct for regulatory administration and permitting purposes. A CDFW Streambed Alteration Agreement must be obtained for any project that would result in an impact on a river, stream, or lake.

#### **1.5.2.5 California Fish and Game Code Sections 3503 and 3503.5 – Protection of Birds, Nests, and Raptors**

CFGC Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (i.e., species in the orders Falconiformes and Strigiformes), including their nests or eggs. Typical violations of these codes include destruction of active nests resulting from removal of vegetation in which the nests are located. Violation of Section 3503.5 could also include failure of active raptor nests resulting from disturbance of nesting pairs by nearby construction. This statute does not provide for the issuance of any type of incidental take permit.

#### **1.5.2.6 California Native Plant Protection Act**

The Native Plant Protection Act (NPPA) of 1977 (CFGC Sections 1900–1913) directed CDFW to carry out the legislature’s intent to “preserve, protect, and enhance rare and endangered plants in this State.” The Native Plant Protection Act gave CDFW the power to designate native plants as “endangered” or “rare,” and to protect endangered and rare plants from take.

#### **1.5.2.7 Porter-Cologne Water Quality Control Act – California Water Code Section 13000 et seq.**

Under the Porter-Cologne Water Quality Control Act (Porter-Cologne), waters of the state fall under the jurisdiction of the appropriate RWQCB. The RWQCB must prepare and periodically update water quality control plans (basin plans). Each basin plan sets forth water quality standards for surface water and groundwater, as well as actions to control nonpoint and point sources of pollution to achieve and maintain these standards. Projects that affect wetlands or waters of the state may require waste discharge requirements from the RWQCB, which may be issued in addition to a water quality certification or waiver under Section 401 of the CWA.

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### **1.5.2.8 Regional Water Quality Control Board**

The RWQCB is the primary agency responsible for protecting water quality in California. The RWQCB regulates discharges to surface waters under Porter-Cologne and the federal CWA. The RWQCB's jurisdiction extends to all waters of the state and to all waters of the U.S., including wetlands (isolated and non-isolated conditions).

Through 401 Certification, Section 401 of the CWA allows the RWQCB to regulate any proposed federally permitted activity that may affect water quality. Such activities include the discharge of dredged or fill material, as permitted by USACE, pursuant to Section 404 of the CWA. The RWQCB is required to provide "certification that there is reasonable assurance that an activity that may result in the discharge to waters of the United States will not violate water quality standards" pursuant to Section 401. Water Quality Certification must be based on the finding that proposed discharge will comply with applicable water quality standards.

In addition, pursuant to Porter-Cologne, the RWQCB is authorized to regulate any activity that would result in discharges of waste or fill material into waters of the state, including "isolated" waters and/or wetlands (e.g., vernal pools and seeps), saline waters, and groundwater within the boundaries of the state (California Water Code [CWC] Section 13050[e]). Porter-Cologne authorizes the State Water Resources Control Board to adopt, review, and revise policies for all waters of the state, and directs the RWQCB to develop and implement regional basin plans that recognize and are designed to maintain the unique characteristics of each region with regard to natural water quality, actual and potential beneficial uses, maintaining water quality, and addressing the water quality problems of that region (CWC Section 13050[j]). As such, any person proposing to discharge waste into a water body that could affect its water quality must first file a Report of Waste Discharge if a Section 404 does not apply. "Waste" is partially defined as any waste substance associated with human habitation, including fill material discharged into water bodies.

### **1.5.3 Local Plans and Policies**

#### **1.5.3.1 Multiple Species Conservation Plans**

The City's Multiple Species Conservation Program (MSCP) is a regional, multi-jurisdictional plan that provides a coordinated program issuing "take" authorization for covered species for projects that comply with the MSCP. The MSCP provides for preserving a network of habitat and open space, protecting biodiversity, and enhancing the region's quality of life. The MSCP also provides an economic benefit by reducing constraints on future development and decreasing



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the costs of compliance with federal and state laws protecting biological resources. The MSCP was developed cooperatively by participating jurisdictions and special districts in partnership with the wildlife agencies, property owners, and representatives of the development industry and environmental groups. The MSCP was designed to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. By identifying priority areas for conservation and other areas for future development, the MSCP streamlines existing permit procedures for development projects that impact habitat.

The ultimate goal of the MSCP is to create a regional habitat preserve system within the Multiple Habitat Planning Area (MHPA) while allowing development projects to occur. The MSCP provides for a streamlined development review system that avoids the traditional project-by-project review by regulatory agencies.

The City's MSCP Subarea Plan (City of San Diego 1997a) was prepared pursuant to the general outline developed by USFWS and CDFW to meet the requirements of the California Natural Communities Conservation Planning Act of 1992. The Subarea Plan forms the basis for the implementing agreement, which is the contract between the City and the wildlife agencies that ensures implementation of the Subarea Plan and thereby allows the City to issue take permits at the local level (City of San Diego 1997b).

As described in the City's Land Development Code (LDC) Biology Guidelines (City of San Diego 2012), Environmentally Sensitive Lands (ESLs) regulations have been established to ensure protection of resources consistent with CEQA and the City's MSCP. ESLs include lands within the MHPA, wetlands, sensitive vegetation communities, habitat for listed species, lands supporting narrow endemics, and steep slopes. The regulations encourage avoidance and minimization of impacts to ESLs. Biology guidelines have been established that define the survey and impact assessment methodologies and mitigation requirements for unavoidable impacts (City of San Diego 2012).

Sensitive biological resources are defined by the San Diego Municipal Code as any of the following:

- Lands that have been included in the MHPA as identified in the City's MSCP Subarea Plan
- Wetlands (as defined by the Municipal Code, Section 113.0103)
- Lands outside of the MHPA that contain Tier I habitats, Tier II habitats, Tier IIIA habitats, or Tier IIIB habitats as identified in the Biology Guidelines of the LDC

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- Lands supporting species or subspecies listed as rare, endangered, or threatened
  - Lands containing habitats with narrow endemic species as listed in the Biology Guidelines of the LDC
  - Lands containing habitats of covered species as listed in the Biology Guidelines of the LDC

### **1.5.3.2 Chollas Creek Enhancement Program Consistency**

The Chollas Creek Enhancement Program (City of San Diego 2002) provides a community vision, existing City policy context, design/development guidelines, and an implementation strategy for improving the Chollas Creek drainage system as a community amenity. The Chollas Creek Enhancement Program also summarizes all recommendations regarding Chollas Creek that were identified in the Mid-City Communities Plan. The Chollas Creek Enhancement Program was created to maintain natural areas of the creek in an undisturbed fashion; promote cohesive new development that integrates buildings, open space, and the creek into successful and usable areas for the community; and restore channelized creeks in urbanized areas to more natural and safe (with adequate flood protection and enhanced personal safety) conditions.

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## **CHAPTER 2.0**

### **METHODS AND LIMITATIONS**

#### **2.1 BIOLOGICAL STUDY AREA**

The BSA for the project primarily includes urban development, including residential developments, shopping centers, and light industrial. However, the southern portion of the BSA contains a segment of Chollas Creek. The northern boundary of the BSA extends slightly beyond University Avenue. The eastern extent is bordered by University Avenue and Chollas Parkway. The southern extent of the BSA is bordered by Chollas Parkway and Chollas Creek, and the western extent of the BSA is bordered by 54th Avenue. The BSA occurs within the City's MSCP Subarea Plan (City of San Diego 1997a).

#### **2.2 BIOLOGICAL ASSESSMENT, DATA SOURCES, AND LIMITATIONS**

##### **2.2.1 Biological Assessment and Data Sources**

An assessment of biological resources occurring and potentially occurring within the BSA was conducted on-site by AECOM biologists Brynne Mulrooney, Reynaldo Pellos, and Lance Woolley on February 4, 2014. The biological field survey was conducted between 9 a.m. and 2 p.m. under mostly cloudy skies, light winds, and a temperature of 60 degrees Fahrenheit. The assessment included vegetation mapping, general plant and wildlife surveys, a habitat suitability assessment for special-status plants and wildlife, and a reconnaissance-level assessment for potential jurisdictional waters throughout the BSA. Prior to initiating floral and wildlife surveys, AECOM biologists consulted the CDFW California Natural Diversity Database (CNDDB) (RareFind Version 3.1.0) (CDFW 2014), the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants (CNPS 2014), and the Natural Resources Conservation Service's Web Soil Survey (USDA 1973) to assess the potential for special-status plant and wildlife species to occur within the BSA.

For the purposes of this report, species are considered to have special status if they meet at least one of the following criteria:

- Covered under the FESA or CESA (CDFW 2014)
- CDFW Species of Special Concern (CDFW 2014)
- CDFW Fully Protected Species (CDFW 2014)
- Listed as sensitive by CNPS (2014)
- Covered under the City's MSCP (City of San Diego 1997a)

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### **2.2.2 Survey Limitations**

This report was prepared pursuant to the 2012 City of San Diego LDC Biology Guidelines, including Appendix II, Guidelines for Conducting Biological Surveys. The biological field survey was conducted to provide a baseline assessment of the existing site conditions. Survey limitations included the seasonal variability of having conducted only one late winter survey, the absence of focused/protocol-level surveys, and the lack of a formal wetland delineation. Surveys conducted in late winter do not capture all of the breeding bird species with potential to occur in the BSA, or annual plant species that bloom in the spring and summer. Focused/protocol level surveys would document the presence or absence of special-status species that may not be detected otherwise. A formal wetland delineation would accurately define the limits of wetland and waters jurisdiction and confirm the presence of potential wetlands and waters in the BSA.

### **2.2.3 Vegetation Mapping**

Vegetation mapping was conducted by walking meandering transects within the BSA and mapping from selected vantage points that allowed an expansive view of the BSA. Digital mapping tools capable of displaying aerial ortho-photographs were used to create vegetation polygons.

Vegetation communities were classified in accordance with the *Draft Vegetation Communities of San Diego County* (Oberbauer et al. 2008), based on the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). Upland vegetation communities were mapped to a 1.0-acre-minimum mapping unit, and wetland vegetation communities were mapped to a 0.5-acre-minimum mapping unit. Rare plants observed were documented during vegetation mapping.

### **2.2.4 Assessment of Potential Jurisdictional Waters**

An assessment of jurisdictional wetlands and waters potentially under the jurisdiction of USACE, CDFW, RWQCB, and the California Coastal Commission was performed within the BSA. The jurisdictional assessment consisted of an informal field assessment of the BSA to identify the presence and/or absence of potential jurisdictional waters of the U.S. and state.

Potential jurisdictional waters of the U.S. and state are classified by wetland habitat and other waters of the U.S. (in the form of wetlands or nonwetland waters/ordinary high water mark). Vegetation is classified by habitat type using the San Diego Regional Holland Code Classification System (Holland 1986) as modified by Oberbauer (Oberbauer et al. 2008) and the

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*Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979) to describe riparian and wetland (e.g., hydrophytic) vegetation communities occurring within the BSA.

### **2.2.5 Special-Status Plant Surveys**

No focused special-status plant surveys were conducted within the BSA. A habitat assessment for potentially occurring special-status plants and a general plant survey were conducted. The habitat assessment included all accessible locations within the BSA where potentially suitable habitats for sensitive plant species were present. Suitable habitats were determined based on geography, slope, aspect, soil substrate, vegetation community, associated plant species, and familiarity with each species based on reference populations.

A list of potentially occurring sensitive plant species was compiled through searches of the CDFW CNDDDB (CDFW 2014), Jepson Online Interchange (2014), and the San Diego Natural History Museum plant atlas database (SDNHM 2014).

### **2.2.6 Special-Status Wildlife Surveys**

No focused special-status wildlife surveys were conducted within the BSA. A habitat assessment for potentially occurring sensitive wildlife species and a general wildlife survey were conducted. The habitat assessment included all accessible locations within the BSA where potentially suitable habitats for sensitive wildlife species were present. Suitable habitats were determined based on geography, slope, aspect, soil substrate, vegetation community, associated plant species, and familiarity with each wildlife species.

A list of potentially occurring sensitive wildlife species was compiled through searches of the CDFW CNDDDB (CDFW 2014).

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## CHAPTER 3.0 EXISTING CONDITIONS

This section describes the existing environmental setting of the BSA, including the vegetation communities, plant species, wildlife species, rare and sensitive plant and wildlife species either known from or potentially occurring in the BSA, jurisdictional waters, and wildlife corridors. The information provided in the following sections is based on results of the AECOM habitat assessment conducted in 2014, review of existing studies, and literature research. Detailed information relevant to each section is provided as an appendix, where appropriate.

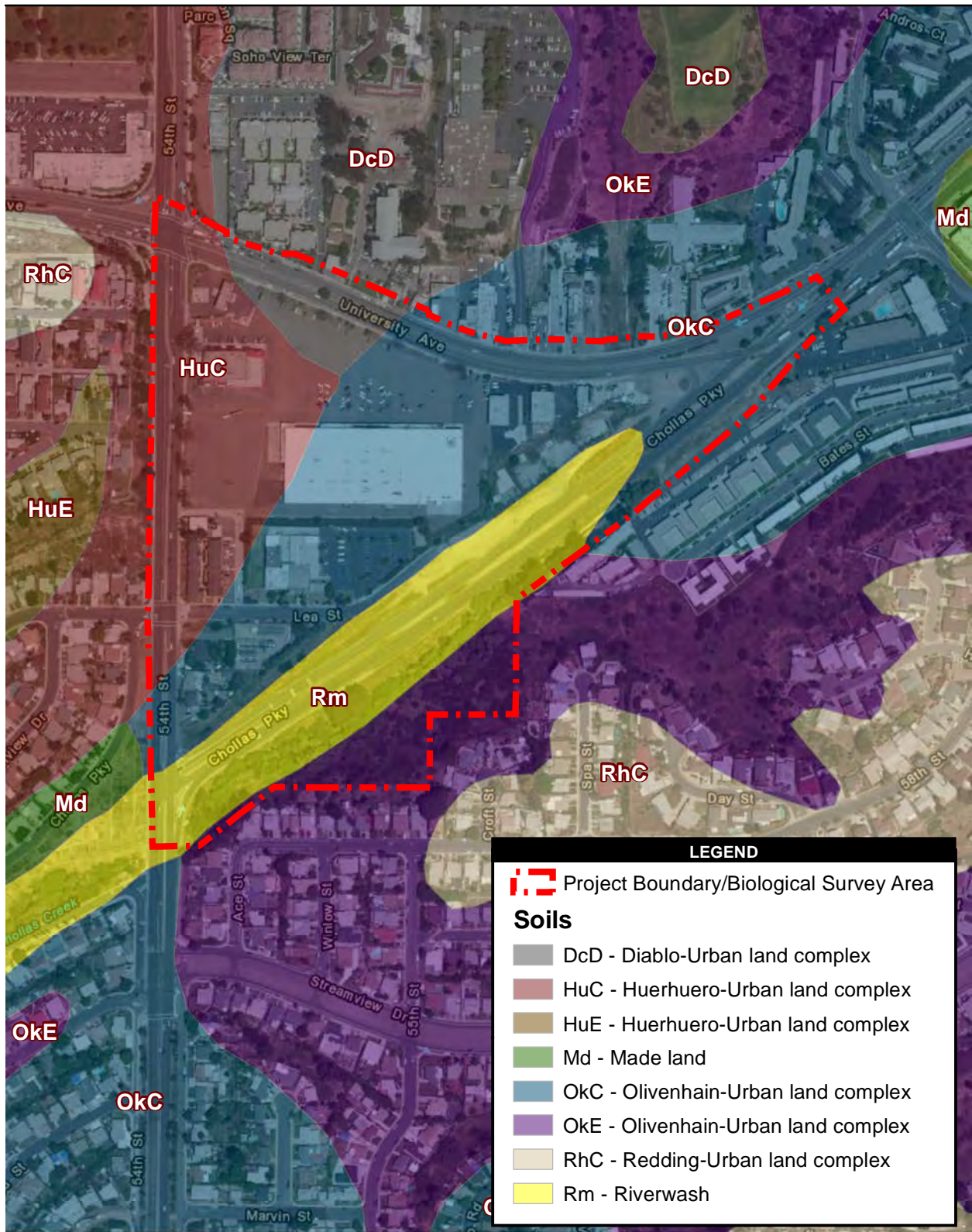
### 3.1 TOPOGRAPHY AND SOILS

Soils within the BSA were mapped using the Natural Resources Conservation Service Web Soil Survey. The approximately 42.85-acre BSA is located within the coastal plain of the Peninsular Ranges Geographic Province and found on the USGS National City Quadrangle 7.5-minute series topographic map. This province is characterized by a flat coastal plain with steep-sloped hills and a series of northwest-to-southwest-trending elongated mountain ranges dissected by faults and separated from one another by alluvial valleys. The coastal plain consists of marine and non-marine terraces dissected by coastal lagoons. The BSA is largely developed with naturally vegetated areas occurring along the periphery in some areas.

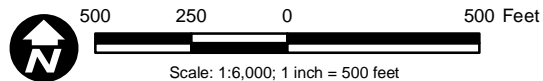
Soil series and their respective phases occurring within the BSA were mapped as shown in Figure 3, and are listed in Table 3. Soils found within the BSA that are listed on the National List of Hydric Soils (NRCS 2014) are also identified in Table 3. Hydric soils are defined as “a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part” (NRCS 2014).

**Table 3  
Soil Series Occurring within the BSA**

Soil Series/Land Types	Soil Phase/Soil Land Type/ Soil Map Unit Name	Acres
<b>Nonhydric Soil/Land Types</b>		<b>34.1</b>
Diablo-Urban Land Complex	5 to 15% slopes	2.32
Huerhuero-Urban Land Complex	2 to 9% slopes	9.23
Made Land	soil land type	<0.004
Olivenhain-Urban Land Complex	2 to 9% slopes	19.59
Olivenhain-Urban Land Complex	9 to 30% slopes	2.96
<b>Hydric Soil/Land Types</b>		<b>8.75</b>
Riverwash	soil land type	8.75
<b>Total</b>		<b>42.85</b>



Source: FEMA 2007



**Figure 3**  
**Soils**



## 3.2 VEGETATION COMMUNITIES

The City’s LDC Biology Guidelines (City of San Diego 2012) categorize vegetation communities in “tier” levels to represent the sensitivity of these communities. Tier I (rare uplands) categories contain the most sensitive vegetation communities, Tier II communities consist of uncommon uplands, Tier III communities consist of common uplands, and Tier IV communities are considered other uplands. Tier IV sensitivity is minimal, containing vegetation communities that are non-native, such as eucalyptus woodland. The relative sensitivity of different habitats, including wetlands, is also recognized in the City’s LDC Biology Guidelines by the mitigation ratio required to compensate for habitat losses. The BSA is characterized and dominated by urban/developed land (Tier IV) and disturbed land (Tier IV). Other vegetation communities on-site that were observed less frequently are Diegan coastal sage scrub (Tier II), disturbed wetland (wetland community), non-native grassland (Tier IIIB), ornamental vegetation (Tier IV), and eucalyptus woodland (Tier IV). Each of the vegetation communities is listed in Table 4, depicted in Figures 4a and 4b, and described below. The slope, aspect, and elevations on-site are described within each vegetation community.

**Table 4**  
**Vegetation Communities and Land Cover Types Occurring within the BSA**

Vegetation Communities and Land Cover Types	MSCP Tier Level	Total BSA (acres)
<b>Riparian and Wetlands</b>		<b>3.18</b>
Disturbed Wetland	Wetland	3.18
<b>Uplands</b>		<b>1.86</b>
Diegan Coastal Sage Scrub	II	1.54
Eucalyptus Woodland	IV	0.15
Non-Native Grassland	IIIB	0.17
<b>Other Cover Types</b>		<b>37.81</b>
Disturbed Land	IV	6.72
Ornamental	IV	0.61
Urban/Developed	N/A	30.48
<b>Total</b>		<b>42.85</b>

BSA = Biological Study Area; MSCP = Multiple Species Conservation Program;  
N/A = not applicable

### 3.2.1 Riparian and Wetlands

The disturbed wetland vegetation community within the BSA is considered a wetland vegetation community based on the City’s LDC Biology Guidelines (City of San Diego 2012). All riparian and wetland habitats are considered sensitive due to extensive historic losses of wetlands nationwide and the value of these habitats for sensitive species and wildlife movement. Riparian

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areas usually harbor greater wildlife diversity and abundance than upland areas, and frequently serve as wildlife corridors due to their linear nature and the cover they provide.

### **3.2.1.1 Disturbed Wetland (Wetland Community; Holland Code 11200)**

The disturbed wetland community is associated with Chollas Creek along the southeastern edge of the BSA (Figures 4a and 4b). The disturbed wetland slopes gently to the southwest and varies in elevation from 275 to 230 feet. This area is a densely vegetated riparian thicket dominated by non-native, invasive species. Plant species within this community include Canary Island date palm (*Phoenix canariensis*), Brazilian pepper tree (*Schinus terebinthifolius*), castor bean (*Ricinus communis*), and Mexican fan palm (*Washingtonia robusta*). The few native plant species within this community (relative to the dominant non-native community structure) are Goodding's black willow (*Salix gooddingii*), arroyo willow (*Salix lasiolepis*), and mule-fat (*Baccharis salicifolia*). Approximately 3.18 acres of disturbed wetland occurs within the BSA.

### **3.2.2 Uplands**

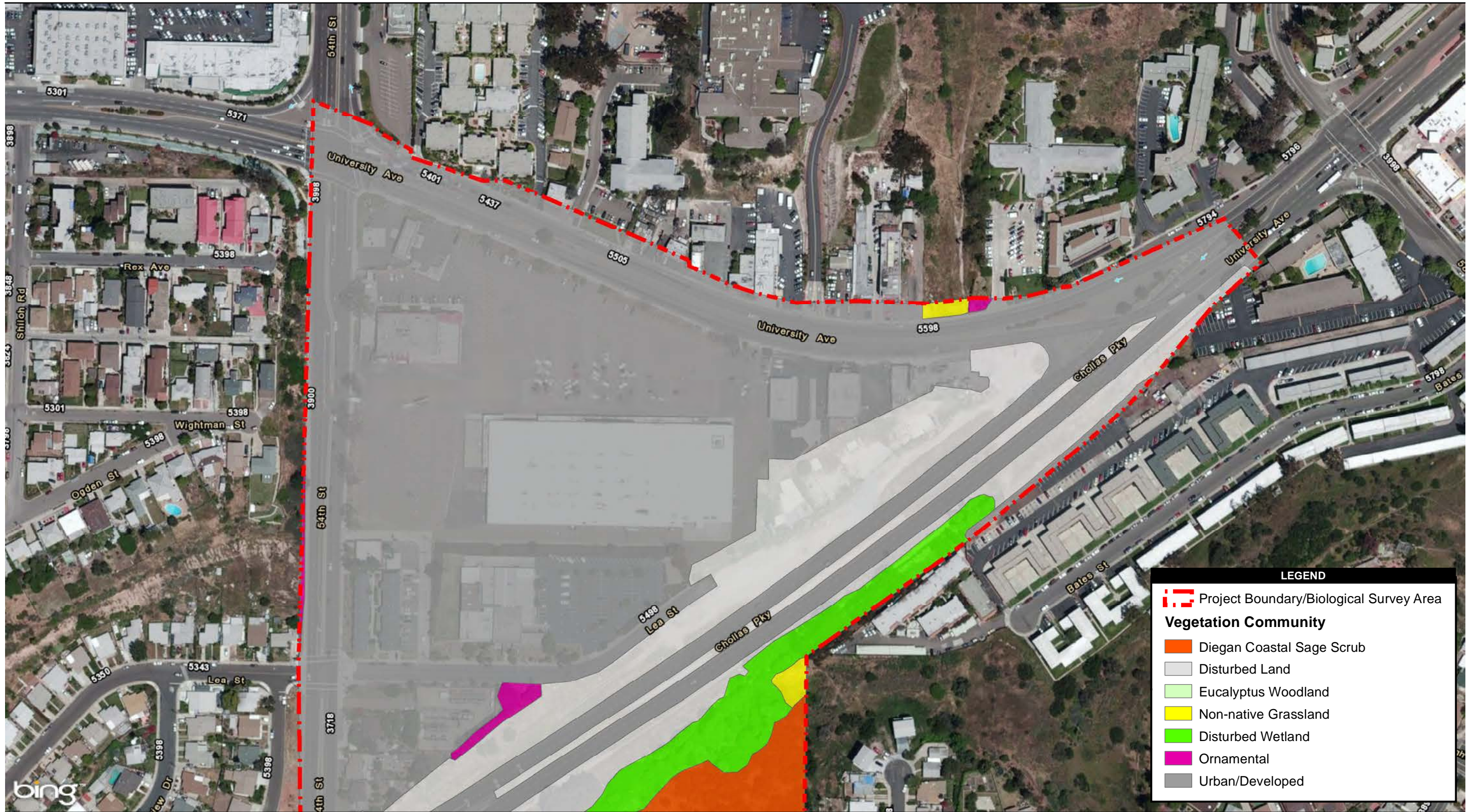
Many upland vegetation communities are considered sensitive because they provide valuable nesting, breeding, and/or foraging habitat for special-status wildlife species. In addition, some upland vegetation communities such as coastal sage scrub are rapidly in decline due to development. Unlike riparian corridors, which are linear (in association with riverine systems), upland habitats typically form a large matrix and provide a broad variety of species structure and composition. Dense sage scrub vegetation or dense-canopied woodlands provide useful habitat and movement corridors for wildlife. Diegan coastal sage scrub and non-native grassland are considered sensitive based on the City's LDC Biology Guidelines (City of San Diego 2012).

#### **3.2.2.1 Diegan Coastal Sage Scrub (Tier II; Holland Code 32510)**

Diegan coastal sage scrub occurs on a north-facing, 10% slope at approximately 315 feet in elevation along the southeastern edge of the BSA (Figure 4b). It is upslope from the disturbed wetland community along Chollas Creek and is heavily dominated by lemonade-berry (*Rhus integrifolia*). Other species present include California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), San Diego morning glory (*Calystegia macrostegia*), and coyote brush (*Baccharis sarathroides*).

Approximately 1.54 acres of Diegan coastal sage scrub occurs within the BSA.





Source: ESRI 2014, Microsoft 2010

200 100 0 200 Feet

Scale: 1:2,400; 1 inch = 200 feet

**LEGEND**

- Project Boundary/Biological Survey Area
- Vegetation Community**
- Diegan Coastal Sage Scrub
- Disturbed Land
- Eucalyptus Woodland
- Non-native Grassland
- Disturbed Wetland
- Ornamental
- Urban/Developed

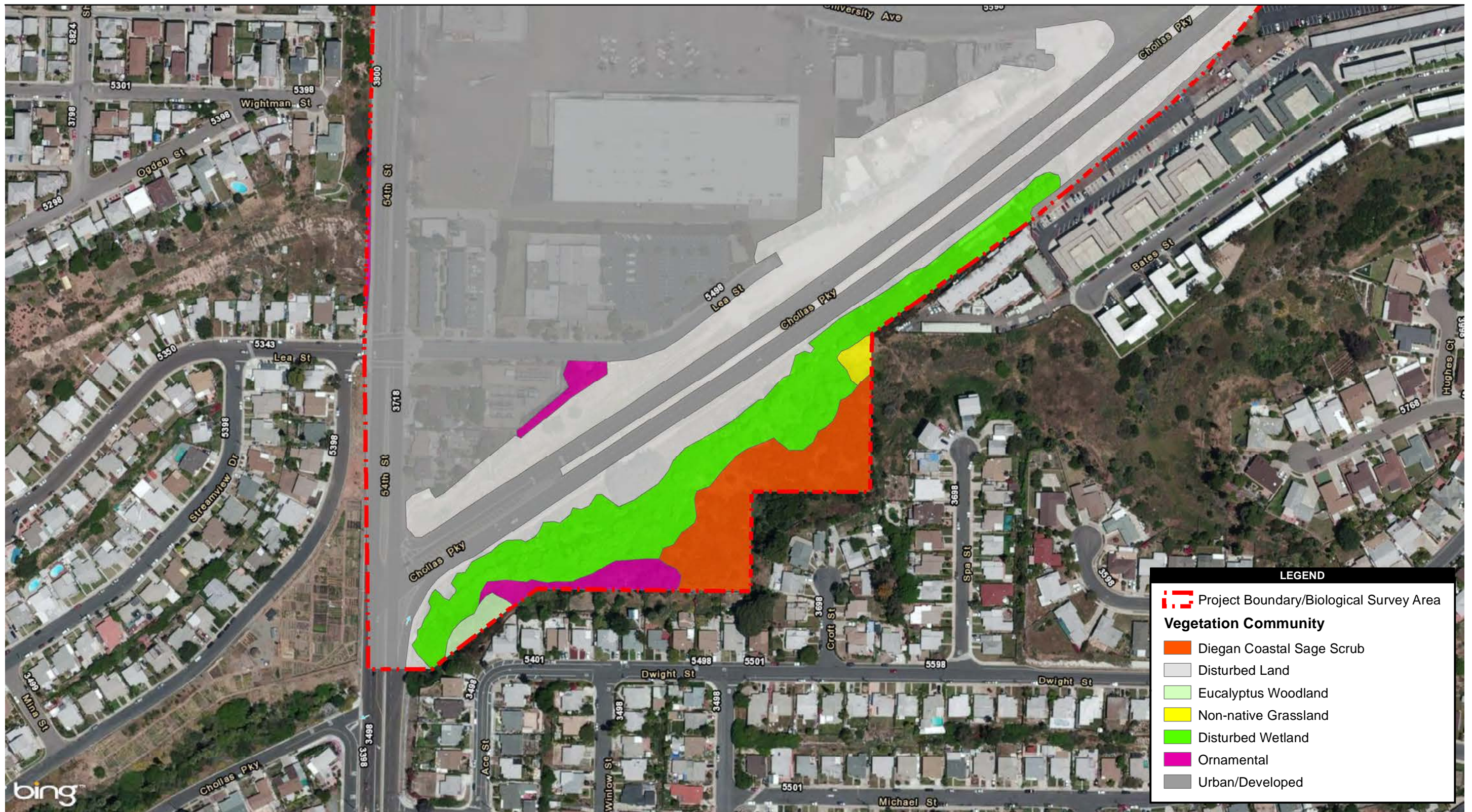
**Figure 4a**  
**Vegetation Communities - North**



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Source: ESRI 2014, Microsoft 2010

200 100 0 200 Feet

Scale: 1:2,400; 1 inch = 200 feet

**Figure 4b**  
**Vegetation Communities - South**



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### **3.2.2.2 Non-Native Grassland (Tier IIIB; Holland Code 42200)**

Non-native grassland occurs in two small patches within the BSA (Figures 4a and 4b): along the northeastern border on a south-facing slope of approximately 5% and an elevation of approximately 300 feet, and along the southeastern border on a gentle north-facing slope at approximately 290 feet in elevation. Both of these areas are heavily invaded with non-native grasses, with little to no native species cover. Common plants present in these areas include ripgut grass (*Bromus diandrus*), red brome (*Bromus madritensis* ssp. *rubens*), soft chess (*Bromus hordeaceus*), crown daisy (*Glebionis coronaria*), and long-beak filaree (*Erodium botrys*). Approximately 0.17 acre of non-native grassland occurs within the BSA.

### **3.2.2.3 Eucalyptus Woodland (Tier IV; Holland Code 79100)**

Eucalyptus woodland occurs in one small patch in the southwestern portion of the BSA on a south-facing 5% slope at approximately 300 feet in elevation (Figure 4b). The eucalyptus woodland consists of a thick stand of ironbark (*Eucalyptus cyderoxylon*) and sugar gum (*Eucalyptus cladocalyx*) with little to no understory. Approximately 0.15 acre of eucalyptus woodland occurs within the BSA.

### **3.2.3 Other Land Cover Types**

Other land cover types are communities characterized by predominantly non-native species introduced and established through human action, or by permanent or semi-permanent structures, pavement, or hardscape. These areas have been physically disturbed and are no longer recognizable as a native or naturalized vegetation community.

#### **3.2.3.1 Disturbed Land (Tier IV; Holland Code 11300)**

Disturbed land consists mainly of non-native species and/or barren land, and is repeatedly exposed to human activities. Disturbed land occurs throughout the BSA adjacent to paved roads and shopping centers (Figures 4a and 4b). Characteristic species include ripgut grass, red brome, African fountain grass (*Pennisetum setaceum*), totalote (*Centaurea melitensis*), Australian saltbush (*Atriplex semibaccata*), and cheeseweed (*Malva parviflora*). Approximately 6.72 acres of disturbed land occurs within the BSA.

#### **3.2.3.2 Ornamental (Tier IV; Holland Code 11000)**

Ornamental plantings occur throughout the BSA adjacent to shopping centers and residential areas (Figures 4a and 4b). Characteristic species include Brazilian pepper tree, Canary Island

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date palm, cape plumbago (*Plumbago auriculata*), lantana (*Lantana camara*), Canary Island aeonium (*Aeonium arboretum*), and Hawaii myoporum (*Myoporum sandwicense*). Approximately 0.61 acre of ornamental plantings occurs within the BSA.

### **3.2.3.3 Urban/Developed (Holland Code 12000)**

Urban/Developed land occurs throughout the BSA (Figures 4a and 4b). The urban/developed areas consist of shopping centers, residential areas, and paved roads and parking lots. Approximately 30.48 acres of urban/developed land occurs within the BSA.

## **3.3 JURISDICTIONAL WATERS AND WETLANDS**

The USACE Wetlands Delineation Manual (Environmental Laboratory 1987) (1987 Manual) and Arid West Supplement (Environmental Laboratory 2008) (2008 Supplement) were used to evaluate jurisdictional waters and wetlands within the BSA. The 1987 Manual and 2008 Supplement provide technical guidelines and methods for a three-parameter approach to determining the existence and boundaries of federal jurisdictional wetlands. This approach requires that an area support positive indicators of hydrophytic vegetation, hydric soils, and wetland hydrology to be considered a federal jurisdictional wetland. Areas not considered a wetland but that have a defined bed and bank with an ordinary high water mark and have connectivity with a traditionally navigable water are considered nonwetland waters of the U.S. as defined by 33 CFR 328.3(e).

A formal wetland delineation was not completed for this rezone and land use modification<sup>1</sup>; however, a field reconnaissance-level jurisdictional assessment was conducted of the BSA to determine the jurisdictional limits for waters of the U.S. and state. In addition to the field reconnaissance-level survey, the following sources were used to define the limits of waters of the U.S. and state: the National Hydrography Dataset (USGS 2014), U.S. Department of Agriculture national agriculture imagery aerial maps of the BSA (USDA 2012), and the National Wetlands Inventory wetlands mapper (USFWS 2014). A total of 3.98 acres of jurisdictional waters and wetlands occurs within the BSA. Of these acres, 1.05 acres is considered waters of the U.S. and state under the regulatory purview of USACE, RWQCB, CDFW, and the City. The remaining 2.93 acres is nonwetland riparian habitat and considered waters of the state regulated by CDFW and the City. As defined by CWC Section 13050(e), waters of the state under the purview of the RWQCB require the presence of surface water or groundwater. The 2.93 acres of riparian habitat does have surface water or groundwater.

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<sup>1</sup> If impacts to waters of the U.S. and state are proposed, a formal delineation would be required to formally define jurisdictional limits of waters of the U.S. and to determine accurate impact calculations.



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Total jurisdictional waters are listed in Table 5 by habitat type, according to Holland (1986), Oberbauer et al. (2008), and the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979). Waters of the U.S. include open water (64100) and concrete channel (12000) within the confines of the channel of Chollas Creek. Waters of the state are composed of disturbed wetland (11200), eucalyptus woodland (79100), and ornamental (11000) types. Jurisdictional areas are depicted in Figures 5a and 5b.

Wetlands are considered sensitive biological resources under the ESL Regulations and are regulated by the City. The San Diego LDC Biology Guidelines (City of San Diego 2012) provide the following guidance for defining wetlands regulated by the City:

1. **Wetland Vegetation Communities:** Naturally occurring wetland vegetation communities (as described by Holland [1986], revised Holland [Oberbauer et al. 2008], Cowardin et al. [1979], Sawyer et al. [2007], and/or Zedler [1987]) characteristically dominated by hydrophytic vegetation. Wetland vegetation communities include salt marsh, brackish marsh, freshwater marsh, riparian forest, oak riparian forest, riparian woodlands, riparian scrub, and vernal pools.
2. **Presence of Hydric Soils or Wetland Hydrology:** Areas lacking naturally occurring wetland vegetation communities due to human activities and/or disturbance, or catastrophic or recurring natural events, are considered wetlands if hydric soils or wetland hydrology is present.
3. **Historic Wetlands that have been Filled without Permits:** Areas lacking wetland vegetation communities, hydric soils, and wetland hydrology due to non-permitted filling of previously existing wetlands are considered a wetland.
4. **Previously Mapped Wetlands:** Areas previously mapped as wetlands (labeled Map No. C-713 and C-740, available for viewing at the City's Development Services Department).

The purpose of the City's definition of wetlands is to determine and differentiate upland communities from wetland communities. Additionally, this wetland definition allows for clarification between naturally occurring wetlands and wetland areas created by human activities. Artificially created wetlands in historically nonwetland areas are not regulated by the City unless they have been delineated as wetlands by USACE and/or CDFW (City of San Diego 2012). Based on the City's definition of wetlands, potential City wetlands occur within the BSA, as surveyed during the reconnaissance-level jurisdictional assessment.

**Table 5**  
**Potential Waters of the U.S. and State Occurring within the BSA**

Type of Jurisdictional Waters of the U.S. and State	Type of Habitat (Holland 1986; Oberbauer et al. 2008)	Type of Habitat (Cowardin et al. 1979)	Area of Aquatic Resource (acres)
<b>Jurisdictional Waters of the U.S. (USACE, RWQCB, CDFW, and City of San Diego)</b>			
Other Waters	Open Water (64100)	Riverine; Intermittent; Streambed; Cobble-gravel	0.91
Other Waters	Concrete Channel (12000)	Riverine; Intermittent; Artificially Concrete-lined; Fresh	0.14
<i>Subtotal Jurisdictional Waters of the U.S.</i>			<i>1.05</i>
<b>Jurisdictional Waters of the State (CDFW and City of San Diego)</b>			
Nonwetland Riparian	Disturbed Wetland (11200)	Palustrine; Forested Broad-leaved, Deciduous, Seasonally Flooded, Fresh	2.42
Nonwetland Riparian	Ornamental (11000)	Palustrine; Forested Broad-leaved, Deciduous, Seasonally Flooded, Fresh	0.36
Nonwetland Riparian	Eucalyptus Woodland (79100)	Palustrine; Forested Broad-leaved, Deciduous, Seasonally Flooded, Fresh	0.15
<i>Subtotal Jurisdictional Waters of the State</i>			<i>2.93</i>
<b>Grand Total Jurisdictional Waters</b>			<b>3.98</b>

CDFW = California Department of Fish and Wildlife; MHPA = Multiple Habitat Planning Area; RWQCB = Regional Water Quality Control Board; USACE = U.S. Army Corps of Engineers

### 3.4 BOTANICAL RESOURCES

During the general biological survey conducted within the BSA, 100 plant species were observed; of these, 61 are non-native (Appendix A). The species detected are representative of the vegetation communities located within the BSA.

### 3.5 ZOOLOGICAL RESOURCES

Suitable breeding and foraging habitat for wildlife occurs within the disturbed wetland, Diegan coastal sage scrub, and non-native grassland vegetation communities. Suitable nesting habitat for raptors and other birds occurs within the eucalyptus woodland vegetation community. Although residential and industrial development occurs on surrounding parcels, the southern portion of the property along Chollas Creek serves as a local linkage for wildlife.

A total of 14 species of birds, and the sign of one mammal, were observed during the general biological survey conducted within the BSA (Appendix B). Native fish were not observed and are not anticipated to occur in Chollas Creek due to the dry and stagnant conditions of the creek. These wildlife species observed reflect an assemblage of typical species encountered in native





Source: ESRI 2014, Microsoft 2010

200 100 0 200 Feet

Scale: 1:2,400; 1 inch = 200 feet

**Figure 5a**  
**Potential Jurisdictional Waters of the US and State - North**



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**LEGEND**

- ⊗ Storm Drain Outlet
- National Hydrologic Dataset – Natural Stream
- - - Project Boundary/Biological Survey Area

**Jurisdictional Waters**

**Waters of the U.S. and State**  
(USACE, RWQCB, and CDFW)

- Blue Open Water (64100)
- White Concrete Channel (12000)

**Waters of the State**  
(CDFW)

- Red Eucalyptus Woodland (79100)
- Grey Ornamental (11300)
- Green Disturbed Wetland (11200)

Source: ESRI 2014, Microsoft 2010

200 100 0 200 Feet

Scale: 1:2,400; 1 inch = 200 feet

**Figure 5b**  
**Potential Jurisdictional Waters of the US and State - South**



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habitats within disturbed and urban areas. Sensitive wildlife observed or with the potential to occur within the BSA is discussed in Section 3.6.

### **3.6 RARE, THREATENED, ENDANGERED, NARROW ENDEMIC, SENSITIVE, AND MSCP SPECIES**

Special-status species are plant and animal species that have been afforded special recognition by federal, state, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Special-status species are defined as meeting one or more of the following criteria:

- Listed or proposed for listing under the CESA or FESA
- Protected under other regulations (e.g., MBTA)
- CDFW Species of Special Concern
- Listed as a species of concern by CNPS or USFWS
- Receive consideration during environmental review under CEQA
- Covered under the MSCP

Prior to conducting biological surveys within the BSA, a search of the CNDDDB and CNPS databases was conducted for the National City quadrangle and surrounding eight quadrangles (El Cajon, Imperial Beach, La Mesa, Otay Mesa, Jamul Mountains, Point Loma, Poway, and San Vicente Reservoir). The results of the data query and review of adjacent data were then refined through site visits involving habitat assessments for these species. The following criteria were used to determine the potential for occurrence for each special-status species evaluated:

- Present: Species is known to occur based on CNDDDB or other records, and/or was observed on-site during the site survey.
- High potential: Species is known to occur near the site (based on CNDDDB or other records within the nine-quad search of the site or based on professional expertise specific to the site or species), and there is highly suitable habitat on-site. A plant species is likely to be found if rare plant surveys are performed during the spring or fall flowering season, depending on the species. A wildlife species is likely to be detected during focused surveys during the breeding season.
- Moderate potential: Species is known to occur in the vicinity of the site, but there is marginal habitat on the site. A focused survey would need to be performed to confirm presence or absence.

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- Low potential: Species is not known to occur on or in the vicinity of the site, and there is poor-quality habitat for the species within the site.
  - Unlikely: Species is outside of its elevational or habitat range, so potential for occurrence is extremely low.

The vegetation communities present within the BSA have the potential to provide habitat for four special-status plant species and seven special-status wildlife species.

### **3.6.1 Special-Status Plant Species**

Based on searches of the CNDDDB and Jepson Online Interchange, 40 special-status plant species have been documented within the nine-quadrangle Chollas Triangle vicinity (Table 6). Of these 40 special-status plant species, four were determined to have low potential to occur in the BSA based on habitat conditions and regional location: California adolphia (*Adolphia californica*), Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*), San Diego barrel cactus (*Ferocactus viridescens*), and San Diego marsh elder (*Iva hayesiana*).

#### **3.6.1.1 Federally and State-Listed Plant Species**

There were no federally listed or state-listed plant species detected, or determined to have high potential to occur, within the BSA.

#### **3.6.1.2 Other Special-Status Plant Species**

Four special-status plant species have a low potential to occur within the BSA and are also discussed below. No MSCP Narrow Endemic species have the potential to occur within the BSA.

##### ***San Diego Barrel Cactus***

San Diego barrel cactus ranges from coastal Southern California south to Baja California, Mexico. Hillsides of Diegan coastal sage scrub, often at the crest of slopes and growing in cobbles, is optimal habitat for this species. This species occasionally is found on the periphery of vernal pools and mima mound topography. Many small and mid-sized populations are routinely being impacted by grading for urban development (Reiser 2001). The Diegan coastal sage scrub habitat within the BSA is highly disturbed and not likely to support populations of San Diego barrel cactus. This species is visible year-round and, if present within the BSA, would have been detected during the habitat assessment.



**Table 6**  
**Special-Status Plant Species with Potential to Occur within the Chollas Triangle BSA**

<b>Common Name</b> <i>Scientific Name</i>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
<i>Plants</i>					
San Diego thorn-mint <i>Acanthomintha ilicifolia</i>	Federal: Threatened State: Endangered CNPS 1B.1 MSCP: Covered; Narrow Endemic	Clay soils, openings in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Elevation 32–3,150 feet. Annual herb.  Blooms April–June.	Grassy openings in chaparral or sage scrub with broken clay soils. All sites have a crumbly or deeply fissured soil, which noticeably compresses when treaded upon even during the dry season.	ND	Unlikely. The preferred habitat of this species does not occur within the Biological Study Area (BSA). This species was not observed during the habitat assessment and is not historically known from the BSA.
Nuttall’s lotus <i>Acmispon prostratus</i>	CNPS 1B.1	Coastal dunes. Elevation 0–33 feet. Annual herb.  Blooms March–July.	Costal dunes and well-protected back dunes with minimal foot traffic. Soils include beach sand.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and is not historically known from the BSA.
California adolphia <i>Adolphia californica</i>	CNPS 2.1	Clay soils, chaparral, coastal scrub, and valley and foothill grassland. Elevation 148–2,428 feet. Perennial deciduous shrub.  Blooms December–May.	Peripheral chaparral habitat with Diegan sage scrub, particularly near hillsides and next to creeks. Associated with California buckwheat and California sagebrush.	ND	Low. Poor-quality habitat is found within the Diegan coastal sage scrub within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
San Diego bur-sage <i>Ambrosia chenopodiifolia</i>	CNPS 2.1	Coastal scrub. Elevation 180–509 feet. Perennial shrub.  Blooms April–June.	Found in Diegan sage scrub that usually contains California sagebrush and black sage ( <i>Salvia mellifera</i> ). Has been mapped in Olivenhain cobbly loam.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
singlewhorl burrobrush <i>Ambrosia monogyra</i>	CNPS 2.2	Sandy soils. Elevation 33–1,640 feet. Perennial shrub.  Blooms August–November.	Undocumented.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
San Diego ambrosia <i>Ambrosia pumila</i>	Federal: Endangered CNPS 1B.1 MSCP: Covered; Narrow Endemic	Sandy loam or clay, often in disturbed areas, sometimes alkaline chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Elevation 66–1,362 feet. Perennial rhizomatous herb.  Blooms April–October.	Creek beds, seasonally dry drainages, floodplains, on the periphery of willow woodland. Soils include sandy alluvium.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
aphanisma <i>Aphanisma blitoides</i>	CNPS 1B.2 MSCP: Covered; Narrow Endemic	Sandy habitat, coastal bluff scrub, coastal dunes, and coastal scrub. Elevation 3–1,000 feet. Annual herb.  Blooms March–June.	On coastal bluffs next to the ocean and beach dunes.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
Dean’s milk-vetch <i>Astragalus deanei</i>	CNPS 1B.1	Chaparral, cismontane woodland, coastal scrub, riparian forest. Elevation 246–2,280 feet. Perennial herb.  Blooms February–May.	Sandy washes. Found in Cieneba-Fallbrook rocky sandy loam, which is the soil type for the Tecate population.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.

<b>Common Name</b> <i>Scientific Name</i>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
south coast salt scale <i>Atriplex pacifica</i>	CNPS 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, and playas. Elevation 0–459 feet. Annual herb.  Blooms March–October.	Xeric, often mildly disturbed locales. Soils are mapped as Linne clay loam and found with California sagebrush.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
golden-spined cereus <i>Bergerocactus emoryi</i>	CNPS 2.2	Sandy, closed-cone coniferous forest, chaparral, and coastal scrub. Elevation 10–1,296 feet. Perennial stem succulent.  Blooms May–June.	Found in maritime succulent scrub with cliff spurge ( <i>Euphorbia misera</i> ) and Shaw’s agave.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
San Diego goldenstar <i>Bloomeria clevelandii</i>	CNPS 1B.1 MSCP: Covered	Clay, chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Elevation 164–1,526 feet. Perennial bulbiferous herb.  Blooms April–May.	Undocumented.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
round-leaved filaree <i>California macrophylla</i>	CNPS 1B.1	Cismontane woodland, valley and foothill grassland. Annual herb. Elevation 49-3,937 feet.  Blooms March–May.	Occurs in clay soils.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
wart-stemmed ceanothus <i>Ceanothus verrucosus</i>	CNPS 2.2 MSCP: Covered	Chaparral. Elevation 3–1,247 feet. Perennial evergreen shrub.  Blooms December–May.	Coastal chaparral intermixed with chamise. Soils consist of exchequer rocky silt loams and San Miguel-Exchequer rocky silt loams.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
salt marsh bird's-beak <i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	Federal: Endangered State: Endangered CNPS 1B.2	Coastal dunes. Elevation 0–98 feet. Annual herb.  Blooms May–October.	Undocumented.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
long-spined spineflower <i>Chorizanthe polygonoides</i> var. <i>longispina</i>	CNPS 1B.2	Clay, chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools. Elevation 98–5,020 feet. Annual herb.  Blooms April–July.	Found on clay lenses devoid of shrubs and occasionally found on the periphery of vernal pool habitat. Can also be found near the periphery of montane meadows near vernal seeps.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
snake cholla <i>Cylindropuntia californica</i> var. <i>californica</i>	CNPS 1B.1	Chaparral and coastal sage scrub habitat. Elevation 98–492 feet. Perennial stem succulent.  Blooms April–May.	Open Diegan sage scrub on xeric hillsides. It is found with barrel cactus ( <i>Ferocactus viridescens</i> ), strawberry cactus ( <i>Mammillaria dioica</i> ), and jojoba ( <i>Simmondsia chinensis</i> ). Soils include Huerhuero loam, Gaviota fine sandy loam, and Redding cobbly loam.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
Otay tarplant <i>Deinandra conjugens</i>	Federal: Threatened State: Endangered CNPS 1B.1 MSCP: Covered	Clay, coastal scrub, and valley and foothill grassland. Elevation 82–984 feet. Annual herb.  Blooms May–June.	Undocumented.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
Orcutt’s bird’s-beak <i>Dicranostegia orcuttiana</i>	CNPS 2.1	Coastal scrub. Elevation 33–1,148 feet. Annual herb hemiparasitic.  Blooms March–September.	Found in coastal scrub associations on slopes; also reported from intermittently moist swales and in washes.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
Palmer’s goldenbush <i>Ericameria palmeri</i> var. <i>palmeri</i>	CNPS 1B.1 MSCP: Covered	Mesic habitat, chaparral, and coastal scrub. Elevation 98–1,969 feet. Perennial evergreen shrub.  Blooms July–November.	Coastal drainages, mesic chaparral, occasionally occurs as a hillside element. Soils include Las Posas fine sandy loam.	ND	Low. Poor-quality habitat is found within the disturbed wetland within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
San Diego button-celery <i>Eryngium aristulatum</i> var. <i>parishii</i>	Federal: Endangered State: Endangered CNPS 1B.1 MSCP: Covered; Narrow Endemic	Mesic habitat, coastal scrub, valley and foothill grassland, and vernal pools. Elevation 66–2,034 feet. Annual and perennial herb.  Blooms April–June.	Areas with vernal pools, mima mounds, and vernal moist conditions. Soils include Redding gravelly loams.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
cliff spurge <i>Euphorbia misera</i>	CNPS 2.2	Rocky habitat, coastal bluff scrub, coastal scrub, and Mojavean desert scrub. Elevation 33–1,640 feet. Perennial shrub.  Blooms December–August.	Low-growing, maritime succulent scrub with a high incidence of cactus. Soils include Olivenhain cobbly loams.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
San Diego barrel cactus <i>Ferocactus viridescens</i>	CNPS 2.1 MSCP: Covered	Chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Elevation 10–1,476 feet. Perennial stem succulent.  Blooms May–June.	Diegan sage scrub hillsides, often at the crest of slopes and growing in cobbles, occasionally found on the periphery of vernal pools and mima mounds. Soil types include San Miguel-Exchequer rocky silt loams and Redding gravelly loams.	ND	Low. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
Palmer's frankenia <i>Frankenia palmeri</i>	CNPS 2.1	Coastal dunes, marshes and swamps (coastal salt), and playas. Elevation 0–33 feet. Perennial herb.  Blooms May–July.	Saltmarsh habitat and the periphery of salt marsh habitat.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
beach goldenaster <i>Heterotheca sessiliflora</i> ssp. <i>Sessiliflora</i>	CNPS 1B.1	Chaparral (coastal), coastal dunes, and coastal scrub. Elevation 0–1,225 feet. Perennial herb.  Blooms March–December.	Coastal sage scrub in sandy locales. Found on beach bluffs and maritime locales.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
decumbent goldenbush <i>Isocoma menziesii</i> var. <i>decumbens</i>	CNPS 1B.2	Chaparral and coastal scrub (sandy, often open in disturbed areas). Elevation 33–443 feet. Perennial shrub.  Blooms April–November.	Coastal sage scrub and is found in clay soils.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
San Diego marsh-elder <i>Iva hayesiana</i>	CNPS: 2.2	Marshes, swamps, and playas. Elevation 33–1,640 feet. Perennial herb.  Blooms April–October.	Creeks and intermittent streambeds, open riparian canopy allowing substantial sunlight.	ND	Low. Poor-quality habitat is found within the disturbed wetland within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
Coulter’s goldfields <i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	CNPS 1B.1	Marshes, swamps (coastal salt), playas, and vernal pools. Elevation 3–4,000 feet. Annual herb.  Blooms February–June.	Tidal marsh areas near the coast at the extreme upper end of tidal inundation and periphery of vernal pools.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
Robinson’s pepper-grass <i>Lepidium virginicum</i> var. <i>robinsonii</i>	CNPS 1B.2	Chaparral and coastal scrub. Elevation 3–2,903 feet. Annual herb.  Blooms January–July.	Openings in chaparral and sage scrub, usually found in foothill elevations. Sites are dry, exposed locales.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
willow monardella <i>Monardella viminea</i>	Federal: Endangered State: Endangered CNPS: 1B.1	Chaparral, coastal sage scrub, riparian forest, riparian scrub, riparian woodland, alluvial and ephemeral washes. Elevation 164–738 feet. Perennial herb.  Blooms June–August.	Riparian scrub, usually sandy locations and seasonally dry washes.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
mud nama <i>Nama stenocarpum</i>	CNPS: 2.2	Marshes and swamps (lake margins, riverbanks). Elevation 16–1,640 feet. Annual or perennial herb.  Blooms January–July.	This herb grows on muddy embankments of ponds and lakes.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
spreading navarretia <i>Navarretia fossalis</i>	Federal: Threatened CNPS 1B.1 MSCP: Covered; Narrow Endemic	Chenopod scrub, marshes and swamps, playas, and vernal pools. Elevation 98–2,149 feet. Annual herb.  Blooms April–June.	Vernal pools and vernal pool swales. Soils include Huerhuero loam	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
coast woolly-heads <i>Nemacaulis denudata</i> var. <i>denudata</i>	CNPS 1B.2	Coastal dunes habitat. Elevation 0–328 feet. Annual herb.  Blooms April–September.	Coastal sand dunes along beaches.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
Otay Mesa mint <i>Pogogyne nudiuscula</i>	Federal: Endangered State: Endangered CNPS 1B.1 MSCP: Covered	Vernal pools. Elevation 295–820 feet. Annual herb.  Blooms May–July.	Vernal pools with stockpen gravelly clay loam soils. Most populations are in open grassland with mima mound topography.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
Nuttall's scrub oak <i>Quercus dumosa</i>	CNPS 1B.1	Sandy and clay loam habitat. Elevation 49–1,312 feet. Perennial evergreen shrub.  Blooms February–August.	Coastal chaparral with a relatively open canopy cover and relatively flat terrain.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.



<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
chaparral ragwort <i>Senecio aphanactis</i>	CNPS: 2.2	Sometimes alkaline habitat, chaparral, cismontane woodland, and coastal scrub. Elevation 49–2,625 feet. Annual herb.  Blooms January–April.	Coastal sage scrub on cismontane woodlands and alkaline flats.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
purple stemodia <i>Stemodia durantifolia</i>	CNPS: 2.1	Sonoran desert scrub. Elevation 590–984 feet. Perennial herb.  Blooms January–December.	Undocumented.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
Laguna Mountains jewel-flower <i>Streptanthus bernardinus</i>	CNPS 4.3	Chaparral and lower montane coniferous forest. Elevation 2,198–8,202 feet. Perennial herb.  Blooms May–August.	Lower montane coniferous forest, partial shade, or near Boomer stony loams. Commonly found in mesic situations, but can occupy drier embankments in granitic gravels and sand.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
oil neststraw <i>Stylocline citroleum</i>	CNPS 1B.1	Chenopod scrub, coastal scrub. Elevation 164–1,312 feet. Annual herb.  Blooms March–April.	Flats, clay soils in oil-producing areas.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.
estuary seablite <i>Suaeda esteroa</i>	CNPS 1B.2	Marshes and swamps (coastal salt). Elevation 0–16 feet. Perennial herb.  Blooms May–January.	Periphery of coastal salt marshes with pickleweed species. Soils are mapped as tidal flats.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements<sup>2</sup></b>	<b>Microhabitat Description<sup>3</sup></b>	<b>Detected or Not Detected (ND)</b>	<b>Probability of Occurrence</b>
Parry's tetracoccus  <i>Tetracoccus dioicus</i>	CNPS 1B.2	Chaparral and coastal scrub. Elevation 541–3,281 feet. Perennial deciduous shrub.  Blooms April–May.	Low-growing chamise chaparral with moderately dense canopy cover. Soils include Las Posas and xeric conditions.	ND	Unlikely. The preferred habitat of this species does not occur within the BSA. This species was not observed during the habitat assessment and it is not historically known from the BSA.

<sup>1</sup> Sensitivity Status Key

CNPS: California Native Plant Society Rare Plant Rank:

1B: Considered rare, threatened, or endangered in California and elsewhere

2: Plants rare, threatened, or endangered in California, but more common elsewhere

3: Plants for which we need more information – review list

4: Plants of limited distribution a watch list

Decimal notations: .1 – Seriously endangered in California, .2 – Fairly endangered in California, .3 – Not very endangered in California

Multiple Species Conservation Program (MSCP)

<sup>2</sup> Source: CNPS 2014

<sup>3</sup> Source: Reiser 2001

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### ***California Adolphia***

California adolphia is a perennial, deciduous shrub that ranges from coastal Southern California south to Baja California, Mexico. This species is often intermixed with Diegan coastal sage scrub and occasionally on the periphery of chaparral habitats (Reiser 2001). The Diegan coastal sage scrub habitat within the BSA is highly disturbed and not likely to support populations of adolphia. This species is visible year-round and, if present within the BSA, would have been detected during the habitat assessment.

### ***Palmer's Goldenbush***

Palmer's goldenbush is a perennial evergreen shrub that ranges from coastal Southern California south to Baja California, Mexico. This sizeable shrub grows along coastal drainages, in mesic chaparral sites, or rarely in Diegan coastal sage scrub (Reiser 2001). The habitat on-site is not within a coastal drainage, and no chaparral exists within the BSA. This species is visible year-round and, if present within the BSA, would have been detected during the habitat assessment.

### ***San Diego Marsh Elder***

San Diego marsh elder is a perennial evergreen shrub that ranges from coastal Southern California south to Baja California, Mexico. Creeks or intermittent streambeds are the preferred habitat for this low-growing shrub. Typically, the riparian canopy is open, allowing for sunlight to reach the marsh elder (Reiser 2001). The preferred habitat for this species within the BSA is highly disturbed and thickly vegetated, and not likely to support populations of marsh elder. This species is visible year-round and, if present within the BSA, would have been detected during the habitat assessment.

## **3.6.2 Special-Status Wildlife**

Based on searches of the CNDDDB, 40 special-status wildlife species are known from the nine-quadrangle Chollas Triangle vicinity (Table 7). Of these 40 sensitive wildlife species, seven were determined to have some potential to occur in the BSA based on habitat conditions and regional location: Coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo (*Vireo belli pusillus*), orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), coastal western whiptail (*Cnemidophorus tigris multiscutatus*), Coronado Island skink (*Plestiodon skiltonianus interparietalis*), two-striped garter snake (*Thamnophis hammondi*), and Mexican long-tongued bat (*Choeronycteris mexicana*). Two special-status wildlife species have moderate potential to occur within the BSA and five special-status wildlife species have low potential to occur within the BSA.

**Table 7**  
**Special-Status Wildlife Species with Potential to Occur within the Chollas Triangle BSA**

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Probability of Occurrence</b>
<b>Invertebrates</b>			
San Diego fairy shrimp <i>Branchinecta sandiegonensis</i>	Federal: Endangered MSCP: Covered	Restricted to vernal pools, hardpan and claypan pools, shallow and small, Orange and San Diego Counties, Baja California, 49–410 feet but up to 1,640 feet, mid-December to early May, 50–79°F, up to 88°F.	Unlikely. Habitat requirements for this species are not found within the BSA; topography not suitable to support ponding.
Thorne's hairstreak <i>Callophrys thornei</i>	MSCP: Covered	Restricted exclusively to its host plant, Tecate cypress ( <i>Cupressus forbesi</i> ).	Unlikely. BSA is outside of species' restricted range.
Quino checkerspot butterfly <i>Euphyryas editha quino</i>	Federal: Endangered	Native and non-native grasslands, coastal sage scrub, open chaparral, and other open plant community types.	Unlikely. Habitat requirements and host plants for this species are not found within the BSA.
Hermes copper butterfly <i>Lycaena hermes</i>	Federal: Candidate for Listing	Host plant is redberry ( <i>Rhamnus crocea</i> ). Distribution is closely tied to the distribution of redberry, typically occurring in chaparral or coastal sage scrub. Adults visit flowers, especially those of California buckwheat ( <i>Eriogonum fasciculatum</i> ).	Unlikely. Habitat requirements and host plants for this species are not found within the BSA.
<b>Reptiles and Amphibians</b>			
orange-throated whiptail <i>Aspidoscelis hyperythra beldingi</i>	State: Species of Special Concern MSCP: Covered	Low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food, which is termites.	Low. Poor-quality, suitable habitat for this species occurs adjacent to Chollas Creek.
coastal western whiptail <i>Aspidoscelis tigris stejnegeri</i>	Federal: Species of Concern CDFW: Special Animal	Open areas in grasslands, scrublands, and woodlands.	Low. Poor-quality, suitable habitat for this species occurs adjacent to Chollas Creek.
green turtle <i>Chelonia mydas</i>	Federal: Endangered	Open ocean and beaches for nesting.	Unlikely. Habitat requirements for this species are not found within the BSA.
northern red-diamond rattlesnake <i>Crotalus ruber ruber</i>	State: Species of Special Concern	Coastal sage scrub and grasslands. Occurs in rocky areas and dense vegetation with rodent burrows, cracks in rocks, or surface cover objects.	Unlikely. Habitat requirements for this species are not found within the BSA.
San Diego coast horned lizard <i>Phrynosoma coronatum (blainvillei)</i>	State: Species of Special Concern MSCP: Covered	A variety of habitats including sage scrub and chaparral. Found on sandy or friable soils with open scrub. Requires open areas, bushes, and fine loose soil.	Unlikely. Habitat requirements, such as sandy/friable soils, for this species are not found within the BSA.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Probability of Occurrence</b>
Coronado Island skink <i>Plestiodon skiltonianus interparietalis</i>	State: Species of Special Concern	Scrub habitats with leaf litter and sandy substrates.	Low. Poor-quality, suitable habitat for this species occurs adjacent to Chollas Creek.
two-striped gartersnake <i>Thamnophis hammondi</i>	State: Species of Special Concern	Aquatic habitats, preferably rocky streams with protected pools, cattle ponds, marshes, vernal pools, and other shallow bodies of water lacking large aquatic predators.	Moderate. Marginal suitable habitat for this species occurs within Chollas Creek.
coast patch-nosed snake <i>Salvadora hexalepis virgultea</i>	State: Species of Special Concern	Grasslands, scrublands, and woodlands with sandy soils and leaf litter.	Unlikely. Habitat requirements for this species are not found within the BSA.
western spadefoot <i>Spea hammondi</i>	State: Species of Special Concern	Sandy or gravelly soil in grasslands, open chaparral and pine-oak woodlands, coastal sage scrub; vernal pools or freshwater marshes are essential for breeding.	Unlikely. Breeding habitat and required soils are not found within the BSA.
<b>Birds</b>			
southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	State: Species of Special Concern MSCP: Covered	Coastal sage scrub and sparse mixed chaparral, often in steep or rocky terrain.	Unlikely. Habitat requirements for this species are not found within the BSA.
western burrowing owl <i>Athene cunicularia</i>	Federal: Bird of Conservation Concern State: Species of Special Concern (burrowing sites and some wintering sites) MSCP: Covered	Found mainly in grassland and open scrub from the seashore to foothills. Strongly associated with California ground squirrel ( <i>Spermophilus beecheyi</i> ) burrows.	Unlikely. Habitat requirements for this species are not found within the BSA.
coastal cactus wren <i>Campylorhynchus brunneicapillus couesi</i>	Federal: Bird of Conservation Concern State: Species of Special Concern MSCP: Covered	Coastal sage scrub with extensive stands of tall prickly pear or cholla cacti ( <i>Opuntia</i> sp.).	Unlikely. Habitat requirements for this species are not found within the BSA.
western snowy plover <i>Charadrius alexandrinus nivosus</i>	Federal: Threatened State: Species of Special Concern MSCP: Covered	Nests on beaches, dunes, and salt flats in San Diego County, with the highest concentrations in two areas: Camp Pendleton and Silver Strand. Outside the breeding season, species is more widespread but not common along the county's coast.	Unlikely. Habitat requirements for this species are not found within the BSA.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Probability of Occurrence</b>
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	State: Endangered	Deciduous riparian woodlands along rivers and streams.	Unlikely. Riparian habitat within the BSA is not suitable to support this species.
yellow warbler <i>Dendroica petechia brewsteri</i>	State: Species of Special Concern	Mature riparian woodlands consisting of cottonwood, willow, alder, and ash trees.	Unlikely. Riparian habitat within the BSA is not suitable to support this species.
prairie falcon <i>Falco mexicanus</i>	State: Species of Special Concern	Forages in open grasslands, agricultural fields, and desert scrub. Prefers ledges on rocky cliffs for nesting.	Unlikely. Habitat requirements for this species are not found within the BSA.
least bittern <i>Ixobrychus exilis</i>	State: Species of Special Concern	Marsh habitats or large emergent wetlands with cattails ( <i>Typha</i> sp.) and tules ( <i>Schoenoplectus</i> sp.).	Unlikely. Habitat requirements for this species are not found within the BSA.
California black rail <i>Laterallus jameicensis coturniculus</i>	Federal: Bird of Conservation Concern State: Threatened	Found in Southern California coastal marshes.	Unlikely. Habitat requirements for this species are not found within the BSA.
Belding's savannah sparrow <i>Passerculus sandwichensis beldingi</i>	State: Endangered MSCP: Covered	Locally common in open grassy or weedy areas throughout San Diego County.	Unlikely. Habitat requirements for this species are not found within the BSA.
coastal California gnatcatcher <i>Polioptila californica californica</i>	Federal: Threatened State: Species of Special Concern MSCP: Covered	Diegan coastal sage scrub dominated by California sagebrush ( <i>Artemisia californica</i> ) and California buckwheat ( <i>Eriogonum fasciculatum</i> ) below 2,500 feet elevation; generally avoids steep slopes of more than 25% and dense, tall vegetation for nesting.	Low. Poor-quality, fragmented coastal sage scrub, south of Chollas Creek, occurs within the BSA.
light-footed clapper rail <i>Rallus longirostris levipes</i>	Federal: Endangered State: Endangered; Fully Protected MSCP: Covered	Found in Southern California in coastal salt marshes, especially those dominated by cordgrass ( <i>Spartina</i> sp.). The Tijuana River estuary is an especially important site.	Unlikely. Habitat requirements for this species are not found within the BSA.
California least tern <i>Sternula antillarum browni</i>	Federal: Endangered State: Endangered; Fully Protected (nesting) MSCP: Covered	A ground-nesting bird that requires undisturbed stretches of beach and coastline. Adults are highly philopatric to natal colonies, and forage in bays and estuaries near their colonies.	Unlikely. Habitat requirements for this species are not found within the BSA.
least Bell's vireo <i>Vireo bellii pusillus</i>	Federal: Endangered State: Endangered (nesting) MSCP: Covered	Riparian woodland with understory of dense young willows ( <i>Salix</i> sp.) or mulefat ( <i>Baccharis salicifolia</i> ) and willow canopy.	Low. Poor-quality habitat with scattered willows and mulefat occurs along Chollas Creek.

Common Name Scientific Name	Sensitivity Status <sup>1</sup>	Habitat Requirements	Probability of Occurrence
<b>Mammals</b>			
pallid bat <i>Antrozous pallidus</i>	State: Species of Special Concern	Deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect them from high temperatures.	Unlikely. Habitat requirements for this species are not found within the BSA.
Dulzura pocket mouse <i>Chaetodipus californicus femoralis</i>	State: Species of Special Concern	Slopes covered with chaparral and live oaks.	Unlikely. Habitat requirements for this species are not found within the BSA.
northwestern San Diego pocket mouse <i>Chaetodipus fallax fallax</i>	State: Species of Special Concern	Sagebrush scrub, annual grassland, chaparral, and desert scrubs. Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	Unlikely. Habitat requirements for this species are not found within the BSA.
Mexican long-tongued bat <i>Choeronycteris mexicana</i>	State: Species of Special Concern	In San Diego County, this bat species occurs primarily in urban areas.	Moderate. Suitable foraging habitat for this species is present within the BSA.
California (western) mastiff bat <i>Eumops perotis californicus</i>	State: Species of Special Concern	Chaparral, live oaks, and arid, rocky regions. Requires downward-opening crevices.	Unlikely. Habitat requirements for this species are not found within the BSA.
western red bat <i>Lasiurus blossevillii</i>	State: Species of Special Concern	Feeds over grasslands, shrublands, open woodlands, forests, and croplands. Roosts primarily in trees and, at times, shrubs, often in edge habitats along streams or fields.	Unlikely. Habitat requirements for this species are not found within the BSA.
western yellow bat <i>Lasiurus xanthinus</i>	State: Species of Special Concern	Found in valley foothills riparian, desert riparian, desert wash, and palm oases. Forages among trees and over water. Roosts in trees.	Unlikely. Habitat requirements for this species are not found within the BSA.
San Diego black-tailed jackrabbit <i>Lepus californicus bennettii</i>	State: Species of Special Concern	Grasslands, open scrub habitats, disturbed areas, and agricultural fields.	Unlikely. Habitat requirements for this species are not found within the BSA.
Yuma myotis <i>Myotis yumanensis</i>	State: Species of Special Concern	Primarily an inhabitant of desert regions where it is most commonly encountered in lowland habitats near open water, where it prefers to forage.	Unlikely. Habitat requirements for this species are not found within the BSA.
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	State: Species of Special Concern	Sagebrush scrub, annual grassland, chaparral, and desert scrubs, often with cactus patches, rock outcrops, or rock piles.	Unlikely. Habitat requirements for this species are not found within the BSA due to lack of cactus and rocky outcrops/piles within the grassland and sagebrush scrub habitats.

<b>Common Name Scientific Name</b>	<b>Sensitivity Status<sup>1</sup></b>	<b>Habitat Requirements</b>	<b>Probability of Occurrence</b>
pocketed free-tailed bat <i>Nyctinomops femorosaccus</i>	State: Species of Special Concern	Rugged cliffs, rocky outcrops, and slopes in desert shrub and pine oak forests.	Unlikely. Habitat requirements for this species are not found within the BSA.
big free-tailed bat <i>Nyctinomops macrotis</i>	State: Species of Special Concern	Pinyon-juniper and Douglas fir forests, chaparral and oak forests in rugged, rocky habitats and low- lying arid areas.	Unlikely. Habitat requirements for this species are not found within the BSA.
American badger <i>Taxidea taxus</i>	State: Species of Special Concern MSCP: Covered	Coastal sage scrub, mixed chaparral, grassland, oak woodland, chamise chaparral, mixed conifer, pinyon-juniper, desert scrub, desert wash, montane meadow, open areas, and sandy soils.	Unlikely. Habitat requirements for this species are not found within the BSA.

<sup>1</sup>Sensitivity Status Key

Multiple Species Conservation Program (MSCP) Covered: City of San Diego MSCP Covered Species

CDFW = California Department of Fish and Wildlife



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### **3.6.2.1 Federally and State-Listed Wildlife Species**

No federally or state-listed wildlife species were detected within the BSA, or determined to have moderate or high potential to occur. Coastal California gnatcatcher (MSCP-covered) and least Bell's vireo (MSCP-covered) have low potential to occur within the BSA.

#### ***Coastal California Gnatcatcher***

Coastal California gnatcatcher is a small songbird that occurs in coastal sage scrub habitat in Southern California and Baja California. The primary cause of this species' decline is the cumulative loss of coastal sage scrub vegetation to urban and agricultural development (USFWS 1991). Coastal California gnatcatcher generally inhabits Diegan coastal sage scrub and Riversidian coastal sage scrub dominated by California sagebrush and California buckwheat, generally below 1,500 feet in elevation and along the coastal slope. This species typically avoids slopes greater than 25% with dense, tall vegetation when nesting. The potential for coastal California gnatcatcher to occur within the BSA is very low, based on the poor habitat quality. As described in Section 3.2.2.1, Diegan coastal sage scrub in the BSA is dominated by lemonade berry and lacks California sagebrush and California buckwheat.

#### ***Least Bell's Vireo***

Least Bell's vireo is a small songbird that breeds in riparian habitat throughout Southern California. It arrives in San Diego County in late March and early April and leaves for its wintering grounds in September. This species is in decline due to loss, degradation, and fragmentation of riparian habitat. Least Bell's vireo is restricted to riparian woodland with dense mulefat and young willows under a canopy of tall willows. The potential for this species to occur within the BSA is low, based on the generally poor quality of habitat along Chollas Creek and lack of specific habitat requirements.

### **3.6.2.2 MSCP Covered and Other Special-Status Wildlife Species**

Two special-status wildlife species have moderate potential to occur within the BSA: two-striped garter snake (CDFW Species of Special Concern) and Mexican long-tongued bat (CDFW Species of Special Concern). Three special-status wildlife species have low potential to occur in the BSA: orange-throated whiptail (CDFW Species of Special Concern and MSCP covered), coastal western whiptail (USFWS Species of Special Concern), and Coronado Island skink (CDFW Species of Special Concern). These species are discussed in further detail below.

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### ***Orange-Throated Whiptail***

Orange-throated whiptail is a small lizard species strongly associated with coastal sage scrub habitat. This species is found throughout Southern California and northern Baja California. Orange-throated whiptail may occur in coastal sage scrub; chaparral; edges of riparian woodlands and washes; and in weedy, disturbed areas adjacent to these habitats. Orange-throated whiptail emerges from hibernation in February and March, but some populations may be active throughout the year (Stebbins 2003). Mating may take place May through July, and females deposit two to three eggs. Hatchlings are observed in August. Habitat quality in the BSA is poor for the orange-throated whiptail. Therefore, the potential for this species to occur within the BSA is low.

### ***Coastal Western Whiptail***

Coastal western whiptail is a relatively large lizard species associated with coastal sage scrub, chaparral, woodland, and desert and semiarid habitats. This species is found throughout Southern California and northern Baja California. It is often associated with dense vegetation such as chaparral and sage scrub, especially in and around sandy washes and streambeds (Stebbins 2003). Habitat quality for coastal western whiptail in the BSA is poor. Therefore, the potential for this species to occur within the BSA is low.

### ***Coronado Island Skink***

Coronado Island skink is a small, slim amphibian that occurs in grassland, woodlands, pine forests, chaparral, and especially in open sunny areas such as clearings and the edges of creeks and rivers (Stebbins 2003). This species prefers rocky areas near streams with extensive vegetation, but it is also found in areas away from water. Habitat quality in the BSA is poor for the Coronado Island skink. Therefore, the potential for this species to occur within the BSA is low.

### ***Two-Striped Garter Snake***

Two-striped garter snake is distributed from central California to as far south as the La Presa region in Baja California (Jennings and Hayes 1994). In Southern California, it occurs from the coast to the foothills and mountains in a variety of habitats. This species is most frequently encountered in the immediate vicinity of permanent or semi-permanent sources of water, bordered by dense vegetation. Two-striped garter snake is diurnal and forages along streams, feeding off small fish, amphibians and amphibian larvae, small mammals, and invertebrates (Fitch 1941; Nussbaum et al. 1983; Rathburn et al. 1993). Suitable habitat is located along Chollas Creek within the BSA. This species has moderate potential to occur within the BSA.

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### ***Mexican Long-Tongued Bat***

Mexican long-tongued bat is known in California only from San Diego County as a summer resident in mostly urban habitat (Arroyo-Cabrales 1999; Olson 1947). In New Mexico and Arizona, these bats have been found from sea level to 25,833 feet, in desert and montane riparian, desert succulent shrub, desert scrub, and pinyon-juniper habitats. This species uses caves, mines, and buildings to roost in the day. As a nectar feeder, although known to eat fruits on occasion and insects rarely, the Mexican long-tongued bat migrates to follow flowering food plants, particularly agave and yucca (Arroyo-Cabrales 1999). These bats can be found as solitary individuals or in groups of up to several dozen. Suitable foraging habitat is present along Chollas Creek, and suitable roosting habitat is present in the surrounding urban setting within the BSA. This species has moderate potential to occur within the BSA due to the presence of roosting habitat and its adaptation to urban environments.

### **3.7 WILDLIFE CORRIDORS AND HABITAT LINKAGES**

Wildlife movement corridors, also called dispersal corridors or landscape linkages, are linear features. Their primary wildlife function is to connect at least two significant habitat areas (Beier and Loe 1992). Other definitions of corridors and linkages are as follows:

1. A corridor is a specific route that is used for movement and migration of species. A corridor may be different from a “linkage” because it represents a smaller or narrower avenue for movement. “Linkage” means an area of land that supports or contributes to the long-term movement of wildlife and genetic material.
2. A linkage is a habitat area that provides connectivity between habitat patches, and year-round foraging, reproduction, and dispersal habitat for resident plants and animals.

Wildlife corridors and linkages are important features in the landscape, and the viability and quality of corridors and linkages are dependent on site-specific factors. Topography and vegetative cover are important factors for corridors and linkages, and they should provide cover for both predator and prey species. Wildlife corridors and linkages should direct animals to areas of contiguous open space or resources and away from humans and development. The corridor or linkage should be buffered from human encroachment and other disturbances (e.g., light, loud noises, domestic animals) associated with developed areas that have caused habitat fragmentation (Schweiger et al. 2000). Wildlife corridors and linkages may function at various levels depending on these factors and, as such, the most successful wildlife corridors and linkages accommodate all or most of the necessary life requirements of predator and prey species.

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Width and connectivity are assumed to be the primary factors of a “good” corridor (Forman 1987); “stepping stone reserves” for pollinators, seed dispersers, and other flying species such as birds, bats, and insects should also be included as “good” factors (Soulé 2003). The level of connectivity needed to maintain a population of a particular species varies with the demography of the population, including population size, survival and birth rates, and genetic factors such as the level of inbreeding and genetic variance (Rosenberg et al. 1997). Areas not considered functional wildlife dispersal corridors or linkages are typically obstructed or isolated by concentrated development and heavily traveled roads, known as “chokepoints.” One of the worst scenarios for dispersing wildlife occurs when a large block of habitat leads animals into “cul-de-sacs” of habitat surrounded by development. These habitat cul-de-sacs frequently result in adverse human/animal interface.

The BSA occurs primarily within urban development and is surrounded by residential and industrial development. The southern portion of the BSA consists of a narrow strip of disturbed wetland vegetation associated with Chollas Creek. The riparian habitat surrounding Chollas Creek is approximately 180 feet wide, at its widest, by 1,645 feet long. The Chollas Creek habitat provides refuge for wildlife and may act as a local habitat linkage and corridor for local wildlife movement, but does not function as part of a larger regional wildlife movement corridor. The BSA does not include a designated MSCP regional wildlife corridor, but approximately 4.7 acres of the MHPA, as delineated within the City’s MSCP Subarea Plan, is present along a portion of Chollas Creek within the BSA (Figure 6). The portion of the MHPA that is adjacent to Chollas Creek is not contiguous with a wildlife corridor or linkage as it is surrounded by urban development.

### **3.8 STEEP SLOPES**

The City’s ESL Regulations define steep slopes containing sensitive biological resources as a sensitive resource. The definition of steep slopes is those areas with greater than 25% slope with a height differential of more than 50 feet. Manufactured slopes within the developed areas of the BSA meet the definition of a steep slope, but do not contain sensitive biological resources or vegetation communities (Figure 7). Steep slopes occur adjacent to Chollas Creek within the BSA. Any work conducted within the steep slopes adjacent to Chollas Creek would require compliance with the Steep Hillside Guidelines, the ESL Regulations, and the Landscape Standards, including provisions for erosion control and post-construction revegetation (City of San Diego 2012).

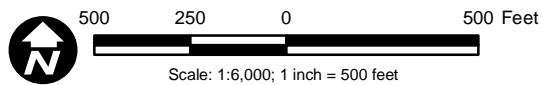
### **3.9 MSCP CONSISTENCY**

The Chollas Creek portion of the BSA includes approximately 4.7 acres of the MHPA (Figure 6), as delineated in the City’s MSCP Subarea Plan. Proposed uses within the MHPA portion of





Source: FEMA 2007

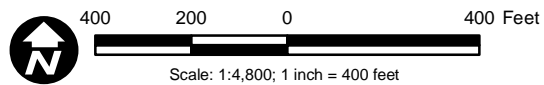


**Figure 6**  
**Multiple Habitat Planning Area**





Source: FEMA 2007



**Figure 7**  
**Step Slope Analysis**

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the BSA may include restoring and enhancing native habitat and enhancing public access. To maintain consistency with the MSCP, design and implementation of proposed uses must comply with all applicable objectives, policies, and guidelines of the Subarea Plan, including specified compatible land uses, general planning policies and design guidelines, land use adjacency guidelines, management goals and objectives, general management directives, and fire management guidelines.

The following subset of general planning policies and design guidelines from Section 1.4.2 of the Subarea Plan would be applicable to and implemented for potential future projects within or adjacent to the MHPA:

- Temporary construction areas and roads, staging areas, or permanent access roads must not disturb existing habitat unless determined unavoidable. All such activities must occur on existing agricultural lands or in other disturbed areas, rather than in habitat. If temporary habitat disturbance is unavoidable, then restoration of, and/or mitigation for, the disturbed area after project completion is required.
- Construction and maintenance activities in wildlife corridors must avoid significant disruption of corridor usage. Environmental documents and mitigation monitoring and reporting programs covering such development must clearly specify how this will be achieved, and construction plans must contain all pertinent information and be readily available to crews in the field. Training of construction crews and field workers must be conducted to ensure that all conditions are met.
- Fencing or other barriers will be used where it is determined to be the best method to achieve conservation goals and adjacent to land uses incompatible with the MHPA. For example, chain-link fencing or cattle wire can be used to direct wildlife to appropriate corridor crossings, natural rocks/boulders or split rail fencing can be used to direct public access to appropriate locations, and chain-link fencing can be used to provide added protection for certain sensitive species or habitats (e.g., vernal pools).
- Lighting will be designed to avoid intrusion into the MHPA and avoid effects on wildlife. Lighting in areas of wildlife crossings will be of low-sodium or similar lighting.
- Signage will be limited to access and litter control, and for educational purposes.
- Storage of materials (e.g., hazardous or toxic, chemicals, equipment) is prohibited within the MHPA. Appropriate storage per applicable regulations is required in any areas that may impact the MHPA, especially due to potential leakage.

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The following adjacency guidelines from Section 1.4.3 of the Subarea Plan would be applicable to and implemented for potential future projects within or adjacent to the MHPA:

- **Drainage.** All new and proposed parking lots and developed areas must not drain directly into the MHPA. All developed and paved areas must not release toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA.
- **Toxics.** Land uses such as recreation and agriculture that use chemicals or generate by-products, such as manure, that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality must incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA.
- **Lighting.** Lighting of all developed areas adjacent to the MHPA must be directed away from the MHPA. Where necessary, development must provide adequate shielding with noninvasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.
- **Noise.** Uses in or adjacent to the MHPA must be designed to minimize noise impacts. Berms or walls can be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife use of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and/or be curtailed during the breeding season of sensitive species. Adequate noise reduction measures must also be incorporated for the rest of the year.
- **Barriers.** New development adjacent to the MHPA may be required to provide barriers (e.g., noninvasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.
- **Invasives.** Invasive, non-native plant species must not be introduced into areas adjacent to or in the MHPA.
- **Brush Management.** New residential development located adjacent to and topographically higher than the MHPA must be set back from slope edges and must incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. Zone 2 may be located in the MHPA upon granting of an easement to the City (or other acceptable agency), except where narrow wildlife corridors require it to be located outside of the MHPA. Zone 2 will be increased by 30 feet, except in areas with a low fire hazard severity rating where no Zone 2 would be required.



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- **Grading/Land Development.** Manufactured slopes associated with site development will be included within the development footprint for projects adjacent to the MHPA.

Management objectives for the MHPA from Section 1.5.2 of the Subarea Plan would be applicable to potential future projects within or adjacent to the MHPA, including:

- To ensure the long-term viability and sustainability of native ecosystem function and natural processes throughout the MHPA.
- To protect the existing and restored biological resources from intense or disturbing activities within and adjacent to the MHPA while accommodating compatible public recreational uses.
- To enhance and restore, where feasible, the full range of native plant associations in strategic locations and functional wildlife connections to adjoining habitat in order to provide viable wildlife and sensitive species habitat.
- To facilitate monitoring of selected target species, habitats, and linkages in order to ensure long-term persistence of viable populations of priority plant and animal species and to ensure functional habitats and linkages.
- To provide for flexible management of the preserve that can adapt to changing circumstances to achieve the above objectives.

The following general management directives from Section 1.5.2 apply to all areas covered by the Subarea Plan and would be applicable to and implemented for potential future projects within or adjacent to the MHPA:

- **Mitigation.** Mitigation, when required as part of project approvals, shall be performed in accordance with the City of San Diego Environmentally Sensitive Lands Ordinance and Biology Guidelines.
- **Restoration.** Restoration or revegetation undertaken in the MHPA shall be performed in a manner acceptable to the City. Where covered species status identifies the need for reintroduction and/or increasing the population, the covered species will be included in restoration/revegetation plans, as appropriate. Restoration or revegetation proposals will be required to prepare a plan that includes elements addressing financial responsibility; site preparation; planting specifications; maintenance, monitoring and success criteria; and remediation and contingency measures.

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- **Public Access, Trails, and Recreation**

- Provide sufficient signage to clearly identify public access to the MHPA. Barriers such as vegetation, rocks/boulders or fencing may be necessary to protect highly sensitive areas. Use appropriate type of barrier based on location, setting and use.
- Locate trails, view overlooks, and staging areas in the least sensitive areas of the MHPA. Locate trails along the edges of urban land uses adjacent to the MHPA, or the seam between land uses, and follow existing dirt roads as much as possible rather than entering habitat or wildlife movement areas. Avoid locating trails between two different habitat types (ecotones) for longer than necessary due to the typically heightened resource sensitivity in those locations.
- In general, avoid paving trails unless management and monitoring evidence shows otherwise. Clearly demarcate and monitor trails for degradation and off-trail access and use. Provide trail repair/maintenance as needed. Undertake measures to counter the effects of trail erosion including the use of stone or wood crossjoints, edge plantings of native grasses, and mulching of the trail.
- Minimize trail widths to reduce impacts to critical resources. For the most part, do not locate trails wider than 4 feet in core areas or wildlife corridors. Exceptions are in areas where necessary to safely accommodate multiple uses or disabled access. Provide trail fences or other barriers at strategic locations when protection of sensitive resources is required.
- Off-road or cross country vehicle activity is an incompatible use in the MHPA, except for law enforcement, preserve management or emergency purposes. Restore disturbed areas to native habitat where possible or critical, or allow to regenerate.
- Limit recreational uses to passive uses such as birdwatching, photography and trail use. Locate developed picnic areas near MHPA edges or specific areas within the MHPA, in order to minimize littering, feeding of wildlife, and attracting or increasing populations of exotic or nuisance wildlife (opossums, raccoons, skunks). Where permitted restrain pets on leashes.
- Remove homeless and itinerant worker camps in habitat areas as soon as found pursuant to existing enforcement procedures.

- **Litter/Trash and Materials Storage**

- Remove litter and trash on a regular basis. Post signage to prevent and report littering in trail and road access areas. Provide and maintain trash cans and bins at

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trail access points. Impose penalties for littering and dumping. Fines should be sufficient to prevent recurrence and also cover reimbursement of costs to remove and dispose of debris, restore the area if needed, and to pay for enforcement staff.

- Prohibit permanent storage of materials (e.g. hazardous and toxic chemicals, equipment, etc.) within the MHPA and ensure appropriate storage per applicable regulations in any areas that may impact the MHPA, due to potential leakage.
- Evaluate areas where dumping recurs for the need for barriers. Provide additional monitoring as needed (possibly by local and recreational groups on a “Neighborhood Watch” type program), and/or enforcement.

- **Adjacency Management Issues**

- Enforce, prevent and remove illegal intrusions into the MHPA on an annual basis, in addition to complaint basis.
- Disseminate educational information to residents adjacent to and inside the MHPA to heighten environmental awareness, and inform residents of access, appropriate plantings, construction or disturbance within MHPA boundaries, pet intrusion, fire management, and other adjacency issues.
- Install barriers (fencing, rocks/boulders, vegetation) and/or signage where necessary to direct public access to appropriate locations.

- **Invasive Exotics Control and Removal**

- Do not introduce invasive non-native species into the MHPA. Provide information on invasive plants and animals harmful to the MHPA, and prevention methods, to visitors and adjacent residents. Encourage residents to voluntarily remove invasive exotics from their landscaping.
- Remove giant reed, tamarisk, pampas grass, castor bean, artichoke thistle, and other exotic invasive species from creek and river systems, canyons and slopes, and elsewhere within the MHPA as funding or other assistance becomes available. Avoid removal activities during the reproductive seasons of sensitive species and avoid/ minimize impacts to sensitive species or native habitats. Monitor the areas and provide additional removal and apply herbicides if necessary. If herbicides are necessary, all safety and environmental regulations must be observed.
- If funding permits, initiate a baseline survey with regular follow-up monitoring to assess invasion or re-invasion by exotics, and to schedule removal. Utilize trained

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volunteers to monitor and remove exotic species as part of a neighborhood, community, school, or other organization's activities program.

- If eucalyptus trees die or are removed from the MHPA area, replace with appropriate native species. Ensure that eucalyptus trees do not spread into new areas, nor increase substantially in numbers over the years. Eventual replacement by native species is preferred.

- **Flood Control**

- Perform standard maintenance, such as clearing and dredging of existing flood channels, during the non-breeding or nesting season of sensitive bird or wildlife species utilizing the riparian habitat.
- Review existing flood control channels within the MHPA periodically (every 5-10 years) to determine the need for their retention and maintenance, and to assess alternatives, such as restoration of natural rivers and floodplains.

Section 1.6.2 of the Subarea Plan requires permanent protection of the long-term biological integrity of the MHPA and would apply to the portion of the project area that is within and adjacent to the MHPA. Protective measures may include use of open space easements, dedications, zoning, general plan designations, or other protective measures to ensure that such lands are managed and preserved consistent with the MSCP and this Subarea Plan.

Finally, conditions described in Appendix A of the Subarea Plan, “Species Evaluated for Coverage Under the MSCP,” would apply for all covered species that could occur in the project area and would be implemented for potential future projects.

### **3.10 CHOLLAS CREEK ENHANCEMENT PROGRAM CONSISTENCY**

A portion of Chollas Creek and its surrounding habitat occurs along the southern edge of the BSA and is part of the area addressed by the Chollas Creek Enhancement Program. Therefore, potential future projects within the proposed Chollas Creek open space would comply with the design/development guidelines described in the Chollas Creek Enhancement Program. These guidelines address wetland and upland restoration and rehabilitation, channel reconstruction, landscaping, trail systems, public art opportunities, and education and interpretive programs. The relevant design/development guidelines include:

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### Wetland and Upland Restoration and Rehabilitation

- Retain natural features, including existing vegetation, ravines, watercourses, and topographical features.
- Preserve, enhance, and maintain the existing natural setting through removal of non-native, invasive plants, retention of natural features, and including landscaping that complements the natural features.
- Restore disturbed areas.
- Avoid channelization.
- Integrate vacant parcels abutting the creek.
- Restore native wetland vegetation.
- Vegetate upland areas to complement creek habitat.
- Maintain natural drainage patterns.
- Recharge the creek's aquifer.
- Maintain and enhance water quality.
- Control erosion.
- Reclaim water.
- Address flood safety.

### Channel Reconstruction

- Hardscape the channelization of the creek (if it should occur) with stones or stepped concrete.
- Ensure the grade of the creek wall slope is consistent with the Land Development Code requirements.
- Remove concrete channel and daylight underground channels when possible.
- Design the creek emphasizing designs that are multi-functional hydrologically and recreationally.

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### Landscaping

- Use minimum vegetation ratios (vegetation should constitute no less than 25% of the landscape design).
- Use a plant palette specific to the edge of Chollas Creek.
- Plant fast growing riparian trees and riparian understory shrubs.
- Use reclaimed water for landscaping irrigation.
- Use landscape setbacks of 10 feet minimum from the rim of the creek.
- Use porous paving materials for hardscaping.

### Trail System

- Design trail to include natural elements.
- Address safety and maintenance during trail development.
- Enhance street trails with trees.
- Provide a buffer of at least 20 feet to accommodate a planting strip and shade trees between the creek and the public trail.

### Public Art Opportunities

- Incorporate diverse public art throughout the design of the creek's trail system, underpasses, and bridges.

### Education and Interpretive Program

- Recognize the creek's natural habitat through an interactive educational exhibit program.
- Promote education about Chollas Creek through interpretive centers, stations, and signs, and education programs in local schools.

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## CHAPTER 4.0 IMPACTS

This chapter addresses impacts to biological resources within the BSA that could result from implementing the proposed land use and zoning changes and General Plan amendment. Biological resources could be directly and/or indirectly impacted by related projects, as described below.

Direct impact: Any alteration, disturbance, or destruction of biological resources that would result from project-related activities is considered a direct impact. Examples include clearing vegetation, encroaching into wetlands, diverting surface water flows, and direct loss of individual species and/or their habitats.

Indirect impact: As a result of project-related activities, biological resources can also be affected in a manner that is not direct. Examples include elevated noise and dust levels, soil compaction, increased human activity, decreased water quality, and introduction of invasive wildlife (domestic cats and dogs) and plants.

Permanent impact: All impacts that result in the irreversible removal of biological resources are considered permanent. Examples include constructing a building or permanent road on an area containing biological resources. Impacts on vegetation can also be considered permanent if they would result in a change in vegetation community or land cover type or would result in a temporal loss of habitat.

Temporary impact: Impacts considered to have reversible effects on biological resources can be viewed as temporary. For example, the Biology Guidelines indicate that temporary habitat disruption and use of temporary staging areas that do not alter landform and are appropriately restored as part of a project are generally not considered permanent habitat loss.

Under City and CEQA guidelines, impacts to biological resources are considered significant if any of the following would occur:

1. A substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in the MSCP or other local or regional plans, policies, or regulations, or by CDFW or USFWS; a substantial adverse impact on any Tier I Habitat, Tier II Habitat, Tier IIIA Habitat, or Tier IIIB Habitat as identified in the City of San Diego LDC Biology Guidelines, or

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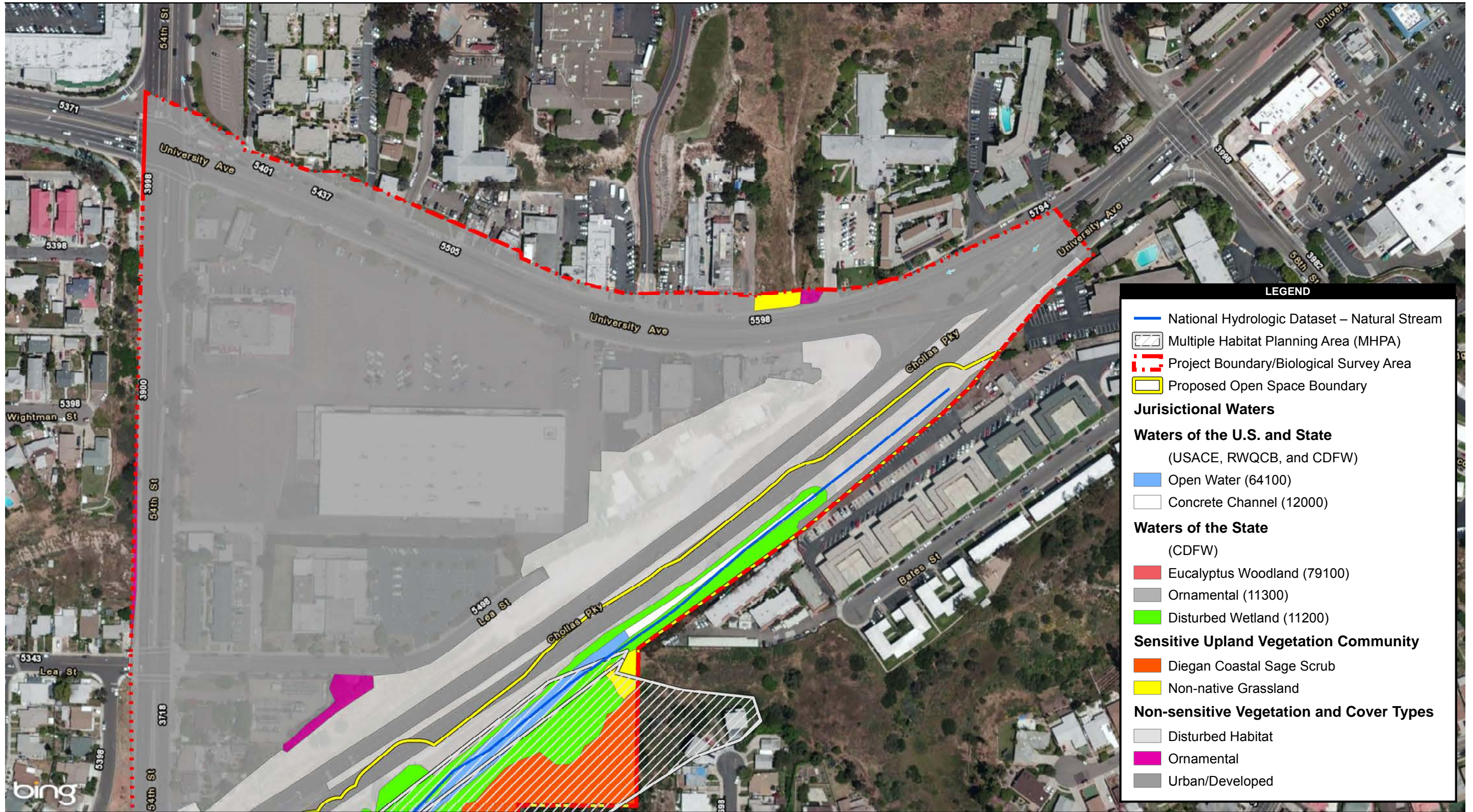
other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS.

2. A substantial adverse impact on wetlands (including marsh, vernal pool, riparian) through direct removal, filling, hydrological interruption, or other means.
3. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites.
4. Conflict with the provisions of an adopted HCP; the Natural Communities Conservation Planning Act; or other approved local, regional, or state habitat conservation plan, either within the MSCP Plan Area or in the surrounding region.
5. Introduce land use within an area adjacent to the MHPA that would result in adverse edge effects.
6. Conflict with any local policies or ordinances protecting biological resources.
7. Introduce invasive species of plants into a natural open space area.

The following impact analysis assumes that implementation of potential future projects associated with proposed land use changes, the General Plan amendment, and rezoning could affect all portions of the BSA. Potential impacts are evaluated based primarily on the framework developed as part of the Chollas Triangle Master Plan process. According to this framework, mixed-use development would occur throughout the existing developed portions of the BSA. Park space would be developed along and within most of the removed Chollas Parkway; the proposed park space zoning would allow development for active and passive recreation purposes.

The Chollas Creek corridor along the southern boundary of the BSA would be rezoned as open space. The northern boundary of this open space area would coincide with a 50-foot buffer established from the edge of the disturbed wetland habitat (Figures 8a and 8b). Potential future projects within the proposed Chollas Creek open space would likely be associated with implementation of the Chollas Creek Enhancement Program and are anticipated to include habitat restoration and enhancement, public access improvements, and other actions consistent with the goals of the Chollas Creek Enhancement Program. However, no specific projects have been developed, and potential effects on biological resources cannot be adequately evaluated at this time. Therefore, the following impact analysis focuses on effects of the urban redevelopment





Source: ESRI 2014, Microsoft 2010

200 100 0 200 Feet

Scale: 1:2,400; 1 inch = 200 feet

**Figure 8a**  
**Impacts to Biological Resources - North**



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**LEGEND**

- National Hydrologic Dataset – Natural Stream
- ▨ Multiple Habitat Planning Area (MHPA)
- - - Project Boundary/Biological Survey Area
- ▭ Proposed Open Space Boundary

**Jurisdictional Waters**

**Waters of the U.S. and State**  
(USACE, RWQCB, and CDFW)

- Open Water (64100)
- ▨ Concrete Channel (12000)

**Waters of the State**  
(CDFW)

- Eucalyptus Woodland (79100)
- ▨ Ornamental (11300)
- Disturbed Wetland (11200)

**Sensitive Upland Vegetation Community**

- Diegan Coastal Sage Scrub
- Non-native Grassland

**Non-sensitive Vegetation and Cover Types**

- Disturbed Habitat
- Ornamental
- Urban/Developed

Source: ESRI 2014, Microsoft 2010

200 100 0 200 Feet

Scale: 1:2,400; 1 inch = 200 feet

**Figure 8b**  
**Impacts to Biological Resources - South**



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and park space development north of Chollas Creek. Effects of potential future projects along Chollas Creek are generally described, but will require additional future evaluation.

## **4.1 DIRECT IMPACTS**

### **4.1.1 Vegetation Communities**

The extent of potential impacts on vegetation communities and other land cover types within the BSA is presented in Table 8. It is assumed that all areas outside of the proposed Chollas Creek open space would be directly impacted by redevelopment, including removal of Chollas Parkway. A very small area along the northern boundary of the open space also would be directly impacted by the roadway removal. The remainder of the open space, including portions within the MHPA, could be directly impacted by implementation of future projects associated with the Chollas Creek Enhancement Program. Creek enhancement projects could include activities such as removal of invasive vegetation; restoration of native vegetation; and development of trails, overlooks, and other community amenities. Table 8 indicates the amount of each vegetation community currently present within the proposed Chollas Creek open space area, all of which is potentially subject to future impacts of implementing the Chollas Creek Enhancement Program. Because no projects are currently proposed, the actual extent of potential impacts cannot be quantified at this time, but relatively large areas of sensitive vegetation communities, including disturbed wetland and Diegan coastal sage scrub, could be affected. These impacts may be considered significant, but there would likely be a long-term environmental benefit from habitat enhancement projects. Additional environmental review will be required to accurately quantify and evaluate impacts associated with future projects (other than roadway removal) within the proposed Chollas Creek open space area.

Direct impacts on vegetation communities and land cover types north of Chollas Creek can be quantified and fully evaluated at this time. A very small area (0.07 acre) of one sensitive upland community—non-native grassland (Tier IIB)—along the north side of University Avenue could be converted as a result of redevelopment (Figure 8a). Conversion of this area of non-native grassland would not be considered significant, because it does not meet the City Significance Threshold of 0.10 acre of loss for a significant impact on this habitat type. In addition, this area is of little habitat value because of its small size and location immediately adjacent to a busy roadway. No direct impact on any other sensitive habitats would result from removal of Chollas Parkway or redevelopment of urban areas to the north (potential indirect impacts of roadway removal on adjacent sensitive vegetation communities within the proposed open space are discussed in Section 4.2.1). Figures 8a and 8b depict vegetation communities and land cover types north of Chollas Creek that would be directly impacted.

**Table 8**  
**Potential Direct Impacts to Vegetation Communities and**  
**Other Land Cover Types within the Biological Study Area**

Vegetation Communities and Land Cover Types	MSCP Tier Level	Impact (acres)				Total
		Outside Chollas Creek Open Space	Inside Chollas Creek Open Space			
			Inside MHPA	Outside MHPA		
<b>Riparian and Wetlands</b>					<b>3.18</b>	
Disturbed Wetland	Wetland	0.00	1.10	2.08	3.18	
<b>Uplands</b>					<b>1.86</b>	
Diegan Coastal Sage Scrub	II	0.00	1.45	0.09	1.54	
Eucalyptus Woodland	IV	0.00	0.15	0.00	0.15	
Non-Native Grassland	IIIB	0.07	0.05	0.05	0.17	
<b>Other Cover Types</b>					<b>37.81</b>	
Disturbed Land	IV	5.00	0.00	1.71	6.72	
Ornamental	IV	0.24	0.30	0.06	0.61	
Urban/Developed	N/A	29.03	0.00	1.45	30.48	
<b>Total</b>		<b>34.35</b>	<b>3.05</b>	<b>5.45</b>	<b>42.85</b>	

MSCP = Multiple Species Conservation Program; MHPA = Multiple Habitat Planning Area

Direct impacts north of Chollas Creek would result in redevelopment of 30.48 acres of urban/developed land and would have no effect on native vegetation. The majority of this area would continue to support urban/developed cover types, but the southern portion would be converted to park space. In addition, approximately 1.45 acres of urban/developed land would be converted to open space. Conversion of urban/developed land to park space and open space would result in an improvement to the biological values of these areas. Therefore, these impacts on urban/developed land would not be considered significant.

Impacts on 6.72 acres of disturbed land would result from redevelopment north of Chollas Parkway and conversion of the roadway corridor to park space and open space. Disturbed land north of Chollas Parkway has very little, if any, biological value and its loss would not affect any sensitive species. Conversion of disturbed land within and on the south side of the roadway would result in an improvement to the biological value of the habitat, including 1.71 acres that would become part of the proposed Chollas Creek open space. Therefore, loss of disturbed land would not be considered a significant impact.

Approximately 0.61 acre of ornamental vegetation is located north of Chollas Parkway, most of which is within the proposed park space area. This vegetation could be retained or removed as part of the park space development. Potential removal of this ornamental vegetation would not be considered a significant impact because it has little, if any, habitat value, is not considered sensitive, and does not provide habitat for any sensitive species.

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#### 4.1.2 Jurisdictional Waters and Wetlands

Jurisdictional waters of the U.S., state, and City within the BSA are restricted to Chollas Creek. As described above, no projects are currently proposed within the creek corridor. Removal of the Chollas Parkway roadway would encroach slightly on the proposed open space, but would not directly impact jurisdictional waters or wetlands (potential indirect impacts of roadway removal on adjacent waters and wetlands within the open space are discussed below in Section 4.2.2).

Direct impacts on the 3.98 acres of jurisdictional waters and wetlands along Chollas Creek (Table 9 and Figure 8b) could result from implementation of future Chollas Creek Enhancement Program projects, which could include habitat restoration, trail and overlook construction, and other recreational and habitat enhancements along the creek. Although such enhancements could result in a long-term benefit to habitat values, they could have a substantial adverse effect in the short term that would be potentially significant. Because no such projects are currently proposed, the actual extent of potential impacts cannot be adequately assessed at this time, and additional environmental review will be required to accurately quantify and evaluate impacts associated with future projects along Chollas Creek.

**Table 9**  
**Potential Direct Impacts to Jurisdictional Waters and Wetlands within the Biological Study Area from Implementation of the Chollas Creek Enhancement Program**

Type of Jurisdictional Waters and Wetlands	Impact (acres)		
	Inside Chollas Creek Open Space		Total
	Inside MHPA	Outside MHPA	
<b>Jurisdictional Waters of the U.S. (USACE, RWQCB, CDFW, and City of San Diego)</b>			
Other Waters	0.86	0.19	1.05
<b>Jurisdictional Waters of the State (CDFW and City of San Diego)</b>			
Non-wetland Riparian	2.03	0.90	2.93
<b>Total</b>	<b>2.89</b>	<b>1.09</b>	<b>3.98</b>

CDFW = California Department of Fish and Wildlife; MHPA = Multiple Habitat Planning Area; RWQCB = Regional Water Quality Control Board; USACE = U.S. Army Corps of Engineers

#### 4.1.3 Special-Status Plants

No special-status plants are expected to occur within the BSA. All four of the species evaluated were determined to have low potential to occur in the BSA because of the poor habitat quality. In addition, all of these species are visible year-round and would have been detected, if present, during the field surveys. Therefore, no direct impacts on special-status plants would occur.

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#### **4.1.4 Special-Status Wildlife**

No special-status birds are anticipated to occur in the BSA, but common birds protected by the CFGC and MBTA could nest on buildings and in small areas of ornamental and other vegetation within the mostly developed portion of the BSA north of Chollas Parkway. Redevelopment activities within this area could result in removal and/or disturbance of active nests, potentially resulting in loss of protected birds. This would be a significant impact.

The Chollas Creek corridor supports suitable habitat for two special-status species: two-striped garter snake and Mexican long-tongued bat. Potential direct impacts to these species are limited to those that could result from implementation of future projects along the creek. Nesting birds protected by the CFGC and MBTA could also be directly impacted by future projects along the creek if project activities occur during the breeding season. Although creek enhancements could result in a long-term benefit to special-status wildlife, impacts from projects along the creek could also have a substantial adverse effect in the short term that would be potentially significant. Because no such projects are currently proposed, the actual extent of potential impacts cannot be adequately assessed at this time, and additional environmental review will be required to accurately quantify and further evaluate impacts associated with future projects along Chollas Creek.

#### **4.1.5 Wildlife Dispersal Corridors and Linkages**

Although Chollas Creek does not function as a regional wildlife corridor, it does provide refuge for wildlife and may act as a local linkage and stopover for migrating birds. Implementation of potential future projects north of Chollas Creek, including removal of Chollas Parkway, would not have any direct impact on wildlife habitat along Chollas Creek or usage of the creek as a habitat linkage. A portion of the creek is within the MHPA of the MSCP; consistency with the MSCP is discussed below in Section 4.3.

Potential impacts to the Chollas Creek linkage could result from implementation of future projects associated with the Chollas Creek Enhancement Program, such as habitat restoration, trail and overlook construction, and other recreational and habitat enhancements along the creek. Although these enhancements could result in a long-term benefit to the habitat values of the linkage, they could also have adverse effects that may be considered significant. Because no such projects are currently proposed, the actual extent of potential impacts cannot be adequately assessed at this time, and additional environmental review will be required to accurately quantify and further evaluate impacts associated with future projects along Chollas Creek.



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## **4.2 INDIRECT IMPACTS**

### **4.2.1 Vegetation Communities**

Vegetation communities south of Chollas Parkway, which would not be directly impacted by urban redevelopment, roadway removal, or park space development, could be indirectly impacted by these actions. Indirect impacts that could occur during construction activities include effects of fugitive dust, sedimentation, and exposure to contaminants. Potential for long-term contaminant exposure from use of herbicides, pesticides, fertilizers, and other potentially harmful materials in maintenance of park space adjacent to Chollas Creek would be avoided by implementation of Land Use Adjacency Guidelines that address toxics. Indirect impacts during construction could be significant if they would result in a substantial adverse effect to the disturbed wetland and Diegan coastal sage scrub vegetation along and adjacent to the creek and to non-native grassland north of University Avenue that is outside of the project area.

Although park space would be developed within 100 feet of Chollas Creek, existing functions and values of the creek would be maintained by establishing an open space buffer that would extend 50 feet from the edge of the disturbed wetland vegetation or the natural stream line where no vegetation is present (Figure 8b). The 50-foot wetland buffer represents the boundary between the proposed Chollas Creek open space and the park space to be developed within the former roadway. An overall long-term beneficial impact to sensitive communities along Chollas Creek would result from providing this wetland buffer and from developing a park space transition between the open space to the south and urban development to the north. Therefore, zoning and development of the area north of Chollas Creek as park space and zoning the creek and 50-foot buffer as open space is unlikely to have substantial adverse indirect effects on the sensitive communities along the creek.

If enhancement of public access to Chollas Creek is part of future projects, such projects could result in indirect impacts on vegetation along the creek. The actual extent and nature of potential impacts cannot be described at this time because no specific projects are currently proposed. Impacts could be considered significant if they would result in a substantial adverse effect to creekside vegetation. Additional environmental review will be required to accurately quantify and evaluate impacts associated with future projects within the proposed Chollas Creek open space area.

### **4.2.2 Jurisdictional Waters and Wetlands**

Jurisdictional waters and wetlands along Chollas Creek could be indirectly impacted by fugitive dust, sedimentation, and exposure to contaminants during construction activities associated with

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removal of Chollas Parkway and subsequent park space development. Potential for long-term contaminant exposure from the use of herbicides, pesticides, fertilizers, and other potentially harmful materials in maintenance of park space adjacent to Chollas Creek would be avoided by implementation of Land Use Adjacency Guidelines that address toxics. Indirect impacts during construction could be significant if they would result in substantial adverse effects to jurisdictional waters and wetlands.

The existing functions and values of jurisdictional waters and wetlands along Chollas Creek would be preserved, and possibly enhanced, by establishment of the proposed open space boundary 50 feet from the edge of the jurisdictional habitat (Figure 8b). This would provide a buffer greater than the current distance between the creek and the existing roadway. Converting the roadway corridor to park space/open space would reduce the amount of impermeable surface adjacent to the creek, which could reduce contamination and improve water quality. Therefore, potential long-term indirect impacts of removing the roadway and developing the park space corridor are unlikely to have substantial adverse indirect effects on jurisdictional waters and wetlands along Chollas Creek.

Implementation of future projects associated with the Chollas Creek Enhancement Program could result in significant indirect impacts on jurisdictional waters and wetlands, such as reduced water quality, during project implementation. In addition, long-term effects could result from enhancement of public access to the creek. The actual extent and nature of potential impacts cannot be described at this time because no specific projects are currently proposed. Although enhancement projects could result in a long-term overall benefit to habitat quality, short-term impacts could be considered significant if they would result in substantial adverse effects. Additional environmental review will be required to accurately quantify and evaluate impacts associated with future projects within the proposed Chollas Creek open space area.

#### **4.2.3 Special-Status Plants**

No special-status plants are expected to occur within the BSA. All four of the species evaluated were determined to have low potential to occur in the BSA because of the poor habitat quality. In addition, all of these species are visible year-round and would have been detected, if present, during the field surveys. Therefore, no indirect impact on special-status plants are anticipated to occur.

#### **4.2.4 Special-Status Wildlife Species**

Suitable habitat for two-striped garter snake and Mexican free-tongued bat along Chollas Creek could be indirectly impacted by fugitive dust, sedimentation, and exposure to contaminants

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during construction activities associated with Chollas Parkway removal and park space development. Potential for long-term contaminant exposure from use of herbicides, pesticides, fertilizers, and other potentially harmful materials in maintenance of park space adjacent to riparian vegetation along Chollas Creek would be avoided by implementing Land Use Adjacency Guidelines that address toxics. Indirect impacts during construction could be significant if they would result in substantial adverse effects to two-striped garter snake or Mexican free-tongued bat.

No special-status birds are expected to occur within the BSA, but common nesting birds protected by the CFGC and MBTA could be adversely affected by disturbance from construction activities associated with roadway removal and park space development adjacent to Chollas Creek if such activities occur during the breeding season. Disturbance could result in nest failure and loss of individuals. Loss of birds protected by the CFGC or MBTA would be a significant impact.

Special-status wildlife and common nesting birds that occupy the Chollas Creek corridor are not anticipated to suffer long-term adverse effects of developing the park space corridor. The park space boundary would be 50 feet from the edge of the creek or riparian vegetation. This would provide a buffer greater than the current distance between the creek and the current high levels of disturbance associated with the existing roadway and pedestrian shoulder. Although public use of the park space would be encouraged, such use is not anticipated to increase noise levels and other sources of disturbance compared to existing conditions. Therefore, removing the roadway and developing the park space corridor are unlikely to have substantial adverse indirect effects on special-status and other protected wildlife using the Chollas Creek corridor.

Implementation of future projects associated with the Chollas Creek Enhancement Program could result in significant indirect impacts on two-striped garter snake, Mexican free-tongued bat, and common birds protected by the CFGC and/or MBTA. Impacts would primarily be restricted to the construction period, although long-term effects could result from enhancement of public access to the creek. The actual extent and nature of potential impacts cannot be described at this time because no specific projects are currently proposed. Although enhancement projects could result in a long-term overall benefit to habitat quality for special-status wildlife, short-term impacts could be considered significant if they would result in substantial adverse effects. Additional environmental review will be required to accurately quantify and evaluate impacts associated with future projects within the proposed Chollas Creek open space area.

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#### **4.2.5 Wildlife Dispersal Corridors and Linkages**

Chollas Creek is not a designated MSCP regional wildlife corridor, but it does provide refuge for wildlife and may act as a local habitat linkage and corridor for local wildlife movement. The proposed open space boundary would provide a greater buffer than the current distance between the creek and existing roadway and pedestrian shoulder. Therefore, although public use of the park space would be encouraged, such use is not anticipated to increase interference with wildlife use of the creek habitat compared to the existing conditions. Because the creek is bordered by urban development and existing disturbance levels are very high, implementation of urban redevelopment and development of park space north of the existing Chollas Parkway are not anticipated to substantially interfere with use of the habitat as foraging and nesting habitat, or to obstruct wildlife movement. However, roadway removal and park space development within the Chollas Parkway alignment would likely require movement of heavy equipment, increased noise levels, and increased human disturbance associated with construction personnel. These increased disturbance levels adjacent to the creek during project implementation could interfere with wildlife use along Chollas Creek and result in a significant impact. Potential impacts related to the MHPA and consistency with the MSCP are discussed below in Section 4.3.

Implementation of future projects associated with the Chollas Creek Enhancement Program could result in significant indirect impacts on wildlife use of the creek habitat. Impacts would primarily be restricted to the construction period, although long-term effects could result from enhancement of public access to the creek. The actual extent and nature of potential impacts cannot be described at this time because no specific projects are currently proposed. Although enhancement projects could result in a long-term overall benefit to habitat quality and contribute to improving the value of the larger Chollas Creek corridor for longer distance wildlife movements, short-term impacts could be considered significant if they would result in substantial adverse effects on wildlife use or movement. Additional environmental review will be required to accurately quantify and evaluate impacts associated with future projects along Chollas Creek.

#### **4.3 MULTIPLE SPECIES CONSERVATION PROGRAM CONSISTENCY**

Designation of the Chollas Creek corridor as open space would be consistent with compatible land uses identified in Section 1.4.1 of the Subarea Plan, which indicates that passive recreation is considered conditionally compatible with the biological objectives of the MSCP and is allowed within the City's MHPA. Because the proposed park space is adjacent to a portion of the MHPA, roadway removal and park space development and maintenance would be implemented in accordance with relevant Subarea Plan policies, guidelines, objectives, conditions, and directives described above in Section 3.9. In addition, the proposed open space boundary would

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provide a greater buffer than the current distance between the creek and existing roadway and pedestrian shoulder, and proposed park space would be a more compatible land use adjacent to the MHPA than Chollas Parkway. Therefore, proposed roadway removal and park space development would be consistent with the MSCP.

Future projects associated with the Chollas Creek Enhancement Program are intended to comply with MSCP Subarea Plan policies, guidelines, objectives, conditions, and directives. In addition, implementation of the enhancement program would likely result in a long-term overall benefit to habitat quality and integrity of the MHPA and MSCP. However, additional environmental review will be required to fully evaluate MSCP consistency of future projects proposed as part of the Chollas Creek Enhancement Program.

#### **4.4 CONSISTENCY WITH THE CHOLLAS CREEK ENHANCEMENT PROGRAM**

One of the specific project objectives is to create a safe, accessible, and attractive park environment along Chollas Creek, which is consistent with the Chollas Creek Enhancement Program. Vacation of Chollas Parkway, development of park space, and establishment of the proposed Chollas Creek open space would be consistent with, and facilitate implementation of, the Chollas Creek Enhancement Program, the overall goal of which is to create a linear park encompassing the multiple branches of Chollas Creek, including the portion immediately south of Chollas Parkway. Specific components of the program vision are to maintain natural areas of the creek in an undisturbed fashion; promote cohesive new development that integrates buildings, open space, and the creek into successful and usable areas for the community; and restore channelized creeks in urbanized areas to more natural and safe (with adequate flood protection and enhanced personal safety) conditions. Removing Chollas Parkway and designating approximately one-half of the vacated space as population-based parkland and the other one-half as open space would directly contribute to fulfillment of this vision. Therefore, proposed roadway removal, park space development, and open space designation would be consistent with the Chollas Creek Enhancement Program.

The Chollas Creek Enhancement Program is intended to be used as a guide to develop recommendations for future improvements along Chollas Creek. However, applicable design/development guidelines and potential conflict with project plans cannot be evaluated at this time because no projects are currently proposed. Therefore, additional environmental review will be required to assess consistency of future projects along the creek with the Chollas Creek Enhancement Program.

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## 4.5 CUMULATIVE IMPACTS

CEQA Guidelines Section 15355 defines cumulative impacts as “two or more individual effects [that], when considered together, are considerable or [that] compound or increase other environmental impacts.” Cumulative impacts refer to the incremental impacts from two or more projects when considered together. When analyzed separately, the impacts may be minor, but when analyzed together, they could be considered significant over a period of time.

The proposed land use changes, General Plan amendment, and rezoning, as well as implementation of reasonably foreseeable future projects (e.g., redeveloping land north of Chollas Parkway, removing Chollas Parkway, and developing park space) could result in significant impacts to vegetation communities, jurisdictional waters and wetlands, and special-status species, and could result in inconsistency with the MSCP. These potential impacts would be mitigated to less-than-significant levels with implementation of the mitigation measures identified in Chapter 5.

The City has undergone extensive conversion of native habitat, which resulted in significant impacts on biological resources, including encroachment of surrounding urban development on the Chollas Creek watershed. Some adverse impacts from this surrounding development are ongoing, such as human disturbance and urban runoff.

Because the proposed project could contribute to these ongoing impacts, it could result in a cumulatively considerable incremental contribution to a significant cumulative impact. However, implementing the mitigation measures described in Chapter 5 would reduce the incremental contribution to any potentially significant cumulative impacts because the measures conform to the MSCP, as specified by the Subarea Plan, and the implementing ordinances (i.e., Biology Guidelines and ESL Regulations). Projects that comply with the MSCP are not expected to result in a significant cumulative impact for biological resources that are covered by the MSCP, including those that would be affected by future projects. Therefore, the proposed land use changes, General Plan amendment, and rezoning would not make a considerable incremental contribution to a significant cumulative impact, and the resulting impact would be less than significant.

Because no specific projects have been proposed in relation to enhancement of Chollas Creek, the potential contribution of such projects to a significant cumulative impact on biological resources cannot be adequately evaluated at this time, and additional environmental review will be required to assess cumulative impacts of such future projects.

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## **CHAPTER 5.0 MITIGATION**

Mitigation is required for impacts that are considered significant under the City's Biology Guidelines (City of San Diego 2012) and the City's CEQA Significance Determination Thresholds for biological resources (Appendix I of the Biology Guidelines).

Mitigation is defined in CEQA Guidelines Section 15370 (Title 14, Chapter 3, Article 20) as follows:

- Avoiding the impact altogether by not taking a certain action or parts of an action.
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- Compensating for the impact by replacing or providing substitute resources or environments.

According to the City's Biology Guidelines, mitigation is the process of reducing significant impacts to below a level of significance. The process of identifying biological mitigation under the ESL Regulations and CEQA consists of two parts:

- identification of significant biological impacts and
- identification of the corresponding mitigation requirements to reduce the impacts to below a level of significance.

Compensatory mitigation would be required for any impacts that cannot be avoided or adequately minimized. The following sections describe measures that would reduce biological impacts to sensitive vegetation communities, jurisdictional waters and habitats, special-status plants, special-status wildlife, and wildlife linkages to levels below significance under CEQA and the City's MSCP Subarea Plan.

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## **5.1 MITIGATION MEASURES FOR FUTURE PROJECTS IN AREAS EXCLUDING CHOLLAS CREEK**

Implementation of the measures described in the sections below would reduce significant impacts related to sensitive vegetation communities, jurisdictional wetlands and waters, special-status plants, special-status wildlife, and MSCP consistency to less than significant. These measures relate to implementation of the proposed land use changes, General Plan amendment, and rezoning, as well as future projects that could be implemented north of the southern shoulder of Chollas Parkway (i.e. north of the boundary between the southern edge of the roadway mapped as urban/developed and the road shoulder mapped as disturbed land in Figures 4a and 4b). As discussed in the impacts section above, potential effects of future projects along Chollas Creek cannot be adequately assessed at this time, and additional environmental review of such projects will be required consistent with the mitigation framework described below in Section 5.2.

### **5.1.1 Direct Impacts**

#### **5.1.1.1 Special-Status Wildlife Species**

Potential direct impacts on nesting birds protected by the CFGC and MBTA will be avoided and/or minimized through implementation of the following measures:

- Removal of vegetation or structures that could be used by nesting birds shall be conducted outside of the bird nesting season (February 1 through September 15), to the maximum extent feasible.
- If vegetation or structure removal is not completed during the non-nesting season, a pre-construction survey shall be conducted by a qualified biologist to determine if active bird nests are present within any vegetation or structures to be removed.
- If an active nest is found, an appropriately sized protective buffer shall be determined by a qualified biologist, and implementation of the buffer shall be monitored by the biologist until the young have fledged or the nest is otherwise no longer active. The buffer may be adjusted as appropriate, depending on the nest stage and disturbance level.

### **5.1.2 Indirect Impacts**

#### **5.1.2.1 Sensitive Vegetation Communities**

Implementation of the following measures will minimize indirect impacts on sensitive vegetation communities:



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- A qualified biologist shall monitor and confirm compliance with applicable Subarea Plan policies and guidelines during construction activities adjacent to sensitive vegetation communities, including non-native grassland north of University Avenue and disturbed wetland along Chollas Creek. The biological monitor shall be familiar with local habitats, plants, and wildlife, and shall maintain communications with the contractor to ensure that issues relating to biological resources are appropriately and lawfully managed. Biological monitoring shall occur within designated areas during critical times, such as installation of best management practices (BMPs) and fencing to protect habitat along the creek, and to ensure that all avoidance and minimization measures are properly constructed and followed. The project biologist shall provide a final report documenting compliance with avoidance and minimization measures within 60 days of completion of construction activities.
  - Project employees and contractors on-site shall complete a worker-awareness training conducted by the biological monitor. The training shall advise workers of potential impacts to the sensitive habitat and species and the potential penalties for impacts to such habitat and species. At a minimum, to promote continued successful occupation of areas adjacent to the work footprint, the program shall include the following topics: occurrences of the listed and sensitive species in the area, a physical description and their general ecology, sensitivity of the species to human activities, legal protection afforded these species, and work features designed to reduce the impacts to these species. Employees and contractors shall be instructed to immediately notify the biological monitor of any incidents, such as construction vehicles that move outside of the work area boundary. The biological monitor shall be responsible for notifying the City within 72 hours of any incident.
  - Orange construction fencing shall be placed along the perimeter of the identified construction, laydown, and equipment storage areas adjacent to Chollas Creek and other areas that support sensitive vegetation communities.
  - BMPs shall be implemented during construction to prevent impacts to water quality in Chollas Creek.
  - Spill prevention and cleanup measures shall be practiced on-site. Fuel and equipment shall be stored at least 100 feet from Chollas Creek.
  - Prior to construction, the project contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the State's General Construction Storm Water Permit – 99-08-DWQ, and implement the SWPPP during construction. Specific measures to be incorporated into the SWPPP include the following:

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- a. All equipment shall be maintained in accordance with manufacturer's recommendations and requirements.
  - b. Equipment and containers shall be inspected daily for leaks.
  - c. The contractor shall use off-site maintenance and repair shops as much as possible for maintenance and repair of equipment.
  - d. If maintenance of equipment occurs on-site, within all areas, fuel/oil pans, absorbent pads, or appropriate containment shall be used to capture spills/leaks.
- All food-related trash such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and/or closed trash bags and regularly removed from the project site. Feeding of wildlife shall be strictly prohibited.

#### **5.1.2.2 Jurisdictional Areas**

Implementation of the measures described above for sensitive vegetation communities would also minimize potential indirect impacts on jurisdictional areas by preventing accidental incursion into these areas, minimizing water quality degradation (e.g., erosion and sedimentation), and preventing and containing contaminant spills.

#### **5.1.2.3 Special-Status Wildlife**

Implementation of measures described above for sensitive vegetation communities would also minimize potential for indirect impacts on special-status wildlife. Indirect impacts on protected nesting birds would be further minimized by implementation of the following measures:

- Construction activities adjacent to Chollas Creek shall be conducted outside of the bird nesting season (February 1 through September 15), to the maximum extent feasible.
- If construction occurs during the nesting season (February 1 through September 15), a pre-construction survey shall be conducted by a qualified biologist to determine if active bird nests are present within 200 feet of construction areas.
- If an active nest is found, an appropriately sized protective buffer shall be determined by a qualified biologist, and implementation of the buffer shall be monitored by the biologist until the young have fledged or the nest is otherwise no longer active. The buffer may be adjusted as appropriate, depending on the nest stage and disturbance levels.

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#### **5.1.2.4 Wildlife Dispersal Corridors and Linkages**

Implementation of measures described above for sensitive vegetation communities and special-status wildlife would also minimize potential for indirect impacts on wildlife dispersal corridors and linkages by preventing accidental incursion into the creek corridor and requiring pre-construction nesting bird surveys and implementation of protective buffers around active nests.

### **5.2 MITIGATION FRAMEWORK FOR FUTURE PROJECTS ALONG CHOLLAS CREEK**

All impacts on sensitive biological resources along Chollas Creek would be avoided to the maximum extent feasible and minimized when avoidance is not possible. Future projects that could significantly affect biological resources in the undeveloped area along Chollas Creek would implement the Biological Resources Mitigation Framework detailed below. Where impacts are not avoidable or cannot be minimized, compensatory mitigation would be required to reduce significant impacts to below a level of significance. Mitigation measures typically employed include resource avoidance, restoration or creation of habitat, dedication or acquisition of habitat, or payment into the City's Habitat Acquisition Fund or other City-approved mitigation bank. Mitigation measures would be determined and implemented at the project level. Adherence to the framework below is anticipated to minimize impacts to sensitive biological resources.

#### **5.2.1 Sensitive Upland Vegetation Communities**

Future projects resulting in impacts to sensitive upland habitats along Chollas Creek (i.e., Diegan coastal sage scrub and non-native grassland south of the creek) would implement avoidance and minimization measures that are consistent with the Biology Guidelines and MSCP Subarea Plan, and would provide suitable mitigation in accordance with the Biology Guidelines. Future project-level plans would incorporate project design features to minimize direct impacts on sensitive upland vegetation communities, consistent with federal, state, and City guidelines. Any required mitigation for impacts on sensitive vegetation communities would be at ratios based on the tier level of the vegetation community, the location of the impact, and the location of the mitigation site, and would be outlined in a conceptual mitigation plan in accordance with the Biology Guidelines. Mitigation for impacts on sensitive vegetation communities would be developed at the time future projects are proposed.

#### **5.2.2 Sensitive Wetland Vegetation Communities and Jurisdictional Waters and Wetlands**

To reduce potential direct impacts to City, state, and federally regulated wetlands, all future projects along Chollas Creek would be required to comply with USACE CWA Section 404

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requirements and special conditions, CDFW Section 1602 Streambed Alteration Agreement requirements and special conditions, and the City's ESL Regulations for minimizing impacts to wetlands. Achieving consistency with these regulations for impacts on wetlands and special aquatic sites would reduce potential impacts to regulated wetlands and provide compensatory mitigation (as required) to ensure no-net-loss of wetland habitats.

Prior to obtaining discretionary permits for future actions, a site-specific biological resources survey would be completed in accordance with the Biology Guidelines. Any required mitigation for impacts would be outlined in a conceptual wetland mitigation plan that is prepared in accordance with the guidelines. In addition, a preliminary or final jurisdictional wetlands delineation of the project site would be completed following the methods outlined in the USACE 1987 Manual (Environmental Laboratory 1987) and 2008 Supplement (Environmental Laboratory 2008). A determination of the presence/absence and boundaries of any waters of the U.S. and state would be completed following the appropriate USACE guidance documents for determining ordinary high water mark boundaries. The limits of any habitats on-site under the sole jurisdiction of CDFW would also be delineated, as well as any special aquatic sites that may not meet federal jurisdictional criteria but are regulated by the RWQCB. Future project-level plans would incorporate measures to minimize direct impacts to jurisdictional waters, wetlands, and other creekside habitats, consistent with federal, state, and City guidelines.

Additionally, any impacts to wetlands would require a deviation from the ESL wetland regulations. Under the wetland deviation process, projects that have wetland impacts would be considered only pursuant to one of three options: Essential Public Project, Economic Viability Option, or Biologically Superior Option. The most appropriate option for future projects within the proposed Chollas Creek open space area is anticipated to be the Biologically Superior Option.

Unavoidable impacts to wetlands would be minimized to the maximum extent practicable and mitigated as follows:

- As part of the project-specific environmental review pursuant to CEQA, all unavoidable wetland impacts shall be analyzed, and mitigation shall be required in accordance with ratios outlined in the Biology Guidelines. Mitigation shall be based on the impacted type of wetland and project design. Mitigation shall prevent any net loss of wetland functions and values of the impacted wetland.
- For the Biologically Superior Option, the project and proposed mitigation shall include avoidance, minimization, and compensatory measures that shall result in a biologically superior net gain in overall function and values of (a) the type of wetland resource being impacted and/or (b) the biological resources to be conserved. The Biologically Superior

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Option mitigation shall include either (1) standard mitigation per the Biology Guidelines, including wetland creation or restoration of the same type of wetland resource that is being impacted that results in high-quality wetlands, and a biologically superior project design whose avoided area (a) is in a configuration or alignment that optimizes the potential long-term biological viability of the on-site sensitive biological resources, and/or (b) conserves the rarest and highest quality on-site biological resources; or (2) for a project not considered consistent with “1” above, extraordinary mitigation shall be required.

The following provides operational definitions of the four types of activities that constitute wetland mitigation under the ESL Regulations:

- **Wetland creation** is an activity that results in the formation of new wetlands in an upland area. An example is excavation of uplands adjacent to existing wetlands and establishment of native wetland vegetation.
- **Wetland restoration** is an activity that re-establishes the habitat functions of a former wetland. An example is the excavation of agricultural fill from historic wetlands and the re-establishment of native wetland vegetation.
- **Wetland enhancement** is an activity that improves the self-sustaining habitat functions of an existing wetland. An example is removal of exotic species from existing riparian habitat.
- **Wetland acquisition** may be considered in combination with any of the three mitigation activities above.

Because wetland impacts within the proposed Chollas Creek open space area are most likely to be associated with creek enhancement projects, mitigation is anticipated to be incorporated into project design. Mitigation is most likely to occur in the form of on-site wetland restoration and/or wetland enhancement, depending on the project. Wetland creation may not be feasible based on spatial constraints. Acquisition of off-site wetlands may be necessary if unavoidable impacts cannot be fully mitigated on-site.

The Biology Guidelines and Subarea Plan require that impacts on wetlands be avoided and that a sufficient wetland buffer be maintained, as appropriate, to protect resource functions/values. The project-specific Biology Report(s) would include an analysis of on-site wetlands (including City, state, and federal jurisdiction analysis) and, if present, include project alternatives that fully/substantially avoid wetland impacts. Detailed evidence supporting why there is no feasible less environmentally damaging location or alternative to avoid any impacts would be provided

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for City staff review; a mitigation plan that specifically identifies how the project is to compensate for any unavoidable impacts would also be provided. A conceptual wetland mitigation plan would be approved by City staff prior to the release of the draft environmental document. Avoidance would be the first requirement; mitigation would only be used for impacts clearly demonstrated to be unavoidable.

Prior to the commencement of any construction-related activities on-site for projects impacting wetland habitat (including earthwork and fencing), the applicant would provide evidence of the following to the Assistant Deputy Director/Environmental Designee prior to any construction activity:

- Compliance with the USACE Section 404 Nationwide Permit
- Compliance with the RWQCB Section 401 Water Quality Certification
- Compliance with the CDFW Section 1601/1603 Streambed Alteration Agreement

### **5.2.3 Special-Status Species**

To reduce potentially significant impacts that would cause a reduction in the number of unique, rare, endangered, sensitive, or fully protected species of plants or animals, all subsequent projects that could affect habitat along Chollas Creek would be analyzed in accordance with the CEQA Significance Thresholds, which require that site-specific biological resources surveys be conducted in accordance with the Biology Guidelines. The locations of any sensitive plant species, including listed, rare, and narrow endemic species, as well as the potential for occurrence of any listed or rare wildlife species, would be recorded and presented in a biological resources report. Based on available habitat within the proposed open space area, focused presence/absence surveys would be conducted in accordance with the Biology Guidelines and applicable resource agency survey protocols to determine the potential for impacts resulting from the future projects on these species. Measures would be incorporated into the design of future projects to minimize or eliminate direct impacts on sensitive plant and wildlife species consistent with the FESA, MBTA, CESA, Subarea Plan, and ESL Regulations.

### **5.2.4 Wildlife Corridors and Linkages**

Mitigation to reduce potentially significant impacts of future projects that would interfere with the movement of wildlife species along Chollas Creek would be identified in site-specific biological resources surveys prepared in accordance with the Biology Guidelines during the project-level review process. The Biology Report(s) would include results of protocol surveys and recommendations for additional measures to be implemented during construction-related

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activities. The report would identify the limits of habitat linkages and analyze potential impacts in relation to local fauna to minimize direct impacts on sensitive wildlife species and to provide for continued wildlife movement through the corridor.

Measures to minimize direct impacts on wildlife movement, nesting activities, and/or foraging activities would be identified in the Biology Report(s) and incorporated into project-level construction documents. The Biology Report(s) would include recommendations for pre-construction protocol surveys to be conducted during established breeding seasons, construction noise monitoring, and implementation of any species-specific mitigation plans to comply with the FESA, MBTA, CFGC, and/or ESL Regulations.

### **5.2.5 Multiple Species Conservation Program Consistency**

Consistency of future projects with the MSCP would be addressed at the project level. All projects that would be implemented within or adjacent to the designated MHPA along Chollas Creek would incorporate features into the project and/or permit conditions that demonstrate compliance with Subarea Plan policies and guidelines, including the MHPA Land Use Adjacency Guidelines. Projects would comply with the Land Use Adjacency Guidelines of the MSCP in terms of land use, drainage, access, lighting, noise, invasive plant species, grading, brush management, and toxic substances in runoff. Potential mitigation measures would include sufficient buffers and design features, barriers (rocks, boulders, signage, fencing, and appropriate vegetation) where necessary, lighting directed away from the MHPA, and berms or walls adjacent to uses that may introduce construction noise or noise from future projects that could impact or interfere with wildlife use of the MHPA. The project biologist for each proposed project would identify specific mitigation measures to reduce impacts to below a level of significance.

Subsequent environmental review would be required to determine the significance of impacts and consistency with the MSCP. Prior to project approval, the City would identify specific conditions of approval designed to avoid or reduce potential impacts to the MHPA. Specific measures to ensure avoidance or reduction of potential MHPA impacts may be required for future projects as part of the subsequent environmental review and permit processing. Although not anticipated to be required based on the likely nature of future projects along Chollas Creek, if an MHPA boundary adjustment is necessary, it would be processed by the individual project applicants through the City and the wildlife agencies during the early project planning stage.

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### **5.2.6 Chollas Creek Enhancement Program Consistency**

Consistency with the Chollas Creek Enhancement Program would be addressed at the project level. All projects that would be implemented within the program area would incorporate design/development features into the project design to demonstrate consistency with the Chollas Creek Enhancement Program. Subsequent environmental review would be required to determine the significance of impacts related to consistency with the program.



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## CHAPTER 6.0

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## CHAPTER 7.0 LIST OF PREPARERS AND CONTRIBUTORS

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## **APPENDIX A**

### **PLANT SPECIES DETECTED WITHIN THE CHOLLAS TRIANGLE BIOLOGICAL STUDY AREA**





**Appendix A**  
**Plant species observed within the Chollas Triangle BSA**

<b>Family</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>Habitat Type</b>
Adoxaceae	<i>Sambucus nigra</i> ssp. <i>caerulea</i>	Blue Elderberry	Disturbed Wetland
Agavaceae	<i>Yucca schidigera</i>	Mohave Yucca	Diegan Coastal Sage Scrub
Anacardiaceae	<i>Malosma laurina</i>	Laurel Sumac	Diegan Coastal Sage Scrub
	<i>Rhus integrifolia</i>	Lemonadeberry	Diegan Coastal Sage Scrub
	<i>Schinus molle</i> *	Peruvian Pepper Tree	Disturbed Wetland, Disturbed Habitat
	<i>Schinus terebinthifolius</i> *	Brazilian Pepper Tree	Disturbed Wetland, Disturbed Habitat
Arecaceae	<i>Phoenix canariensis</i> *	Canary Island Date Palm	Disturbed Wetland
	<i>Washingtonia robusta</i> *	Mexican fan Palm	Disturbed Wetland
Asparagaceae	<i>Asparagus asparagoides</i> *	Florist's-Smilax	Disturbed Wetland, Disturbed Habitat
Asphodelaceae	<i>Asphodelus fistulosus</i> *	Hollow-Stem Asphodel	Disturbed Habitat, Ornamental
Asteraceae	<i>Ambrosia psilostachya</i>	Western Ragweed	Disturbed Habitat Nonnative Grassland
	<i>Artemisia californica</i>	Coastal Sagebrush	Diegan Coastal Sage Scrub
	<i>Baccharis pilularis</i>	Coyote Brush	Disturbed Wetland, Diegan Coastal Sage Scrub
	<i>Baccharis salicifolia</i>	Mule-Fat, Seep-Willow	Disturbed Wetland
	<i>Baccharis sarothroides</i>	Broom Baccharis	Disturbed Wetland
	<i>Centaurea melitensis</i> *	Tocalote	Disturbed Habitat, Nonnative Grassland
	<i>Cotula coronopifolia</i> *	African Brass-Buttons	Disturbed Habitat, Nonnative Grassland
	<i>Deinandra fasciculata</i>	Fascicled Tarweed	Diegan Coastal Sage Scrub, Nonnative Grassland
	<i>Encelia californica</i>	California Encelia	Diegan Coastal Sage Scrub
	<i>Erigeron canadensis</i>	Horseweed	Disturbed Habitat, Nonnative Grassland
	<i>Glebionis coronaria</i> *	Garland/Crown Daisy	Disturbed Habitat, Nonnative Grassland
	<i>Hedypnois cretica</i> *	Crete Hedypnois	Disturbed Habitat, Nonnative Grassland
	<i>Heterotheca grandiflora</i>	Telegraph Weed	Disturbed Habitat, Nonnative Grassland

Family	Scientific Name	Common Name	Habitat Type
Asteraceae (continued)	<i>Hypochaeris glabra</i> *	Smooth Cat's Ear	Disturbed Habitat, Nonnative Grassland
	<i>Isocoma menziesii</i>	Goldenbush	Disturbed Habitat, Nonnative Grassland
	<i>Lactuca serriola</i> *	Prickly Lettuce	Disturbed Habitat, Nonnative Grassland
	<i>Pseudognaphalium biolettii</i>	Bicolor Cudweed	Disturbed Habitat, Nonnative Grassland
	<i>Pseudognaphalium californicum</i>	California Everlasting	Disturbed Habitat, Nonnative Grassland
	<i>Silybum marianum</i> *	Milk Thistle	Disturbed Habitat, Nonnative Grassland
	<i>Sonchus oleraceus</i> *	Common Sow-Thistle	Disturbed Habitat, Nonnative Grassland
	<i>Xanthium strumarium</i>	Cocklebur	Disturbed Wetland
Bignoniaceae	<i>Tecomaria capensis</i> *	Cape Honeysuckle	Ornamental
Boraginaceae	<i>Heliotropium curassavicum</i>	Salt Heliotrope	Disturbed Wetland
Brassicaceae	<i>Brassica nigra</i> *	Black Mustard	Disturbed Habitat, Nonnative Grassland
	<i>Capsella bursa-pastoris</i> *	Shepherd's Purse	Disturbed Habitat, Nonnative Grassland
	<i>Hirschfeldia incana</i> *	Short-Pod Mustard	Disturbed Habitat, Nonnative Grassland
	<i>Lobularia maritima</i> *	Sweet Alyssum	Disturbed Habitat, Nonnative Grassland
	<i>Nasturtium officinale</i> *	Water-Cress	Disturbed Wetland
	<i>Raphanus sativus</i> *	Wild Radish	Disturbed Habitat, Nonnative Grassland
	<i>Sisymbrium irio</i> *	London Rocket	Disturbed Habitat, Nonnative Grassland
	<i>Sisymbrium orientale</i> *	Hare's-Ear Cabbage	Disturbed Habitat, Nonnative Grassland
Cactaceae	<i>Cylindropuntia prolifera</i>	Coast Cholla	Diegan Coastal Sage Scrub
Chenopodiaceae	<i>Atriplex semibaccata</i> *	Australian Saltbush	Disturbed Habitat, Nonnative Grassland
	<i>Salsola tragus</i> *	Russian Tumbleweed	Disturbed Habitat, Nonnative Grassland
Cleomaceae	<i>Peritoma arborea</i> var. <i>arborea</i>	Coast Bladderpod	Diegan Coastal Sage Scrub
Convolvulaceae	<i>Calystegia macrostegia</i>	San Diego Morning-Glory	Diegan Coastal Sage Scrub
Crassulaceae	<i>Aeonium arboretum</i> *	Canary Island Aeonium	Ornamental

Family	Scientific Name	Common Name	Habitat Type
Cucurbitaceae	<i>Marah macrocarpa</i>	Wild Cucumber	Diegan Coastal Sage Scrub
Cyperaceae	<i>Cyperus eragrostis</i>	Tall Flatsedge	Disturbed Wetland
	<i>Schoenoplectus californicus</i>	California Bulrush	Disturbed Wetland
Dipsacaceae	<i>Dipsacus sativus</i> *	Fuller's Teasel	Disturbed Wetland
Euphorbiaceae	<i>Euphorbia peplus</i> *	Petty Spurge	Disturbed Habitat, Nonnative Grassland
	<i>Ricinus communis</i> *	Castor Bean	Disturbed Wetland
Fabaceae	<i>Acacia Cyclops</i> *	Cyclops Acacia	Ornamental
	<i>Acmispon glaber</i>	Coastal Deerweed	Diegan Coastal Sage Scrub
	<i>Medicago polymorpha</i> *	Burclover	Disturbed Habitat, Nonnative Grassland
	<i>Melilotus indicus</i> *	Indian Sweetclover	Disturbed Habitat, Nonnative Grassland
	<i>Trifolium hirtum</i> *	Rose Clover	Disturbed Habitat, Nonnative Grassland
Geraniaceae	<i>Erodium botrys</i> *	Long-Beak Filaree/Storksbill	Disturbed Habitat, Nonnative Grassland
	<i>Erodium cicutarium</i> *	Red-Stem Filaree/Storksbill	Disturbed Habitat, Nonnative Grassland
Lamiaceae	<i>Marrubium vulgare</i> *	Horehound	Disturbed Habitat, Nonnative Grassland
	<i>Salvia apiana</i>	White Sage	Diegan Coastal Sage Scrub
	<i>Salvia mellifera</i>	Black Sage	Diegan Coastal Sage Scrub
Moraceae	<i>Ficus carica</i> *	Common Fig	Disturbed Wetland
Myrsinaceae	<i>Anagallis arvensis</i> *	Scarlet Pimpernel	Disturbed Wetland, Nonnative Grassland
Myrtaceae	<i>Eucalyptus camaldulensis</i> *	River Red Gum	Ornamental
	<i>Eucalyptus cladocalyx</i> *	Sugar Gum	Ornamental
	<i>Eucalyptus cyderoxylon</i> *	Ironbark	Ornamental
Nyctaginaceae	<i>Mirabilis laevis</i> var. <i>crassifolia</i>	Coastal Wishbone Plant	Diegan Coastal Sage Scrub
Onagraceae	<i>Epilobium ciliatum</i> ssp. <i>ciliatum</i>	Willow Herb	Disturbed Wetland
Oxalidaceae	<i>Oxalis pes-caprae</i> *	Bermuda-Buttercup	Disturbed Habitat, Nonnative Grassland
Plumbaginaceae	<i>Limonium perezii</i> *	Perez's Marsh-Rosemary	Disturbed Habitat, Nonnative Grassland
	<i>Plumbago auriculata</i> *	Cape plumbago	Ornamental
Poaceae	<i>Agrostis viridis</i> *	Water Beardgrass	Disturbed Wetland, Nonnative Grassland
	<i>Bromus diandrus</i> *	Ripgut Grass	Disturbed Habitat, Nonnative Grassland

Family	Scientific Name	Common Name	Habitat Type
Poaceae (continued)	<i>Bromus hordeaceus</i> *	Soft Chess	Disturbed Habitat, Nonnative Grassland
	<i>Bromus madritensis</i> ssp. <i>rubens</i> *	Red Brome	Disturbed Habitat, Nonnative Grassland
	<i>Cynodon dactylon</i> *	Bermuda Grass	Disturbed Habitat, Disturbed Wetland, Nonnative Grassland
	<i>Echinochloa crus-galli</i> *	Common Barnyard Grass	Disturbed Habitat, Disturbed Wetland, Nonnative Grassland
	<i>Festuca perennis</i> *	Italian Ryegrass	Disturbed Habitat, Nonnative Grassland
	<i>Pennisetum setaceum</i> *	African Fountain Grass	Nonnative grassland, Ornamental
	<i>Polypogon monspeliensis</i> *	Annual Beard Grass	Disturbed Wetland, Nonnative Grassland
	<i>Sporobolus indicus</i> *	Smutgrass	Disturbed Wetland, Nonnative Grassland
	<i>Stipa pulchra</i>	Purple Needle Grass	Nonnative Grassland
	<i>Stipa miliacea</i> *	Smilo Grass	Disturbed Wetland, Nonnative Grassland
Polygonaceae	<i>Eriogonum fasciculatum</i>	California Buckwheat	Diegan Coastal Sage Scrub
Rosaceae	<i>Heteromeles arbutifolia</i>	Toyon	Diegan Coastal Sage Scrub
Rubiaceae	<i>Galium angustifolium</i> ssp. <i>angustifolium</i>	Narrow-Leaf Bedstraw	Diegan Coastal Sage Scrub
Salicaceae	<i>Salix gooddingii</i>	Goodding's Black Willow	Disturbed Wetland
	<i>Salix lasiolepis</i>	Arroyo Willow	Disturbed Wetland
Scrophulariaceae	<i>Myoporum sandwicense</i> *	Hawaii Myoporum	Ornamental
Solanaceae	<i>Nicotiana glauca</i> *	Tree Tobacco	Disturbed Wetland
	<i>Solanum douglasii</i>	Douglas's Nightshade	Disturbed Wetland, Nonnative grassland
Tamaricaceae	<i>Tamarix ramosissima</i> *	Tamarisk, Salt-Cedar	Disturbed Wetland
Themidaceae	<i>Dichelostemma capitatum</i> ssp. <i>capitatum</i>	Blue Dicks	Nonnative Grassland
Typhaceae	<i>Typha domingensis</i>	Southern Cattail	Disturbed Wetland
Urticaceae	<i>Urtica urens</i> *	Dwarf Nettle	Disturbed Wetland
Verbenaceae	<i>Glandularia aristigera</i> *	South American Mock Vervain	Ornamental
	<i>Lantana camara</i> *	Lantana	Ornamental
	<i>Verbena lasiostachys</i> var. <i>lasiostachys</i>	Western Vervain	Diegan Coastal Sage Scrub

## **APPENDIX B**

### **WILDLIFE SPECIES DETECTED WITHIN THE CHOLLAS TRIANGLE BIOLOGICAL STUDY AREA**



## APPENDIX B

### WILDLIFE SPECIES OCCURRING WITHIN THE CHOLLAS TRIANGLE BIOLOGICAL STUDY AREA

Family	Scientific Name	Common Name
<b>BIRDS</b>		
<b>Order: Accipitriformes</b>		
Family Accipitridae		
	<i>Buteo lineatus</i>	Red-Shouldered Hawk
<b>Order: Charadriiformes</b>		
Family Laridae		
	<i>Larus delawarensis</i>	Ring-Billed Gull
<b>Order: Columbiformes</b>		
Family Columbidae		
	<i>Zenaida macroura</i>	Mourning Dove
<b>Order: Apodiformes</b>		
Family Trochilidae		
	<i>Calypte anna</i>	Anna's Hummingbird
<b>Order: Passeriformes</b>		
Family Tyrannidae		
	<i>Sayornis nigricans</i>	Black Phoebe
Family Corvidae		
	<i>Aphelocoma californica</i>	Western Scrub-Jay
	<i>Corvus brachyrhynchos</i>	American Crow
Family Aegithalidae		
	<i>Psaltriparus minimus</i>	Bushtit
Family Troglodytidae		
	<i>Thryomanes bewickii</i>	Bewick's Wren
Family Turdidae		
	<i>Sialia mexicana</i>	Western Bluebird
Family Parulidae		
	<i>Dendroica coronata</i>	Yellow-Rumped Warbler
	<i>Geothlypis trichas</i>	Common Yellowthroat
Family Emberizidae		
	<i>Melospiza melodia</i>	Song Sparrow
Family Fringillidae		
	<i>Carpodacus mexicanus</i>	House Finch
<b>MAMMALS</b>		
<b>Order: Rodentia</b>		
<b>Squirrels, Rats, Mice, and Relatives</b>		
Family Geomyidae		
	<i>Thomomys bottae</i>	Botta's Pocket Gopher





**APPENDIX C**

**STAFF RESUMES**



## Lanika Cervantes

### Wetland/Regulatory Specialist

#### Education

MS, Biology, California State University, San Marcos, Summer 2013  
BA, Biology, Emphasis Ecology, California State University, San Marcos, 2009

#### Training

US Army Corps Prospect Courses Regulatory Proficiency:

- Regulatory 1: Clean Water Act (CWA) Section 404 Regulatory Program Overview, March 2010
- Regulatory 2B: Emphasis on CWA Section 404 individual permits, 404(b)(1) guidelines, public interest review, and the Mitigation Rule, May 2011
- Regulatory 3: CWA Section 404 Enforcement, February 2012
- Regulatory 4: Wetland Delineation, May 2010

US Army Corp Prospect Courses for Technical Excellence:

- Hydric Soils: March 2013
- California Rapid Assessment Method (CRAM): Riverine Module 6.0, March 2012
- Native American Perspectives: Emphasis on government-to-government consultation, October 2011
- Ordinary High Water Mark Training, September 2011
- Biological Assessment Training, August 2010
- Coastal Ecology, June 2010

#### Certifications

Certified CRAM Practitioner for all Modules (except for vernal pool module)

Lanika Cervantes has 5 years of professional experience as a project manager with the US Army Corps of Engineers Regulatory Division. Ms. Cervantes has experience with Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. She also has experience in assessing and evaluating project effects on aquatic resources, federally threatened and endangered species, essential fish habitat, coastal zones, and historical properties to ensure project compliance with the Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act, the Coastal Zone Management Act, and the National Historic Preservation Act. She has experience in evaluating environmental impacts and preparing environmental assessments and statements of findings in accordance with the National Environmental Policy Act (NEPA). She has evaluated and reviewed compensatory mitigation proposals, long-term management plans, and habitat mitigation and monitoring reports.

In addition, Ms. Cervantes has reviewed geographic jurisdictional determinations and conducted some levels of fieldwork to delineate wetlands and other waters of the US. She has experience with CWA Section 401 and California Department of Fish and Game Lake and Streambed Alteration Agreement program permitting within San Diego and Imperial Counties.

#### Project Experience

##### **Southern California Edison (SCE) Alberhill Substation/500kV and 115kV alignment Project, Temecula, CA**

Ms. Lanika performed the wetland delineations and jurisdictional waters assessments for the Alberhill Project in addition to aided in the collection of data for the CRAM functional assessments completed. Duties include delineating the type and extent of regulated waterbodies of the state and federal governments, including wetlands and

summarizing potential impacts for Project Manager directly after data collection to aid SCE in project design and planning. A Jurisdictional Delineation and permit packages are currently being drafted.

**City of San Diego (City), Rue Cheaumont Pipeline Project, San Diego County, CA**

Ms. Lanika performed a formal jurisdictional waters delineation for constraints mapping to aid in the development of the project design to avoid and minimize impacts to regulated waterbodies. In addition, she prepared an accompanying jurisdictional delineation report with recommendations on permitting and mitigation strategies.

**San Diego Gas and Electric (SDG&E), On Call Wetland Delineation and Jurisdictional Waters Assessment, San Diego County, CA**

Ms. Lanika performed wetland delineations and jurisdictional waters assessments at various project sites for SDG&E utility lines. Duties include delineating the type and extent of regulated waterbodies of the state and federal governments, including wetlands, and summary reporting. Summary reporting includes wetlands/waters delineations and constraints mapping, providing materials of sufficient detail to be used in project planning and regulatory permitting efforts in addition to advising the client of Mitigation Strategies.

**City of San Diego (City), Laurel Ridge Pipeline Installation Project, San Diego County, CA**

Ms. Lanika performed a formal jurisdictional waters delineation for constraints mapping to aid in the development of the project design to avoid and minimize impacts to regulated waterbodies. In addition, she prepared an accompanying jurisdictional delineation report with recommendations on permitting and mitigation strategies.

**Marine Corps Base Camp Pendleton (MCBCP), P-1046 Supplemental Environmental Assessment Wetland Delineation, San Diego County, CA**

Ms. Lanika performed a formal jurisdictional waters delineation within MCBCP. Duties include field delineation and identification of the type and extent of regulated waterbodies and preparation of an accompanying jurisdictional delineation report. The delineation will be used to identify environmental constraints for current and future projects within the survey area.

**California Natural Resource Agency, Salton Sea Species Conservation Habitat (SCH) EIS/EIR, Imperial County, CA**

Lead project manager for preparation of an environmental impact statement/report (EIS/EIR) for an approximately 3,770-acre saline pond habitat restoration project within the southern portion of the Salton Sea. Lead and participated in public meetings and scoping meetings. Lead review of both the draft and final EIS documents, and aided in drafting the wetland delineation report. Lead the development of the Draft 404(b)(1) Alternatives Analysis. Lead the Section 7 consultation under the Endangered Species Act, with continuous coordination and meetings with the US Fish and Wildlife Services, and lead Section 106 consultation under the National Historic Preservation Act. [Prior to AECOM]

**Palomar Station Owner, LLC, Palomar Station Project, San Marcos, CA**

Lead project manager in the issuance of the Section 404 Clean Water Act permit for this mixed-use commercial and residential development. Prepared the Environmental Assessment, developed the 404(b)(1) Alternative Analysis, lead Section 7 consultation under the Endangered Species Act for San Diego fairy shrimp and its designated critical habitat, lead government-to-government consultation with the Pechanga Band of Mission Indians, and lead Section 106 consultation under the National Historic Preservation Act. In addition, aided in the draft and approval of compensatory mitigation plans for impacts to vernal pool wetlands and impacts to southern willow scrub and emergent wetlands. [Prior to AECOM]

**City of Escondido, Regional General Permit 87: City of Escondido Sewer Outfall Project, Escondido, CA**

Lead project manager in the issuance of the Section 404 Clean Water Act permit for the operation and maintenance of a 14-mile-long sewer alignment. Prepared the Environmental Assessment and lead Section 106 consultation under the National Historic Preservation Act with the State Historic Preservation Officer. [Prior to AECOM]

**County of Imperial, Brawley Landfill Closure Project, Brawley, CA**

Lead project manager in the issuance of the Section 404 Clean Water Act permit for the bioengineered bank stabilization of the east bank of the New River directly adjacent to the Brawley Landfill. Coordinated with the County of Imperial to modify the project from an initial riprap-lined design to a bioengineered design. Prepared the average cubic yard below the plane of the ordinary high water mark limit waiver to allow the project to proceed with

a general permit. Lead Section 106 consultation under the National Historic Preservation Act. [Prior to AECOM]

**Gregory Canyon Landfill, LTD, Gregory Canyon Landfill Project, San Diego County, CA**

Aided in performing a formal jurisdictional waters delineation. Duties included field delineation and identification of the type and extent of jurisdictional waters. [Prior to AECOM]



## Anne King

### Senior Wildlife Biologist

#### Education

B.A., Anthropology, University of California, Berkeley, 1992

#### Registrations/Permits

SCUBA Certified

#### Publications + Technical Presentations

King, A.M. and J.R. King. 2003. Willow Flycatchers in Warner Valley, Plumas County. *Studies in Avian Biology* 26:56-59.

Gardali, T., A.M. King, and G.R. Geupel. 1998. Cowbird parasitism and nest success of the Lazuli Bunting in the Sacramento Valley. *Western Birds* 29:174-179.

#### Presentations

King, A.M., D. Bishop, and R. Childers. 2007. Opportunities and challenges of setback levees as a means to address flood control concerns and restore natural processes and native habitats. Oral presentation at the Society for Ecological Restoration International/Ecological Society of America joint annual meeting and international conference. August 2007, San Jose, CA.

King, A.M., S. Patterson, L.J. Edson, and J.R. King. 2001. Riparian restoration and songbird populations on Audubon's Paul Wattis Sanctuary. Poster presentation at Riparian Habitat Joint Venture Conference. March 2001, Sacramento, CA.

Broome, J.C., R.L. Bugg, D.L. Denton, D. Zeleke, A.M. King, M. Stevenson, and C. Ohmart. 1999. Promoting Environmental Health Through Biologically Integrated Farming Systems. Poster presentation at the International Congress on Ecosystem Health. August 1999, Sacramento, CA.

#### Professional History

2013 -Present

1999 – 2008

AECOM

Senior Wildlife Biologist

2008 – 2009

Birdlife Australia

Biological Field Station Manager

1995 – 1999

Point Reyes Bird Observatory

Terrestrial Program Biologist/Field Station Manager

1994 – 1995

Point Reyes Bird Observatory

Field Biologist

1993 – 1994

Orange County Marine Institute

Naturalist Instructor

Career Start: 1994

Total Years Experience: 15 (as of 2013)

Anne King is a wildlife biologist, specializing in ornithology, with 15 years of experience. She has served as senior biologist or project manager for a large number of CEQA/NEPA documents, endangered species and wetland

permitting programs, biological constraints analyses, and biological survey and monitoring programs. Anne has extensive experience working with clients and design teams to balance project needs with biological resource and permitting opportunities and constraints. Her specialty is in development and management of avian survey and monitoring projects, but Anne has conducted habitat assessments and surveys for numerous other special-status wildlife species, including invertebrates, reptiles and amphibians, and mammals. Anne has prepared permit applications and engaged in agency consultation to ensure compliance with federal and state Endangered Species Acts, including preparation of biological assessments and Section 2081 permit applications. She has also been responsible for implementation of Habitat Conservation Plan mitigation programs and assisted in development of large-scale resource management plans.

#### Project Experience

**California High-Speed Rail Authority, California High-Speed Train (HST) Project, Fresno and Madera Counties, CA. As senior biologist, assisted with various tasks related to Permitting Phase 1 of the Merced to Fresno Section of the HST Project. Tasks included development of supplementary submittals addressing Swainson's hawk, California tiger salamander, and listed plant species for existing and pending USFWS and CDFW take authorizations. Also prepared biological resources section of an EIR/EIS addendum for implementation of the proposed mitigation strategy and assisted with preparation of the Permittee-Responsible Mitigation Plan for PP1 and the Long-term Management Plan for the mitigation site.**

**California Department of Water Resources, Lower Feather River Corridor Management Plan, Yuba and Sutter Counties, CA. As senior biologist, assisted with preparation of multiple chapters of this management plan focusing on protection and maintenance of flood management facilities and floodways, while preserving and enhancing fish and wildlife habitat and ecosystem functions. The heart of the plan is a series of proposed actions that addresses flood management, ecosystem enhancement and management, recreation, and agricultural uses. Specific tasks focused on refinement of chapters describing existing conditions, hydrologic and hydraulic modelling results, and conceptual restoration planning.**

**Three Rivers Levee Improvement Authority, Yuba Goldfields 200-Year Flood Protection Project, Yuba County, CA.** As senior wildlife biologist, prepared the biological resources section of an EIR that evaluates four alternatives to provide 200-year flood protection along the Lower Yuba River, east of Marysville. Key resource issues include potential impacts to the Yuba River and other waters of the U.S. and State, anadromous fish, Valley elderberry longhorn beetle, Swainson's hawk, and non-listed raptors and migratory birds.

**Sacramento Area Flood Control Agency, American River Mile 0.5 Aquatic and Riparian Habitat Creation Project, Sacramento, CA.** As senior biologist, prepared Biological Assessment addressing potential impacts to Chinook salmon, steelhead, and green sturgeon, and protected fish habitat, from implementation of a proposed habitat restoration project. The project would lower a portion of the north bank of the American River, just upstream from the Sacramento River, to create floodplain habitat that would be inundated on an annual basis and provide rearing habitat for anadromous fish species.

**California Department of Water Resources, Georgiana Slough Floating Fish Guidance System Study, Sacramento County, CA.** As senior wildlife biologist, prepared a document evaluating potential impacts on state-listed species from installation of a physical barrier in the Sacramento River, at the mouth of Georgiana Slough, designed to prevent out-migrating salmon from entering and becoming entrained in the slough. Key species evaluated include Chinook salmon, delta smelt, longfin smelt, and Swainson's hawk.

**The Nature Conservancy, Lower Cosumnes River Floodplain Restoration Project, Sacramento, CA.** As senior wildlife biologist, prepared a document evaluating potential impacts on state-listed species from a restoration project along the north bank of the Cosumnes River, just upstream of the Mokulumne River. The project would expose more than 500 acres to more frequent inundation by breaching several local levees and lowering a floodplain area immediately adjacent to the river. This would enhance floodplain habitat for various fish species, and a swale would be excavated to provide a means for fish to re-enter the river as floodwaters recede, thereby minimizing potential for stranding. Key species evaluated include

Chinook salmon, delta smelt, giant garter snake, and Swainson's hawk.

**California Department of Water Resources, Roaring River Distribution System (RRDS) Rehabilitation Project, Solano County, CA.** As senior wildlife biologist, prepared a Biological Assessment evaluating potential effects on species regulated by the USFWS from replacement of a drain structure connecting Montezuma Slough and the RRDS. The RRDS is used to provide low-salinity water for circulation through the managed wetlands of Suisun Marsh and to drain the circulated water from the marsh, helping landowners control salinity levels in the southeastern portion of the marsh. Key species evaluated include delta smelt, California least tern, and saltmarsh harvest mouse.

**Three Rivers Levee Improvement Authority, Feather River Levee Improvements Project, Yuba County, CA.** As senior wildlife biologist, conducted surveys, prepared terrestrial biological resources section of an EIR, and prepared endangered species and wetland permit applications for in-place improvements to nearly 5 miles of existing levee and construction of a 6-mile-long setback levee in southwestern Yuba County. Also coordinated with project engineers and the contractor regarding impact minimization and avoidance measures and with natural resource agency staff to develop the mitigation program and facilitate issuance of necessary permits and take authorizations.

**Sacramento Area Flood Control Agency, Natomas Levee Improvements Program, Sacramento and Sutter Counties, CA.** As senior wildlife biologist, conducted preliminary evaluation of potential biological constraints, opportunities, mitigation needs, and costs for implementation of several alternatives to improve flood protection in the Natomas Basin, including in-place levee improvements and a setback levee. Prepared terrestrial biological resources sections for two EIRs and endangered species take permit applications addressing several components of the program. Also coordinated with project engineers regarding design and impact minimization and avoidance measures, and with USFWS and CDFW regarding project effects and mitigation strategies to facilitate issuance of take authorizations.

**California Department of Corrections and Rehabilitation (CDCR), Statewide Electrified Fence Habitat Conservation Plan (HCP) Implementation, CA.** As project manager, was responsible for implementation of the HCP prepared by AECOM for CDCR's Statewide Electrified Fence Project. The HCP was developed in response to unanticipated accidental



electrocution of wildlife, primarily birds, resulting from operation of electrified fences at 25 state prisons throughout California. Through several years of studying the wildlife mortality impact and consulting with CDFW and USFWS, CDCR and AECOM developed a mitigation program that minimizes wildlife take and compensates for the portion of the mortality that cannot be avoided. Primary tasks included coordination with mitigation partners and agency staff to ensure compliance with HCP requirements, coordination of and participation in electrified fence mortality monitoring, and completion of annual reports.

**San Francisco Public Utilities Commission, Calaveras Dam Replacement, CA.** As wildlife biologist, assisted in preparation of CEQA documentation for the proposed replacement of the Calaveras Dam located in the Alameda Watershed. One of the key seismic upgrades for San Francisco Bay Area water supply facilities, the project involves replacement of the earth fill dam at a location downstream of the current dam. The EIR/EA addressed a wide range of biological resource issues, including fill of waters of the U.S., and potential take of California red-legged frog, California tiger salamander, Alameda whipsnake, and Callippe silverspot butterfly.

**Three Rivers Levee Improvement Authority, Bear River Levee Setback, Yuba County, CA.** As senior wildlife biologist, coordinated biological resources surveys, permitting, and construction monitoring for a setback levee project in southwestern Yuba County. Conducted protocol-level surveys and habitat evaluations for giant garter snake, Swainson's hawk, burrowing owl, and Valley elderberry longhorn beetle. Prepared permit applications and obtained take authorization for federally and state listed species and impacts to wetlands. Conducted extensive coordination with USFWS and CDFW regarding potential impacts, construction techniques and timing, and mitigation. Also facilitated cooperative process with the client, engineers, and resource agency staff to refine project design and construction timing to minimize potential for take and incorporate mitigation needs.

**Sacramento County Department of Public Works, Calvine Road Widening, Sacramento County, CA.** As wildlife biologist, conducted field surveys and prepared Biological Assessment and engaged in consultation with USFWS staff for the widening of Calvine Road and installation of a new intersection traffic signal in Sacramento County. The project would result in the filling of several seasonal wetlands and

vernal pools, as well as an expansion of the existing bridge over Laguna Creek. Key biological resource issues included effects to vernal pool crustaceans and giant garter snake.

**California Department of Parks and Recreation, Bidwell-Sacramento River State Park General Plan, Butte County, CA.** As wildlife biologist, assisted with preparation of the Preliminary General Plan and biological resources section of the associated EIR for the Bidwell-Sacramento River State Park in Butte County. Specific tasks included field surveys to characterize existing conditions, development of management goals and guidelines, and assessment of potential effects from implementation of the general plan, including development and enhancement of visitor facilities. Primary biological resource issues included valley elderberry longhorn beetle, anadromous fish, and various bird species, particularly Swainson's hawk.

**Solano County, Potrero Hills Landfill Expansion, Solano County, CA.** As wildlife biologist, prepared terrestrial resources section of an EIR for expansion of a municipal solid waste landfill in Potrero Hills, Solano County. The project includes expansion of the existing landfill into approximately 200 acres of grazing land dominated by annual grassland with scattered ponds and drainages. The primary biological resource issues addressed were potential impacts to California tiger salamander, valley elderberry longhorn beetle, and vernal pool crustaceans.

**Sacramento County Airport Systems, Sacramento International Airport Agricultural Study, Sacramento County, CA.** As senior wildlife biologist, coordinated completion of a feasibility study for potential conversion of agricultural lands to managed grassland habitat. The study included a summary of existing habitat types, recent cropping patterns, and wildlife use. Conducted field surveys to document use of agricultural fields and other habitats within study area by foraging Swainson's hawks and other raptors. Potential impacts to Swainson's hawk foraging habitat that could result from conversion of the agricultural fields were evaluated. A preliminary analysis of airport use by birds that pose an air strike risk and preliminary management recommendations regarding vegetation and management of converted agricultural fields to reduce such use were also provided.

**Sacramento County Airport Systems, Sacramento International Airport Resource Management Plan,**

**Sacramento County, CA.** As wildlife biologist and assistant project manager, assisted with work on a variety of natural resource management issues for the Sacramento International Airport, including preliminary studies to support development of a comprehensive Resource Management Plan for the 5,407 acres of airport property and surrounding buffer lands owned by the County of Sacramento. Coordinated surveys for and prepared a Natural Resources Assessment for the plan area that described the status and distribution of plant and wildlife species, including special-status species and wildlife considered hazardous to aircraft operation.

**RAMCO Enterprises, Burrowing Owl Monitoring for the Mace Ranch Development Project, Yolo County, CA.** As wildlife biologist, assisted with surveys and monitoring of small burrowing owl population that had moved onto a site proposed for development. Monitoring results were used to develop a Mitigation Plan in coordination with CDFW.

**San Jose Construction, Tracy Mitsubishi Burrowing Owl Surveys, San Joaquin County, CA.** As project manager, coordinated implementation of burrowing owl take avoidance and minimization measures, in compliance with the San Joaquin County Multi-species Habitat Conservation and Open Space Plan. Project tasks included surveys to determine number and location of occupied burrows on the project site and adjacent parcel and installation and monitoring of one-way doors at burrow entrances to passively exclude burrowing owls from the project site. Additional measures to minimize potential disturbance of owls on adjacent property were also developed.

**El Dorado Irrigation District, Bass Lake Tank and Water Line Project, El Dorado County, CA.** As wildlife biologist, conducted pre-construction raptor and migratory bird nest surveys and construction monitoring. Consulted with CDFW during development and implementation of survey and monitoring protocol.

**San Joaquin Council of Governments (SJCOG), San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), San Joaquin County, CA.** As project manager and senior wildlife biologist, was responsible for on-call contract to provide biological services for implementation of the SJMSCP. Services include verification of existing vegetation maps, habitat assessments and pre-construction surveys for the ninety-seven species covered by the SJMSCP, determination of appropriate take minimization

measures, and monitoring of compliance with take minimization measures.

**PacifiCorp, Klamath Hydroelectric Project Relicensing, Siskiyou County, CA and Oregon.** As wildlife biologist, conducted bird and reptile surveys to provide baseline information for preparation of the Klamath Hydroelectric Project License Application. Surveys were conducted along approximately 40 miles of the Klamath River, at four project reservoirs, and in the vicinity of other project facilities in Siskiyou County, California and Klamath County, Oregon. Bird point count censuses and reptile surveys were conducted at over 200 locations throughout the project area. A variety of habitats were surveyed, including riparian, coniferous forest, oak woodland, scrub, and grassland.

**Louis Berger Group/Federal Energy Regulatory Commission, El Dorado Hydroelectric Project, El Dorado, Alpine, and Amador Counties, CA.** As wildlife biologist, prepared biological resources section of EIS for relicensing of the El Dorado Hydroelectric Project Number 184. The project is located on private lands and public lands administered by the Eldorado National Forest along the South Fork of the American River and its tributaries. Conducted reconnaissance-level field surveys to characterize the vegetation communities and identify areas that could support special-status species and sensitive habitats. Key issues evaluated in the EIS included loss of riparian habitat and impacts to sensitive amphibian species, particularly foothill yellow-legged frog and mountain yellow-legged frog, as well as consistency with U.S. Forest Service management policies.

**Sacramento Area Flood Control Agency, North Area Flood Control Project, Sacramento County, CA.** As wildlife biologist and project manager, successfully completed Endangered Species Act and Section 404 permitting for a flood control project in northern Sacramento County. Conducted wet-season vernal pool crustacean sampling and prepared a biological assessment for impacts to listed vernal pool crustaceans and giant garter snake. Conducted pre-construction surveys for Swainson's hawk, burrowing owl, white-tailed kite, herons and egrets, migratory songbirds, and western pond turtle and monitored compliance with avoidance and minimization measures set forth in natural resources permits. Also coordinated with USFWS on design of the re-aligned creek channel in order to create suitable aquatic habitat for giant garter snake.

**Louis Berger Group / Federal Energy Regulatory Commission, Santa Ana River Hydroelectric Projects, San Bernardino County, CA.** As terrestrial biologist, prepared terrestrial resources section of EA for relicensing of the Lytle Creek, Santa Ana River 1 and 3, and Mill Creek 2/3 Hydroelectric Projects. The projects are located on private lands and public lands administered by the San Bernardino National Forest along two creeks and one river in San Bernardino County. Conducted reconnaissance-level field surveys to characterize the vegetation communities and identify areas that could support special-status species and sensitive habitats. Key issues evaluated included loss of riparian habitat and impacts to sensitive wildlife species, particularly mountain yellow-legged frog, arroyo toad, and southwestern willow flycatcher, as well as consistency with U.S. Forest Service management policies.

**Federal Energy Regulatory Commission/Louis Berger, Big Creek Hydroelectric Relicensing Project #4, Fresno County, CA.** As wildlife biologist, prepared the biological resources section of the EIS for the relicensing of the Big Creek No. 4 Hydropower Project. The project is located on private lands and public lands administered by the Sierra National Forest. Key issues of concern evaluated in the EIS included loss of riparian habitat, impacts to sensitive amphibian species, and the spread of noxious weeds. Species of concern included the foothill yellow-legged frog and relictual slender salamander.

**California Intelligent Communities, Joshua Hills Biological Inventory, Riverside County, CA.** As wildlife biologist, assisted with mammal movement study on a 9,000-acre site located between Joshua Tree National Park and the Coachella Valley Preserve. This project was designed to develop a baseline inventory of the site. Participated in a mammalian track identification workshop conducted by the San Diego Tracking Team. Surveyed major drainages on the site for tracks and other signs by walking transects. Established and monitored 20 baited track plates and 5 baited camera stations. Identified tracks, scat, and/or photos of desert kit fox, gray fox, coyote, and other animals.

**California Tahoe Conservancy/California Department of General Services, Upper Truckee River and Wetland Restoration Project, South Lake Tahoe, CA.** As wildlife biologist, participated in various on-going aspects of a large-scale restoration and recreation planning effort for the downstream reach of the Upper Truckee River. Conducted wildlife surveys and assessment of suitable habitat for

special-status species in support of preliminary planning, including focused surveys for nesting willow flycatchers and other migratory birds. Assisted client with establishment of a long-term bird-monitoring program for the first phase restoration area and the larger project area as a whole, including field training, guidance regarding methodologies and data analysis, and document review. Participated in a formal restoration planning and design charrette involving various stake-holders and technical experts.

**California Department of Corrections and Rehabilitation (CDCR) Songbird Monitoring and Cowbird Trapping, Colusa County, CA.** As project manager and ornithologist, responsible for implementation of a songbird monitoring and cowbird trapping program, a component of the HCP developed by AECOM for CDCR's Statewide Electrified Fence Project. Three years of the program were implemented on Paul Wattis Audubon Sanctuary in Colusa County, and two years were implemented at Hedgerow Farms in Yolo County. Monitoring focused on riparian and grassland habitats and included general censusing and nest monitoring. Cowbird trapping protocols were developed in consultation with USFWS and organizations conducting trapping elsewhere in California, as well as in Texas. Results were reported annually to CDFW and USFWS.

**California Department of Parks and Recreation, MacKerricher Coastal Trail Project, Mendocino County, CA.** As wildlife biologist, assisted with preliminary activities for preparation of an EIS. Activities included focused western snowy plover surveys and preparation of a Feasibility Study evaluating five alternative trail alignments for creation of a multi-use recreational trail through coastal dune and wetland habitats. Plover surveys included mapping and counting of all individuals encountered and recording of color band combinations when present. Trail feasibility issues included impacts to listed plants and wildlife, wetland impacts, coastal erosion and dune dynamics, and consistency with statutory provisions and General Plan policies.

**Mammoth Pacific, L.P., Casa Diablo 4 Geothermal Project, Mono County, CA.** As wildlife biologist, prepared wildlife portion of biological resources section of an EIR addressing construction and operation of a geothermal plant near the town of Mammoth Lakes. Conducted reconnaissance-level field surveys to characterize wildlife habitats and identify areas that could support sensitive species. Key issues

evaluated included potential impacts to sage grouse and migratory deer herds.

**City of Lathrop, River Islands at Lathrop, San Joaquin County, CA.** As wildlife biologist, prepared terrestrial resources section of a Subsequent EIR for a residential and mixed-use development on approximately 4,800 acres in Lathrop. The project area is surrounded by water on three sides by the San Joaquin River, Old River, and Paradise Cut. Biological resource issues focused on potential impacts to special-status plants and wildlife, including Swainson's hawk, burrowing owl, valley elderberry longhorn beetle, and riparian brush rabbit, as well as compliance with the San Joaquin County Multi-Species and Open Space Plan.

**Norcal Waste Systems of San Jose, San Martin Waste and Recycling Transfer Facility, Santa Clara County, CA.** As wildlife biologist, conducted assessment of biological constraints related to expansion of an existing waste and recycling transfer facility in San Martin, adjacent to Llagas Creek. Included an assessment of potential impacts to special-status species and sensitive habitats, as well as recommendation of appropriate mitigation measures. Resources addressed in the analysis included California red-legged frog, western pond turtle, and least Bell's vireo. Also assisted with development of restoration plan for enhancement of the creek corridor that intersects the project site.

**California Department of Corrections and Rehabilitation (CDCR), Restoration Plan for the Paul Wattis Sanctuary, Colusa County, CA.** As wildlife biologist, assisted with development of riparian restoration plan associated with the Habitat Conservation Plan developed by AECOM for CDCR's Statewide Electrified-Fence Project. Helped design the conceptual plan intended to serve as mitigation for impacts to songbirds through creation and enhancement of habitat on the Sanctuary. Also assessed impacts to special-status species that could result from implementation of the plan and developed feasible measures to avoid and minimize impacts.

**Placer County, Miners Ravine Creek Restoration Project, Placer County, CA.** As wildlife biologist, prepared biological resources section of CEQA document for the Miners Ravine Creek Restoration Project. Project included creek restoration, and floodplain and habitat improvements at the Miners Ravine Nature Reserve. Conducted reconnaissance-

level field surveys to assess potential biological impacts from creation of flood plains at three sites, removal of non-native vegetation along the banks of the creek, removal of a concrete fish barrier, and stabilization of a sewer line. Primary biological issues included anadromous fish, nesting birds, and wetlands.

**National Park Service, Marin Headlands and Fort Baker Transportation Infrastructure and Management Plan EIS, Marin County, CA.** As wildlife biologist, prepared wildlife portion of biological resources section of an EIS addressing transportation alternatives for the Marin Headlands and Fort Baker portions of the Golden Gate National Recreation Area. The EIS evaluated several alternatives for improvement of approximately 14 miles of roadway and 22 miles of trails. The primary biological resources issues addressed included potential impacts to federally listed species, such as California red-legged frog, tidewater goby, and brown pelican. Feasible means to avoid and minimize potential impacts were provided, and opportunities for restoration of currently degraded habitats were identified.

**County of Marin, Lucky Drive Levee Project, Marin County, CA.** As wildlife biologist, conducted field survey and prepared biological resources section of an EIR for a project to improve flood protection through construction of a series of earthen levees and concrete floodwalls. The project site is bordered by tidal marshlands on two sides, and potential impacts to California clapper rail, California black rail, and saltmarsh harvest mouse represented the primary wildlife issues.

**City of Lathrop, Water, Wastewater, and Reclaimed Water Master Plan, San Joaquin County, CA.** As wildlife biologist, conducted field surveys and prepared biological resources section of an EIR for installation of approximately 40 miles of pipeline and 65 acres of facilities in Lathrop. The primary biological resource issues included analysis and mitigation of impacts to Swainson's hawk nesting and foraging habitat, burrowing owl, valley elderberry longhorn beetle, and wetlands. Also included analysis of compliance with San Joaquin County Multi-Species Habitat Conservation and Open Space Plan and an existing California Endangered Species Act Management Authorization for Swainson's hawk.

**Del Puerto Water District, Quinto Farms Mitigation Bank Feasibility Study, Merced County, CA.** As wildlife biologist, conducted field surveys and analysis of potential for

property in western Merced County to serve as a mitigation bank. An assessment of existing suitable habitat for special-status species, including California red-legged frog, California tiger salamander, San Joaquin kit fox, western spadefoot, and burrowing owl was conducted, as well as an evaluation of the potential to restore suitable habitat for these species.

**San Francisco Department of Public Works, San Francisco Municipal Railway Subterranean Ductbanks Installation, San Francisco County, CA.** As wildlife biologist, conducted pre-construction survey to verify conclusions regarding potential impacts from installation of subterranean ductbanks under Mission and Islais Creeks, as presented in biological resources section of EIR/EIS for the Third Street Light Rail Project. Prepared pamphlet and conducted training for City employees and contractor personnel regarding implementation of avoidance and minimization measures for common and special-status wildlife species.

**The Nature Conservancy (TNC), Jewett Creek Integrated Farm Plan, Tehama County, CA.** As wildlife biologist, conducted evaluation of different natural habitats and agricultural crops that could be supported by the site for their value to wildlife, particularly songbirds. Worked closely with TNC personnel to determine the proportion of natural habitat and agricultural crops that would best balance wildlife value and economic objectives on the property.

**National Park Service, Alcatraz Island Historic Preservation and Safety Construction Program EIS, San Francisco County, CA.** As wildlife biologist, assisted with preparation of biological resources section of a NEPA document for twelve separate projects to restore historic buildings and repair structures that pose safety threats. Efforts focused on analysis of impacts to eight species of waterbirds that nest on the island. Field surveys were conducted to examine proximity of nest colonies and individually nesting birds to the project sites. Impact analysis and mitigation measures were developed in close consultation with Park Service staff.

**Stanislaus County, Fink Road Landfill Expansion EIR, Stanislaus County, CA.** As wildlife biologist, assisted with surveys in the proposed Fink Road Landfill expansion area, located in western Stanislaus County. Conducted general wildlife surveys as well as focused surveys for San Joaquin kit fox, including walking transects and operating camera stations.

**USFWS/The Nature Conservancy (TNC), Sacramento River National Wildlife Refuge Bird Population Studies, Tehama and Butte Counties, CA.** As project manager and ornithologist, implemented a monitoring project on the Sacramento River, in cooperation with the USFWS, TNC, and local farmers. The project was developed to study bird populations on the Sacramento River National Wildlife Refuge. Riparian sites were monitored to assess the status and success of breeding landbirds, including Swainson's Hawk, bank swallow, and Western yellow-billed cuckoo, as well as document other birds utilizing the forest during migration. Adjacent farmland, slated for conversion to native riparian vegetation, was surveyed in order to document changes through time, before, during and after restoration. In addition, other previously restored TNC sites, were monitored to assess their value to birds. [Prior to AECOM]

**National Park Service (NPS)/U.S. Forest Service (USFS), Study of Avian Populations, Tehama, Plumas, and Lassen Counties, CA.** As project manager and ornithologist, developed and implemented a three-year study of avian populations in the northern Sierra Nevada, in cooperation with the NPS and USFS. The study was designed to collect baseline information, as well as investigate effects of various management practices, such as selective logging, fuels reduction, and grazing. Methods employed include avian surveys, territory mapping, nest monitoring, mist netting, and vegetation assessment. [Prior to AECOM]

**Salton Sea Authority/Environmental Protection Agency, Salton Sea Avian Inventory, Imperial County, CA.** As ornithologist, established the landbird component of the inventory, including site selection and initiation of point count censuses and mist netting. Also assisted with comprehensive monthly waterbird surveys of the entire Salton Sea. The purpose of the project was to determine the status of all birds utilizing the Salton Sea. [Prior to AECOM]

**National Park Service, Point Reyes National Seashore Inventory Project, Marin County, CA.** As ornithologist, conducted systematic monthly waterbird surveys of the Point Reyes National Seashore. All seabirds, shorebirds, waders, and other waterbirds were identified and counted in order to inventory all such species wintering along the various Seashore beaches. [Prior to AECOM]

**U.S. Fish and Wildlife Service, Southeast Farallon Island (SEFI), San Francisco County, CA.** As wildlife biologist, assisted with field surveys of all birds, including seabirds,

shorebirds, and landbirds, as well as marine mammals and great white sharks. SEFI is part of the Gulf of the Farallones National Marine Sanctuary, and year-round surveys of animals utilizing the island and surrounding waters are conducted as part of the Sanctuary's management program..  
[Prior to AECOM]

## **Brynne Mulrooney**

### **Biologist**

#### **Education**

B.S, Wildlife Ecology and Conservation, University of Florida, 1998

#### **Publications + Technical Papers**

Langan, B. E. and J. J. Lorenz. 2007. Roseate Spoonbill Satellite Telemetry Project. Annual Report. The Batchelor Foundation, The Louis Wolfson Foundation, and The Ocean Fund. Miami, Florida, USA.

Lorenz, J. J., B. Langan, M. Korosy, A. Paul, K. Fisk, R. Heath, and A. Hodgson. 2004-2008. Roseate Spoonbills in Florida Bay, in South Florida Wading Bird Report. Vol. 10-14, G. E. Crozier, M. I. Cook, E. M. Call, and H. K. Herring, Eds., South Florida Water Management District, West Palm Beach, FL.

Lorenz, J.J., B. Langan Mulrooney, P. E. Frezza, R. G. Harvey, and F. J. Mazzotti. 2009. Roseate spoonbill reproduction as an indicator for restoration of the Everglades and the Everglades estuaries. Ecological Indicators.

Lott, C. A., B. E. Langan, M. B. Mulrooney, R. T. Grau, and K. E. Miller. 2005. Stopover ecology of Nearctic-Neotropical migrant songbirds in hardwood hammocks of the Florida Keys. Final Report. Florida Fish and Wildlife Conservation Commission, Tallahassee, Florida, USA.

#### **Trainings**

Southwestern Willow Flycatcher Workshop (2002 and 2009)  
EPA's Rules on Compensatory Mitigation for Impact on Wetlands, Streams and Other Waters Seminar (2010)  
Quino Checkerspot Butterfly Test (passed in 2010 and 2012)

#### **Professional History**

2011 – Present  
Design + Planning at AECOM  
Biologist

2008 – 2011  
HDR, Inc.  
Biologist

2002-2008  
National Audubon Society  
Biologist

Brynne Mulrooney's qualifications as a biologist include 14 years of experience as a wildlife biologist specializing in avian studies. More recently, Ms. Mulrooney has expanded her experience to include botany and wetland delineations. Ms. Mulrooney has worked in a variety of locations including Florida, Texas, Arizona, Mississippi, Alabama, New Jersey and California

Ms. Mulrooney currently works as a biologist conducting wildlife habitat assessments, avian presence/absence surveys, vegetation mapping, rare plant surveys, wetland delineations, and biological monitoring on various construction projects.

#### **Project Experience**

##### **San Diego Gas and Electric (SDG&E) Natural Communities Conservation Plan On-Call Biological Services, San Diego, CA**

As a biologist, conducting field surveys and reporting to SDG&E Land Planning and Natural Resources for habitat enhancement and monitoring associated with impacts as a result of routine operation and maintenance activities associated with electricity transmission and distribution line within the SDG&E service area. Specific duties include field surveys for sensitive plants and wildlife, assessment and delineation of least-impact access routes and work areas, recommending mitigation measures, and writing project specific reports. Project description: 150 words maximum, incorporate individual role in project within text, size (if applicable) and client name. [10/2011 – Present]

##### **City of Carlsbad, Carlsbad Boulevard Realignment and Land Exchange Project San Diego County, CA**

Ms. Mulrooney conducted a habitat assessment for special status wildlife species and vegetation within the 700-acre

project area. Ms. Mulrooney assisted with focused protocol surveys for listed vernal pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp) throughout the project area as a supervised biologist. [10/2011 – 1/2012]

**NAVFAC Southwest, MCB Camp Pendleton Basewide Utilities Infrastructure Supplemental BAs and CERS and EIS, MCB Camp Pendleton, CA**

Ms. Mulrooney assisted with the preparation of supplemental Biological Assessments for BUI CERS projects. [12/2011 – 12/2012]

**County of San Diego Department of Parks and Recreation, As-Needed Environmental Services, San Diego County, CA**

Ms. Mulrooney assisted with on-call tasks involving nesting bird surveys and vegetation mapping for Mission Trails Regional Park. [02/2012 – 03/2012]

**Olivenhain Municipal Water District San Elijo Lagoon Pilot Well Project, Encinitas, CA**

Ms. Mulrooney provided environmental consulting services for the OMWD by conducting a general biological survey, nesting bird survey, and preparation of a biological constraints report. [03/2012 – 07/2012]

**Willow Street Bridge Replacement Project Chula Vista, CA**

Ms. Mulrooney conducted nesting bird surveys and prepared a survey report for the Willow Street Bridge Replacement Project. [04/2012 – 08/2012]

**Otay Truck Trail Road Expansion, Otay, CA**

Ms. Mulrooney conducted a habitat assessment and Western Burrowing Owl protocol surveys for the Otay Truck Trail Road Expansion project. [03/2012 – 08/2012]

**Laurel Ridge Storm Drain Biological Assessment, San Diego, CA**

Ms. Mulrooney directed the field surveys and conducted the habitat for the Laurel Ridge Storm Drain project. Ms. Mulrooney prepared a biological constraints report for the project. [02/12-current]

**SDG&E Salt Creek Substation and Transmission Line Project, Chula Vista, CA**

Ms. Mulrooney assisted with the general biological surveys and habitat assessments, Western Burrowing owl surveys, and assisted with the preparation of the PSR, PEA, and BTR. [02/2012 – current]

**Otay Mesa Conveyance and Disinfection System Project, San Diego, Ca**

Ms. Mulrooney conducted protocol Western Burrowing Owl, and least Bell's vireo surveys. Ms. Mulrooney prepared the Biological Technical Report for this project. [06/2013-Present]

**San Diego County Water Authority Portal Relocation Project, Chula Vista, CA**

Ms. Mulrooney conducted biological monitoring and prepared the monitoring memo for the construction monitoring efforts involved with the portal relocation project. [07/2013 – 08/2013]

**County of Los Angeles Department of Public Works, State Route 126 and Commerce Centre Drive Freeway Interchange Project Wildlife Studies, Santa Clarita, CA**

Ms. Mulrooney conducted pre-construction nesting bird surveys to determine potential breeding within the project area for a freeway interchange project. [07/2013-08/2013]

**Iberdrola Renewables, Tule Wind Farm Project, County of San Diego, CA.**

As a biologist, Ms. Mulrooney conducted a wetland delineation, rare plant survey and Quino Checkerspot butterfly survey (as a supervised assistant); prepared the Jurisdictional Wetland Delineation Report; and, assisted with the preparation of the Biological Technical Report for this project. [08/2009 – 12/2010]

**Element Power - High Desert Solar Project, County of Kern, CA.**

As a biologist, Ms. Mulrooney has conducted a rare plant survey, general biological survey including an assessment of jurisdictional features and prepared the Biological Technical Report for this project. [05/2010 – 12/2010]

**Marine Corps Base Camp Pendleton – Avian Power Line Protection Plan, Camp Pendleton, CA.**

Ms. Mulrooney created an Avian Power Line Protection Plan (APP) for Marine Corps Base Camp Pendleton (MCBCP). The APP developed strategies for reducing power line impacts on avian species on MCBCP as well as outlined a framework for implementation of such guidelines for reducing raptor electrocutions. [12/2008 – 02/2010]

**City of San Diego Contract Services Division, Florida Canyon Drainage and Erosion Improvements Project, San Diego, CA.**

Ms. Mulrooney conducted a nesting bird survey, provided biological monitoring during the construction process, assisted with a wetland delineation and rare plant survey and



assisted with the completion of the Biological Technical and Revegetation reports. [03/2009 – 10/2010]

**Riverside County Transportation Commission, I-15 Corridor Environmental Planning, Riverside County, CA.**

Ms. Mulrooney conducted focused rare plant surveys for all Narrow Endemic Plant Species and Criteria Area plant species along both sides of Interstate 15 from Norco to Murrieta, CA. [12/2008 – 09/2010]

**San Diego Co. General Services Department, Ramona Branch Library, On-Call Environmental Support, Ramona, CA.**

Ms. Mulrooney conducted a pre-construction avian nesting survey and report for the Ramona Branch Library. [4/2010 – 08/2010]

**Callaway Golf, Callaway Golf Monitoring, Carlsbad, CA.**

Ms. Mulrooney conducted biannual monitoring of the revegetation site and prepared the annual monitoring report for this project. [12/2008 – 09/2010]

**Environmental Land Solutions, Deer Canyon Conservation Bank, San Diego, CA.**

Ms. Mulrooney conducted biannual general biological assessment surveys to identify impacts to biological resources, monitored the general condition of the conservation bank and prepared an annual monitoring report per the agreement of the management plan. [12/2008 – 09/2010]

**La Costa Resort and Spa, Jurisdictional Wetland Delineation, Carlsbad, CA.**

Ms. Mulrooney assisted with the wetland delineation survey and report for this project. [05/2010 – 06/2010]

**Moulton Niguel Water District, Jurisdictional Wetland Delineation, Orange County, CA.**

Ms. Mulrooney assisted with the wetland delineation survey and report for this project. [05/2010 – 06/2010]

**North County Transit District, Railway Improvement, San Diego County, CA.**

Ms. Mulrooney conducted a nesting bird survey, presented an Environmental Worker Awareness Training Program, and monitored construction activities for this project. [08/2010 – 12/2010]

**City of Highland, Street Improvement Project, Highland, CA.**

Ms. Mulrooney assisted with the wetland delineation and general biological survey for this project. [05/2010 – 08/2010]

**San Bernardino Associated Governments, Railway Improvement, Redlands, CA.**

Ms. Mulrooney conducted a general biological survey, opportunities and constraints survey, and prepared the associated reports, for this project. [05/2010 – 11/2010]

**Roseate Spoonbill Monitoring Project, Tavernier, FL.**

As Field Crew leader, Ms. Mulrooney handled hiring, training and scheduling of seasonal field crew; performed data entry and analysis as well as report writing; maintained databases; deployed satellite transmitters on adult spoonbills; formatted hourly data transmissions and created maps using ArcGIS; surveyed and monitored breeding colonies by small boat, kayak and on foot; banded nestlings and resighted color banded birds throughout the state; conducted flight-line counts as well as surveys of colonies and adult foraging flights via fixed-wing aircraft; gave presentations to local groups. [11/2002 – 08/2008]

**Florida Keys Stopover Ecology Study of Neotropical Migrant Birds, Cudjoe Key and Key Largo, FL.**

Ms. Mulrooney mist-netted and banded fall migrants; recorded age, sex, wing chord, and fitness; conducted foraging observations, analyzed diet via fecal samples; conducted prey availability studies; conducted vegetation surveys; recorded and entered data. [08/2002 – 10/2003]

**Least Bell's Vireo and Southwestern Willow Flycatcher Monitoring Projects, San Diego, CA.**

Ms. Mulrooney mist-netted and banded adult LBVI's using playback; resighted color-banded birds; conducted nest searching and monitoring; mapped territories (spot-mapping); banded nestlings; assisted with video-monitoring study; surveyed SWFL's on MCB Camp Pendleton; recorded and entered data. [03/2003 – 08/2003]

**Santa Margarita River Watershed Avian Surveys, San Diego, CA.**

Ms. Mulrooney conducted point counts for all bird species throughout the Santa Margarita watershed. [04/2003 – 07/2003]

**Least Bell's Vireo and Southwestern Willow Flycatcher Surveys, San Diego, CA.**

Ms. Mulrooney conducted point counts for all bird species in Cleveland National Forest, MCB Camp Pendleton and Santa Margarita Ecological Reserve; surveyed fixed-transects for LBVI and SWFL's in Cleveland National Forest; mist-netted and banded passerines at MAPS stations; conducted vegetation surveys; recorded and entered data. [03/2002 – 08/2002]

**Fall Migration Study of Neotropical Migrant Birds, Cape May, NJ.** Ms. Mulrooney mist-netted and banded fall migrants; recorded age, sex, wing chord, and fitness; conducted vegetation surveys; conducted prey availability studies; recorded and entered data. [09/2000 – 11/2001]

**Fragmentation Study of Breeding Birds on the San Pedro River, Fairbank, AZ.** Ms. Mulrooney Conducted nest searching and monitoring for over 20 species of birds, focused mainly on Yellow-Breasted Chat, Bell's Vireo, and Abert's Towhee; conducted point counts; conducted prey availability studies; conducted vegetation surveys. [06/2001 – 08/2001]

**Endangered Species Study of Golden-Cheeked Warbler, Fort Hood, TX.** Ms. Mulrooney mist-netted and banded GCWA using playback; conducted nest searching and monitoring; resighted color-banded birds; mapped territories (spot-mapping); collected nest and habitat use data through vegetation surveys; recorded data. [03/2000 – 06/2001]

**Fall Migration Study of Neotropical Migrant Birds, Fort Morgan, AL.** Ms. Mulrooney mist-netted and banded fall migrants; recorded age, sex, wing chord, and fitness; **assisted** with radio-telemetry project on Chuck-Will's Widow; assisted with behavioral experiments on Gray Catbird and Blue-Gray Gnatcatcher; recorded and entered data. [09/1999 – 10/1999]

**Avian Community Dynamics and Conservation Study on Noxubee NWR and Tombigbee National Forest, Starkville, MS.** Ms. Mulrooney mist-netted and banded breeding birds; conducted vegetation surveys; recorded and entered data. [07/1999 – 09/1999]

**Rufous-crowned Sparrow Habitat Fragmentation Study, San Diego, CA.** Ms. Mulrooney Conducted nest searching and monitoring; resighted color-banded birds; assisted with netting and color banding; mapped territories; conducted point counts and predator surveys; conducted insect transects and placed pit-fall traps; conducted vegetation surveys; recorded and entered data. [03/1999 – 07/1999]

**Reynaldo A. Pellos**  
**Environmental Scientist****Education**

B.S.E., Environmental Engineering, 2001  
Minor, Environmental Science  
Magna Cum Laude, Mercer University, Macon, GA

**Accreditation**

OSHA 40-hr HAZWOPER Certified March 2008 (8-hr Refresher October 2011)  
Engineer-in-Training, Georgia, 2001  
Basic CEQA Training October 2010

Name: Reynaldo A. Pellos

BL/Dept: PDD/EEP-SD

Employee No.: 659573

Reynaldo Pellos has 3 years of experience as an environmental scientist. His experience includes wet and dry weather storm water monitoring, field noise monitoring and observations, electronic field data collection, wetland delineation, documentation for analysis, technical report preparation, biological surveys, biological monitoring, and botanical surveys.

**Project Experience****Marine Corps Base Camp Pendleton, Storm Sewer Engineering Study, Camp Pendleton, CA**

In order to recommend improvements for the storm water drainage infrastructure within several camps (Las Flores, Horno, Margarita, Las Pulgas, Del Mar, School of Infantry, and San Mateo) within the base, Mr. Pellos conducted field reconnaissance, modeling of the existing system in StormCAD, proposed improvements to fix system deficiencies, figure preparation, draft preparation and coordination among several staff and offices, and authored sections of the study.

[12/2010 – Ongoing]

**San Elijo Lagoon Conservancy, San Elijo Restoration Project, Environmental Impact Report (EIR), San Diego, CA**

Mr. Pellos authored the water quality and hydrology sections of this EIR. Mr. Pellos also conducted the noise monitoring to establish baseline ambient noise levels that will be used to determine potential noise impacts as a result of the proposed project. This document analyzed the environmental impacts of the proposed restoration of the

lagoon that would increase tidal influence and habitat diversity. [07/2012 – Ongoing]

**Olivenhain Municipal Water District, Unit AA Raw Water Pipeline Project, San Marcos, CA**

Mr. Pellos conducted biological monitoring at least weekly of the entire project site. This required inspection of BMPs, monitoring of construction activities, coordination between client and construction crew, noise monitoring for impacts to nesting birds and sensitive wildlife (California Gnatcatcher and Least Bell's Vireo). Each visit was followed by a monitoring report that summarized project activities and level of environmental compliance. [11/2011 – Ongoing]

**Sunrise Powerlink Transmission Line Restoration Project, San Diego County, CA**

Mr. Pellos conducted botanical surveys as a part of pre-impact surveys, post-impact surveys, and other supportive tasks in an effort to restore impacted habitat as a result of the installation of a high-voltage transmission line going from Imperial Valley to San Diego. The project study area includes many sensitive biological resources such as bighorn sheep, desert tortoise, banded gecko, etc. [06/2011 – Ongoing]

**San Diego Gas & Electric (SDG&E), Widget Services On-Call, San Diego County, CA**

Mr. Pellos has monitored for many different SDG&E activities where sensitive biological resources may be impacted. This has included monitoring activities such as pole replacements by helicopter and vegetation trimming. Each monitoring activity was accompanied by a monitoring report prepared by Mr. Pellos. [04/2011 – Ongoing]

**US Postal Service, Pacific Area Stormwater Monitoring, Chula Vista and San Diego, CA**

In the effort to fulfil the requirements of the Water Quality Monitoring Plan for the USPS, Mr. Pellos collected wet weather storm water samples from two USPS maintenance facilities. He also collected field measurement data such as pH, total dissolved solids, conductivity, and temperature. [10/2012 – Ongoing]

**South Bay Expressway (SBX), State Route 125 Storm Water Quality Monitoring, Chula Vista, CA**

In the effort to fulfil the requirements of the Water and Sediment Quality Monitoring Plan for the SBX, Mr. Pellos collected wet weather storm water samples from 10 actively monitored best management practice (BMP) stations along

the toll road. He also collected field measurement data such as pH and temperature, and regularly inspect all 64 BMPs associated with the state route. In addition, he collected receiving water samples upstream and downstream at the Sweetwater and Otay Rivers to assess influences from the toll road. [12/2009 – 11/2012]

**Orange County Transit Authority, I-5 HOV Lanes Expansion Project WQAR, Santa Ana, CA**

Mr. Pellos prepared a Water Quality Assessment Report using the Caltrans format to assess the potential impacts of the project on water quality in the Santa Ana River basin. Mr. Pellos also scheduled, coordinated, and conducted the field effort required to determine the potential noise impacts of the proposed project with two other staff. [09/2011 – 11/2012]

**City of Escondido, Citracado Parkway – Andreasen Drive to West Valley Parkway**

**Hydromodification Management Plan Study, Escondido, CA**

In order to assist the City of Escondido with the new HMP requirements, Mr. Pellos wrote the initial draft of the study. The study determined the appropriate HMP implementation strategies, identified roadway design elements to support the HMP, needed easement areas, cost considerations, and drainage system concepts. The HMP Study considered the southern pavement widening portion of the project and the northern roadway extension portion of the project. [09/2011 - 11/2011]

**County of San Diego Department of Parks and Recreation, Ramona Grasslands Preserve Project, Ramona, CA**

This project involved conducting vernal pool hydrological monitoring, vernal pool floral monitoring, hydro geomorphic monitoring, and riparian and upland vegetation monitoring surveys for vernal pool and riparian mitigation parcels under long term management by the County. Mr. Pellos conducted a Real Time Kinematic (RTK) survey in support of these efforts. [04/2012]

**Southern California Edison, San Onofre Vernal Pool Restoration Project, San Onofre, CA**

Mr. Pellos conducted a RTK survey in preparation for LIDAR mapping. This technique allow high resolution contour mapping of the vernal pools to aide in the restoration process. [04/2012]

**SDG&E, Road Grading on Marine Corps Base Camp Pendleton, CA**

Mr. Pellos monitored road grading activities and helped SDG&E maintain compliance with existing regulations. Also surveyed for sensitive biological resources such as nesting birds, sensitive plants, and hydrologic features. Upon completion of the surveys, prepared a Daily Monitoring Report discussing all issues. [03/2011 – 07/2011 and 05/2012-08/2012]

**Caltrans, State Route 905 Construction Monitoring, San Diego, CA**

Mr. Pellos conducted biological monitoring during the construction phase of State Route 905. This required an inspection of construction activities; a survey of sensitive biological resources, including nesting birds; and inspection for Storm Water Pollution Prevention Plan compliance. At the end of each day, he prepared a report describing any issues and activities. [05/2011 – 05/2012]

**County of San Diego Department of Parks and Recreation, Ramona Grasslands Preserve Residual Dry Matter Project, Ramona, CA**

Mr. Pellos conducted a residual dry matter survey in order to assist the County in prescribing appropriate management practices related to livestock grazing within the preserve and native annual density and diversity. [10/2011]

**Conxentrix Solar, Noise, San Diego, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of a noise impact analysis. Key issues included existing noise sources, and proximity of noise-sensitive receptors (e.g., residents). [10/2011]

**City of San Diego, Maddox Dog Park Noise Study, Boulevard, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of a noise impact analysis. Key issues included existing noise sources, and proximity of noise-sensitive receptors (e.g., residents). [10/2011]

**City of Escondido, Hydromodification Management Plan (HMP) Compliance Technical Review, Escondido, CA**

In order to assist the City of Escondido with the new HMP requirements, Mr. Pellos reviewed developers HMP documentation to determine whether they met the new requirements and submitted recommendations for improvement to the City. These recommendations were then

given to the developers and the issues were addressed. [09/2011 - 11/2011]

**Caltrans, Clybourn Avenue Grade Separation Preliminary Environmental Study (PES), Los Angeles, CA**

Mr. Pellos authored the water quality and hydrology sections of this PES. This document analyzed the environmental impacts of the proposed naval activities. [10/2011]

**U.S. Navy, Environmental Impact Statement (EIS) for Renewal of Naval Air Weapons Station China Lake Public Land Withdrawal, Naval Air Weapons Station China Lake, CA**

Mr. Pellos authored the water quality and hydrology sections of this EIS. This document analyzed the environmental impacts of the proposed naval activities. [09/2011]

**Ocean Discovery Institute, Living Lab Project, San Diego, CA**

Mr. Pellos conducted noise monitoring and a biological survey of the project site that identified plant and wildlife species, plant communities, the potential for sensitive biological resources, jurisdictional wetlands, and potential impacts to the proposed project. Mr. Pellos also prepared a Biological Survey Letter for submittal to the City of San Diego that disclosed the findings of the biological survey. [08/2011 – 09/2011]

**City of Los Angeles, Century Boulevard Project, Noise, Los Angeles, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of a noise impact analysis. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (e.g., residents, sensitive species). [07/2011]

**City of Torrance, Torrance Wellfield Project, Noise, Torrance, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of a noise impact analysis. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (e.g., residents, sensitive species). [07/2011]

**Metropolitan Water District, Wetland Delineation, Los Angeles, CA**

Mr. Pellos delineated wetlands in the field in support of permitting for facility maintenance activities. [06/2011 – 07/2011]

**Naval Facilities Engineering Command (NAVFAC), Botanical Surveys, Camp Pendleton, CA**

Mr. Pellos surveyed for thread leaved Brodiaea (*Brodiaea filifolia*) in specific areas of Marine Corps Base Camp Pendleton to determine presence/absence. [05/2011]

**City of Imperial Beach, Imperial Beach Environmental Impact Report, Noise, Imperial Beach, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of a noise impact analysis. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (e.g., residents, sensitive species). [05/2011 – 06/2011]

**County of San Bernardino, Shadow Mountain Grade Separation, Noise, Helendale, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of a noise impact analysis. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (e.g., residents, sensitive species). [03/2011 – 04/2011]

**San Diego Association of Governments (SANDAG), Regional Transportation Plan (RTP) Environmental Impact Report (EIR), San Diego, CA**

Mr. Pellos authored the water quality and hydrology section of this EIR. This document specified the detailed analysis for the horizon years of 2020, 2035, and 2050 described in the RTP. [02/2011 – 04/2011]

**California Department of Parks and Recreation, Ocotillo Wells State Vehicular Recreation Area (SVRA) General Plan Hydrology Report, Ocotillo Wells, CA**

Mr. Pellos updated the hydrology report to include several changes in the project that included a larger project footprint that potentially impacted other resources. [03/2011]

**Los Angeles County Department of Parks and Recreation, Storm Water Pollution Prevention Plans, Los Angeles, CA**

Mr. Pellos was an integral member of the Integrated Pest Management (IPM) Plan development team. He prepared the draft IPM Plan and assisted in preparing training presentations and conducting compliance training to more than 200 regional, district, and recreational department staff. [12/2010 – 03/2011]

**City of San Diego, St. Paul's Cathedral and Residences Uptown Community Planning Area EIR, Energy, San Diego, CA**

Mr. Pellos prepared the existing conditions of the energy section for this EIR. [02/2011 – 03/2011]

**County of San Diego, Fallbrook Community Airpark Aircraft Noise Analysis, Fallbrook, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of the noise impact analysis for this project. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (i.e., residents, sensitive species). [11/2010 – 01/2011]

**Barona Band of Mission Indians, Barona Master Plan Environmental Evaluation, Barona, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of the noise impact analysis for this project. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (i.e., residents, sensitive species). [11/2010 – 01/2011]

**D&D Habitat Restoration, Dennery Canyon Vernal Pool Restoration, National City, CA**

Mr. Pellos assisted in the propagation of plants used in vernal pool restoration projects, as needed. [07/2010 – 11/2010]

**Solar Millennium, Palen Solar Project Fall Botanical Survey, Blythe, CA**

Mr. Pellos conducted botanical surveys in the Mojave Desert for the fall germination of sensitive annual plant species. [10/2010 – 12/2010]

**Los Angeles County Department of Public Works, Bouquet Canyon Road Administrative Draft Initial Study/Mitigated Negative Declaration, Santa Clarita, CA**

Mr. Pellos wrote the floodplains section and the hydrology and water quality section of the Environmental Study/Initial Study/Mitigated Negative Declaration. [10/2010 – 12/2010]

**City of Escondido, Escondido RCM Permitting Phase I, Escondido, CA**

Mr. Pellos conducted wetland delineations in all of Escondido's open storm water drains and channels by recording plant species, examining soil pits, and recognizing

other hydrologic conditions indicative of a wetland. He used a Toughbook for data entry and GPS positioning. He also digitized wetland delineation vegetative community data on ArcGIS maps. [07/2010 – 10/2010]

**California State Parks, Noise Impact Analysis Los Angeles State Historic Park Master Plan Development, Los Angeles, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of the noise impact analysis for this project. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (e.g., residents, sensitive species). [07/2010 – 10/2010]

**Marine Corps Base Camp Pendleton, Shrimp Habitat Monitoring Plan Design, Camp Pendleton, CA**

Using a sub-foot GPS positioning device with a stationary relay base station, Mr. Pellos assisted in the process of mapping vernal pools within several training areas of Camp Pendleton. [07/2010 – 02/2011]

**Southern California Edison Company, Falcon Ridge Substation Project, Fontana, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of the noise impact analysis for this project. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (e.g., residents, sensitive species). [07/2010 – 12/2010]

**City of Escondido, On-Call Storm Water and Environmental Compliance Support, City of Escondido, CA**

In addition to assisting with dry-weather storm water sampling, Mr. Pellos inspected and mapped storm water structures owned and operated by the City of Escondido. He also performed quality control for the electronic database. [12/2009 – 07/2010]

**T.Y. Lin International, West Mission Bay Drive Bridge Widening Noise Impact Analysis, San Diego, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of the noise impact analysis for this project. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (e.g., residents, sensitive species). [03/2010 – 07/2010]

**Metropolitan Water District, Padre Dam Construction Monitoring, Lakeside, CA**

Mr. Pellos performed noise monitoring and recorded observations during construction. Key issues included existing noise sources, noise level exceedances, and proximity of noise-sensitive receptors (e.g., residents). [06/2010 – 12/2010]

**US Department of Transportation (DOT), California DOT, Cities of Anaheim and Placentia, Orangethorpe Grade Separation Project, Orange, CA**

Mr. Pellos wrote the Hydrology and Floodplains section and the Water Quality and Storm Water Runoff section of the Addendum to the Environmental Impact Report (EIR)/Environmental Impact Statement (EIS). [04/2010 – 06/2010]

**Renewable Resources Group, Photovoltaic Solar Project, Rosamond, CA**

Mr. Pellos contributed to the preparation of the Flooding and Drainage Study for this project by authoring portions of the study and researching potential hydrological impacts. [05/2010 – 06/2010]

**San Diego Association of Governments, Regional Beach Sand Project II, San Diego County, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of the noise impact analysis for this project. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (e.g., residents, sensitive species). [05/2010 – 01/2011]

**South Bay Expressway, State Route 125 Restoration Site Monitoring, Chula Vista, CA**

Mr. Pellos assisted with monitoring the restoration site's animal population through pit trap monitoring and fairy shrimp populations through vernal pond monitoring. [04/2010 – 12/2011]

**City of Escondido, Citracado Parkway Extension Project, Escondido, CA**

Mr. Pellos contributed to the preparation of the Hydrology and Water Quality section of the Environmental Impact Report (EIR) for this project by authoring portions of the chapter and researching potential hydrological impacts. [03/2010 – 04/2010]

**Simon Wong Engineering, Willow Street Widening Project  
Noise Impact Analysis, Chula Vista, CA**

Mr. Pellos performed baseline noise monitoring and observations, and data downloading and documentation for the preparation of the noise impact analysis for this project. Key issues included existing noise sources, traffic volumes, and proximity of noise-sensitive receptors (e.g., residents, sensitive species). [03/2010 – 06/2010]

- Population and distribution estimates of amphibians by nocturnal audio sampling in the PNWR
- Tadpole testing to determine effects of household pesticides

[Prior to AECOM; 08/1997 – 03/2001]

**City of San Diego, Storm Water Pollution Prevention  
Program, San Diego, CA**

Mr. Pellos collected dry weather water samples from storm water drains; measured pH, conductivity, and temperature of the water samples in the field; documented the area around the storm drains for visual and trash assessment; performed quality control for the field data sheets and electronic database; analysed samples for parameters such as nitrate, ammonia, phosphate, detergents, and turbidity; and exceeded client expectations for data quality and production. [Prior to AECOM; 05/2008 – 07/2008]

**Local Government Unit, Kibungan, Benguet, Philippines**

Mr. Pellos worked with the Municipal Agricultural Office, Municipal Planning and Development Office, and Municipal Engineering Office, and coordinated activities of the School of Living Traditions in Kibungan: ClayWorks (SLT). In addition, he prepared professional documentation (paper and video) of the SLT, trained engineers and workers in the design and construction of ferrocement water tanks, and coordinated the construction of the ferrocement water tanks. [Prior to AECOM; 05/2005 – 05/2007]

**US Peace Corps, Kibungan, Benguet, Philippines**

Mr. Pellos worked with the Municipal Agricultural Office and co-founded the School of Living Traditions in Kibungan: ClayWorks (SLT). He won funding for the project through the National Commission for Culture and the Arts, and conducted skill development trainings for Rural Improvement Clubs throughout Kibungan. [Prior to AECOM; 02/2002 – 02/2005]

**Biology Department, Mercer University, Macon, GA**

As a student researcher, Mr. Pellos worked on four significant projects:

- Baseline population estimates for reptiles and amphibians using pit traps and drift fences in the Piedmont National Wildlife Refuge (PNWR)
- Habitat delineation of predators and prey in pond shorelines of the PNWR



## Lance Woolley

### Botanist

#### Education

BS, UC Santa Cruz, 1998  
MA, Botany, Humboldt State University, 2006

#### Professional Affiliation

Member, California Native Plant Society

#### Certification

10(a)(1)(A) Endangered Species Permit TE 820658-5.3 for  
Listed vernal pool branchiopods

#### Papers + Presentations

Woolley, L., and T.W. Henkel. 2005. The Role of the Heart Rot Fungus *Phellinus* spp. and Shoot Turnover in the Long-Term Development of the Tropical Monodominant Tree *Dicymbe Corymbosa* (Caesalpiniaceae). Contributed presentation at the Mycological Society of America Annual Meeting, July 30–August 5, 2005, Hilo, Hawaii.

Henkel, T.W., J. Mayor, and L. Woolley. 2005. Mast Fruiting and Seedling Survival of the Ectomycorrhizal *Dicymbe Corymbosa* (Caesalpiniaceae) in Guyana. *New Phytologist* 167:543–556.

Woolley, L., T.W. Henkel, and S.C Sillett. 2008. Reiteration in the Monodominant Tropical Tree *Dicymbe Corymbosa* (Caesalpiniaceae) and its Potential Adaptive Significance. *Biotropica* 40: 32–43.

Lance Woolley has more than 7 years of professional experience as a botanist. Mr. Woolley has conducted ecological and botanical field studies for various projects in California. His expertise includes rare plant and floristic surveys, vegetation classification and mapping, and monitoring of vernal pool habitat. He has conducted surveys on more than 12,000 acres of desert habitat and more than 3,000 acres of vernal pool and associated grassland habitat. Mr. Woolley has also conducted rare plant surveys for plants restricted to serpentine soils on more than 2,000 acres of Shasta-Trinity National Forest.

#### Project Experience

##### InterConnect, Cellular Tower Surveys, San Bernardino County, CA

As biologist, participated with the botany field effort, including vegetation mapping and a focused rare plant survey for five cellular tower sites located throughout the Mojave Desert. Approximately 1,000 acres of land was surveyed. Prepared the Botanical Survey Reports for each of the cellular sites. [2013]

##### ACE Phoenix, Power Generation, Inyo County, CA

As biologist, participated with the botany field effort, including vegetation mapping and a focused rare plant survey for the project site and 500-foot buffer within the northern Mojave Desert. Approximately 500 acres of land was surveyed. Prepared the Botanical Survey Report. [2012–2013]

##### City of San Diego, Maple Canyon Storm Drain Biological Assessment, San Diego, CA

As biologist, conducted floristic inventory, rare plant surveys, and vegetation mapping. Completed the Biological Memorandum and impact analysis. [2013]

**County of San Diego, Sweetwater Phase III Trail Improvement Biological Assessment, San Diego, CA**

As biologist, conducted floristic inventory, rare plant surveys, and vegetation mapping. Completed the Biological Memorandum and impact analysis. [2013]

**City of San Diego, Alberhill Storm Drain Biological Assessment, San Diego, CA**

As biologist, conducted floristic inventory, rare plant surveys, and vegetation mapping. Completed the Biological Memorandum and impact analysis. [2013]

**Municipal Water District (MWD), Programmatic Permitting Project, Orange County, CA**

As biologist, conducted vegetation mapping and habitat assessments, and assisted with wetland delineations along the MWD right-of-way. Assisted with the preparation of the Jurisdictional Delineation report. [2013]

**Naval Facilities Engineering Command, Naval Outlying Landing Field (NOLF) Imperial Beach, Fence Environmental Assessment, San Diego County, CA**

As biologist, conducted a floristic inventory, rare plant survey, and vegetation mapping within the NOLF project area. [2013]

**City of Escondido, Lake Wohlford Dam Replacement, San Diego County, CA**

As biologist, participated with the botany field effort, including vegetation mapping and a focused rare plant survey for the project site and 500-foot buffer. Assisted in the preparation of the Botanical Survey Report. [2013]

**United States Fish and Wildlife Service, Santa Ana River Marsh Restoration, Orange County, CA**

As biologist, conducted a floristic inventory and vegetation mapping within the Santa Ana River Marsh Restoration Area. [2013]

**California Department of Transportation, Otay Sweetwater Revegetation Project, Otay, CA**

As biologist, conducted point intercept vegetation transects throughout the restoration site. [2013]

**City of San Diego, Otay Conveyance Pipeline Project, San Diego County, CA**

As biologist, assisted with rare plant surveys and vegetation mapping. [2013]

**City of San Diego, Rue Cheaumont Storm Drain Biological Assessment, San Diego, CA**

As biologist, conducted floristic inventory, rare plant surveys, and vegetation mapping. Completed the Biological Memorandum and impact analysis. [2013]

**Southern California Edison, Victor to Kramer Telecommunications Line, Mojave Desert, San Bernardino County, CA**

As biologist, participated with the botany field effort, including vegetation mapping and a focused rare plant survey for a 35-mile-long section of transmission line within the Mojave Desert. Approximately 700 acres of land was surveyed. Prepared the Botanical Survey Report. [2011]

**Imperial Irrigation District, Path-42 Transmission Line Surveys, Riverside and Imperial County, CA**

As biologist, conducted floristic inventory, focused rare plant surveys, and vegetation mapping along a linear transmission line. Coordinated field staff, survey schedule, data management, and reporting. [2011]

**Invenergy Wind California, Rare Plant and Vegetation Mapping Protocol Surveys, Campo, CA**

As biologist, helped organize and conducted floral inventory, focused rare plant surveys, and vegetation mapping at the Campo Reservation. Wrote sections of the Biological Technical Report. [2010]

**Naval Facilities Engineering Command, Continuing Environmental Review Studies for Basewide Utility Infrastructure Improvements, Marine Corps Base Camp Pendleton, CA**

As biologist, conducted focused rare plant surveys for listed plant species (thread-leaved brodiaea, spreading navarretia, and San Diego button-celery). Conducted habitat assessments and focused protocol surveys for listed vernal pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp) throughout the Base as part of continuing environmental review studies. Drafted habitat assessment and biological assessment documents. [2010–2011]

**Naval Facilities Engineering Command, Basewide Water Improvements and Stuart Mesa Bridge Replacement Project, Marine Corps Base Camp Pendleton, CA**

As biologist, conducted focused rare plant surveys for listed plant species (thread-leaved brodiaea, spreading navarretia, and San Diego button-celery). Conducted habitat assessments and focused protocol surveys for listed vernal

pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp) throughout the Base as part of continuing environmental review studies. Drafted habitat assessment documents and biological assessments. Wrote sections in several biological documents. [2010–2012]

**Naval Facilities Engineering Command, Basewide Fuel Optimization Program, Marine Corps Base Camp Pendleton, CA**

As biologist, conducted focused protocol surveys for listed vernal pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp). Completed the US Fish and Wildlife Service 10a 90-day listed branchiopod report. [2011]

**Abengoa Solar, Solar Project, San Bernardino County, CA**

As biologist, conducted a floristic inventory, rare plant survey, and vegetation mapping within a proposed solar power generating facility in the Mojave Desert. Assisted with the preparation of the Biological Constraints Report. [2008]

**Enel Green Power, Wind Power Project, San Bernardino County, CA**

As biologist, conducted a floristic inventory, rare plant survey, and vegetation mapping within a proposed wind power generating facility. Prepared the Biological Constraints Report. [2011]

**Beacon Solar, Energy Project, San Bernardino County, CA**

As biologist, conducted floristic inventory, focused rare plant surveys, and vegetation mapping. Coordinated data management and assisted with writing the Biological Technical Report. [2011]

**Ogilby Solar, Solar Energy Project, Imperial County, CA**

As biologist, conducted floristic inventory, focused rare plant surveys, and vegetation mapping. Assisted with data management and wrote the Botanical Survey Report. [2011]

**Concentrix, Solar Project, Rare Plant Surveys, Boulevard, CA**

As biologist, assisted with the floristic inventory, focused rare plant surveys, and vegetation mapping. Assisted with data management and writing of biological technical reports. [2011]

**Imperial Irrigation District, Dixieland to Imperial Valley Substation Transmission Line Project, Imperial County, CA**

As biologist, conducted floristic inventory, focused rare plant surveys, and vegetation mapping to assess impacts of a 230-kilovolt transmission line and substation expansion

project. Assisted with data management and writing the biological technical report. [2010]

**US Navy, Naval Air Weapons Station China Lake, Ridgecrest, CA**

As biologist, toured the North Range and helped prepare a Preliminary Draft Environmental Impact Statement for the renewal of the public land withdraw from the Bureau of Land Management. [2011]

**City of Laguna Niguel, Sulphur Creek Restoration Project, Laguna Niguel, CA**

As biologist, performed vegetation mapping, annual vegetation surveys, and data collection. Project was designed to create, restore, and enhance wetland and riparian communities, and establish a native sage scrub buffer along a 1.5-mile stretch of Sulphur Creek in the Aliso Creek Watershed. [2011–2013]

**San Diego County Water Authority, Escondido Creek Wetland/Riparian Enhancement Project, Escondido, CA**

As biologist, assisted in the monitoring of 21 acres of wetland/riparian enhancement within a conservation easement established within the 100-year floodplain of Escondido Creek. [2009]

**California Department of Transportation, Dennery Canyon Vernal Pool Restoration Project Seed Bulking and Plant Propagation, Otay Mesa, CA**

As biologist, conducted focused protocol surveys for listed vernal pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp). Conducted floristic inventories of the 40 vernal pools on-site, and assisted with upland point intercept vegetation transects. Completed the US Fish and Wildlife Service 10a 90-day listed branchiopod report. Project consists of enhancement and construction of 40 vernal pools and adjacent upland habitat for Quino checkerspot butterfly. [2009–2013]

**Naval Facilities Engineering Command Southwest, San Onofre Vernal Pool Conservation Plan, San Onofre State Beach, CA**

As biologist, conducted focused protocol surveys for listed vernal pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp). Assisted with the floristic inventory of all vernal pools occurring within the project area. [2011]

**Naval Facilities Engineering Command, Marine Corps Forces Special Operations Command Environmental Assessment, Marine Corps Base Camp Pendleton, CA**

As biologist, conducted vegetation mapping and focused rare plant surveys for listed and proposed listed plant species (thread-leaved brodiaea and Pendleton button-celery). Conducted focused protocol surveys for listed vernal pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp) throughout the project area. Prepared written biological assessments. [2013]

**US Navy, Silver Strand Training Complex South (SSTC-S), Naval Base Coronado, CA**

As biologist, conducted a floristic inventory, focused rare plant surveys, and vegetation mapping within the SSTC-S. Assisted with the preparation of a Preliminary Draft Environmental Impact Statement. [2012]

**San Diego Association of Governments, San Dieguito Lagoon Restoration Project, San Diego County, CA**

As biologist, conducted floristic inventory, focused rare plant surveys, and vegetation mapping along a linear transmission line. Assisted with data management and reporting. [2013]

**San Diego Association of Governments, Buena Vista Lagoon Restoration Project, San Diego County, CA**

As biologist, conducted a floristic inventory, focused rare plant surveys, and vegetation mapping within the lagoon restoration area. Coordinated field staff, survey schedule, data management, and reporting. [2013]

**City of San Diego, Otay Truck Trail Road Expansion, San Diego County, CA**

As biologist, conducted focused protocol surveys for listed vernal pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp). Completed the US Fish and Wildlife Service 10a 90-day listed branchiopod report. [2013]

**Digital 395, Fiber-Optic Cable Project, Bishop, CA**

As biologist, conducted pre-construction surveys and construction monitoring for the installation of a fiber-optic cable. [2013]

**San Diego Gas & Electric (SDG&E), Sunrise Powerlink Restoration Services, San Diego County, CA**

As biologist, conducted a floristic inventory at all SDG&E tower sites before towers were constructed. The pre-construction survey served as documentation for the

restoration efforts following tower construction. Performed post-impact surveys to determine the area of impact. [2011]

**US Army Corps of Engineers-Los Angeles District, Santa Ana Nonnative Vegetation Removal Project, Orange County, CA**

As biologist, conducted vegetation monitoring surveys as part of a 5-year study to measure the effects of invasive nonnative vegetation removal within a 250-acre section of the Santa Ana River Valley on the establishment and diversity of native plant species. [2011]

**Naval Facilities Engineering Command, Inventory of Pendleton Button-Celery, Marine Corps Base Camp Pendleton, CA**

As biologist, participated in the second year of Basewide surveys for *Eryngium pendletonense* in outlying areas along MACS road to further quantify the extent of its population. [2011]

**San Diego Association of Governments, San Elijo Lagoon Restoration Project, San Diego, CA**

As biologist, conducted a floristic inventory, focused rare plant surveys, and vegetation mapping within the lagoon restoration area. Completed the Botanical Survey Report. [2010]

**San Diego Association of Governments, San Diego Regional Vegetation Map, San Diego CA**

As biologist, conducted vegetation classification and mapping in accordance with the California Department of Fish and Wildlife vegetation mapping system for the western portion of San Diego County. Vegetation mapping data was used to create a fine-scale vegetation map for approximately 450,000 acres of Habitat Preserve and Conserved Lands in western San Diego County. [2010–2012]

**City of Carlsbad, Carlsbad Boulevard Realignment and Land Exchange Project San Diego County, CA**

As biologist, conducted a floristic inventory, focused rare plant surveys, and vegetation mapping within the 700-acre project area. Conducted focused protocol surveys for listed vernal pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp) throughout the project area. Wrote the Botanical Survey Report and the US Fish and Wildlife Service 10a 90-day listed branchiopod report. [2011– 2013]

**Confidential Client, Confidential Solar Project, Kern County, CA**

As biologist, participated with the botany field effort during a focused rare plant survey for six special-status plants that had the potential to occur within the impact area of a planned solar energy project located in the western Mojave Desert. More than 2,000 acres of land was surveyed for the target rare plant species, in addition to a 1-mile buffer zone. Vegetation mapping and inventorying of any special-status wildlife were also conducted. [2008, 2010]

**Solar Millennium, Blythe, Palen, and Ridgecrest Solar Power Projects, Mojave Desert, Riverside/Kern County, CA**

As biologist, participated with the botany field effort during a focused rare plant survey for 12 special-status plants that had the potential to occur within the impact area of a planned solar energy project located in the Sonoran and Mojave Deserts. More than 9,000 acres of land was surveyed for the target rare plant species, in addition to a 1-mile buffer zone. Vegetation mapping and inventorying of any special-status wildlife were also conducted. [2009, 2010]

**Mojave Solar, Harper Lake Solar Energy Project, San Bernardino County, CA**

As biologist, assisted with vegetation mapping and surveying for rare plants within the Mojave Desert. Assisted with writing and preparing the Harper Lake Botanical Report. [2008]

**California Department of Transportation and South Bay Expressway, State Route 125 South Quino Checkerspot Butterfly and Vernal Pool Restoration, San Diego County, CA**

As biologist, participated in conducting Quino checkerspot butterfly focused protocol adult surveys on the Johnson Canyon mitigation site and Johnson Canyon Open Space Preserve in Otay Mesa. [2008]

**California Department of Transportation, Johnson Canyon Open Space Preserve Habitat Management Plan for State Route 125 South, San Diego County, CA**

As biologist, conducted focused protocol-level surveys for listed vernal pool branchiopods. [2008]

**Marine Corps Base Camp Pendleton (MCBCP), Fairy Shrimp Vernal Pool Field Surveys, MCBCP, CA**

As biologist, participated with a large team of biologists in a protocol survey of the distribution, abundance, and presence of two endangered fairy shrimp species in approximately 900 vernal pools for Base-wide management

of the vernal pool resource by the Land Management Branch at Environmental Security, Camp Pendleton. [2008–2009]

**Marine Corps Base Camp Pendleton (MCBCP), Grow the Force Environmental Studies, MCBCP, CA**

As biologist, conducted focused rare plant surveys for listed plant species (thread-leaved brodiaea, spreading navarretia, San Diego button-celery). Conducted habitat assessments and focused protocol surveys for listed vernal pool branchiopods (San Diego fairy shrimp and Riverside fairy shrimp) throughout the Base as part of continuing environmental review studies. Drafted habitat assessment documents and biological assessments. Wrote sections in several biological documents. [2007–2011]

**California Department of Transportation, Old Road-Hill Crest Parkway to Lake Hughes Road, Santa Clarita, CA**

As biologist, conducted rare plant surveys and vegetation mapping along Old Road-Hill Crest Parkway. Contributed to the preparation of the Natural Environment Study. [2007]

**County of San Diego, San Diego River Nonnative Vegetation Removal, Lakeside, CA**

As biologist, conducted vegetation mapping and noxious weed survey within the San Diego River. Assisted with the preparation of the Biotechnical Report. [2009]

**San Diego Gas & Electric (SDG&E), Natural Community Conservation Plan Natural Resources & Water Resources, San Diego County, CA**

As biologist, conducted surveys for sensitive biological resources along SDG&E utility line corridors for three large pole replacement projects. Estimated impacts to resources associated with maintenance and pole replacement activities. Prepared Pre-Activity Study Reports for the associated projects. [2009]

**San Diego Gas & Electric (SDG&E), 2007 Firestorm Emergency Monitoring Services, San Diego County, CA**

As biologist, assisted SDG&E with emergency response efforts following the fires that occurred in San Diego County during fall 2007 (Firestorm 2007). Performed assessments of natural habitats surrounding power poles burned during Firestorm 2007 before and after repair work was performed by SDG&E staff. Accompanying these assessments, prepared summary reports documenting essential information regarding the status of each work site visited. [2007]

**US Department of Agriculture, US Forest Service, Shasta-Trinity National Forest, CA**

As biological technical assistant, collected, organized, and analyzed botanical and ecological data. Assisted in plot selection and characterization of plant associations, rare plant surveys, weed eradication, and seed collection. Prepared reports, diagrams, charts, and maps for biological reports. [Prior to AECOM; 2006–2007]

**Wetlands Consulting, Anderson Preserve, Santa Rosa, CA**

As biologist, conducted rare plant surveys, vegetation mapping, and floristic inventories. Performed botanical surveys and floristic inventories of vernal pools and associated grasslands. [Prior to AECOM; 2007]

**Wetlands Consulting, Gobbi Preserve, Santa Rosa, CA**

As biologist, conducted vegetation and rare plant surveys addressing the potential impacts of cattle grazing. [Prior to AECOM; 2007]

**Wetlands Consulting, Slippery Rock Preserve, Santa Rosa, CA**

As biologist, performed botanical surveys and floristic inventories of vernal pools and associated grasslands. [Prior to AECOM; 2007]

**Wetlands Consulting, Woodbridge Preserve, Santa Rosa, CA**

As biologist, performed botanical surveys and floristic inventories of vernal pools and associated grasslands. [Prior to AECOM; 2007]

**Humboldt State University, Botany 105, General Botany, Arcata, CA**

As an instructor, developed lectures and demonstrations to facilitate student understanding of the diversity of plant, fungal, protistan, and prokaryotic life on Earth. Assisted students in developing a working vocabulary of botanical terminology and acquiring basic concepts of anatomy, morphology, reproduction, and ecology of these organismal groups. [Prior to AECOM; 2007]

**Humboldt State University, Botanical Research Expedition, Pakaraima Mountains, Guyana**

As a student, collected and compared macrofungal (basidiomycetes and ascomycetes) communities among mixed and monodominant *Dicymbe corymbosa* (Caesalpinaceae) forest types. Established three long-term forest study plots in *D. corymbosa* forest to monitor tree

reproduction, growth, and development. [Prior to AECOM; 2005, 2006]

**The Nature Conservancy, Eugene, OR**

As biologist, assisted with plant surveys, habitat restoration, and invasive plant eradication. [Prior to AECOM; 2002]

**Peace Corps, Membrillo, Coclé, Republic of Panamá**

As biologist, worked with subsistence farmers to improve diets and increase income through farming techniques consistent with environmental conservation. Implemented agroforestry techniques to improve soil and water conservation. [Prior to AECOM; 1999–2001]

**APPENDIX E**

**HAZARDOUS MATERIALS  
TECHNICAL STUDY**





**HAZARDOUS MATERIALS  
TECHNICAL STUDY  
CHOLLAS TRIANGLE  
SAN DIEGO, CALIFORNIA**

**DRAFT**

**PREPARED FOR:**

AECOM  
1420 Kettner Boulevard, Suite 500  
San Diego, California 92101

**PREPARED BY:**

Ninyo & Moore  
Geotechnical and Environmental Sciences Consultants  
5710 Ruffin Road  
San Diego, California 92123

November 1, 2012  
Project No. 107138001



November 1, 2012  
Project No. 107138001

Ms. Yara Fisher  
AECOM  
1420 Kettner Boulevard, Suite 500  
San Diego, California 92101

Subject: Hazardous Materials Technical Study  
Chollas Triangle  
San Diego, California

Dear Ms. Fisher:

Ninyo & Moore has performed a Hazardous Materials Technical Study (HMTS) of the above-referenced site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site.

We appreciate the opportunity to be of service to you on this project.

Sincerely,  
**NINYO & MOORE**

**Draft**

Stephan A. Beck, PG 4375  
Manager, Environmental Sciences Division

CC/AO/SB/gg

Distribution: (1) Addressee (via e-mail)



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Appendix B – Environmental Database Search Report

Appendix C – Online Regulatory Agency Review Documents

DRAFT

## 1. INTRODUCTION

In accordance with your request, Ninyo & Moore has performed a Hazardous Materials Technical Study (HMTS) for the Chollas Triangle project area located along and within Chollas Parkway on the southeast, University Avenue on the north, and 54th Street on the west in San Diego, California. The purpose of this HMTS is to document the presence of properties, which may have been impacted by hazardous materials or wastes, and to document, with respect to the California Environmental Quality Act (CEQA), the significance of impacts from the project area with respect to hazardous materials and wastes, and to discuss measures that can be implemented to reduce or mitigate the potential impacts.

Ms. Caren Carlson of Ninyo & Moore performed the site reconnaissance, historical and regulatory research. Mr. Stephan Beck of Ninyo & Moore performed project oversight and quality review.

## 2. SCOPE OF WORK

Ninyo & Moore's scope of work for this HMTS included the activities listed below.

- Reviewed readily available maps (e.g., topographic, geologic, etc.) and environmental reports pertaining to the project area. Documented the existing environmental setting based on available information.
- Performed a project area reconnaissance to document areas of readily apparent, possibly contaminated surficial soil or surface water, improperly stored hazardous materials and wastes, possible sources of polychlorinated biphenyls (PCBs), and possible sources of contamination from activities in the project area and adjacent properties.
- Reviewed readily available historical documents, including aerial photographs, fire insurance maps (where available), reverse city directories, and topographic maps, to document the presence or likely presence of hazardous materials or wastes.
- Reviewed federal, state, and local regulatory agency databases for the project area and vicinity to ASTM International standard search distances. The purpose of this review was to document the locations of facilities with unauthorized releases of hazardous materials or wastes to soil and/or groundwater as well as the regulatory status, where available.

- Reviewed the State Water Resources Control Board (SWRCB) GeoTracker website and the California Department of Toxic Substances Control (DTSC) EnviroStor website, to supplement information in the database report and provide a brief description of open unauthorized release cases, regulatory status and/or contaminated properties in the project area vicinity.
- Evaluated the findings with respect to Questions A, B, and D of Section 8, “Hazards and Hazardous Materials” within Appendix G, “Environmental Checklist Form” of the “Guidelines for Implementation of CEQA.”
- Prepared this HMTS report documenting findings and providing opinions and recommendations regarding possible environmental impacts to the project area from potential releases of hazardous materials or wastes and potential impacts from hazardous materials or wastes from future development in the project area. Provided programmatic and mitigation measures for identified impacts, where applicable.

The following, which is not intended to be all-inclusive, represents out-of-scope items with respect to this HMTS, and, therefore, were not addressed: human health risk assessment, asbestos-containing materials, underground pipelines, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic risk, industrial hygiene, health and safety, ecological resources, endangered species, mold, indoor air quality (including vapor intrusion), underground pipelines, and high-voltage power lines. In addition, Ninyo & Moore will not address interpretations of zoning regulations, building code requirements, or property title issues.

### **3. GENERAL SITE CHARACTERISTICS**

The Chollas Triangle project study area is approximately 52 acres and is generally bound by Chollas Parkway on the southeast, University Avenue on the north and 54th Street on the west (Figure 1). Also included in the project area are a vacant open space parcel located southeast of Chollas Parkway and seven commercial parcels located north of University Avenue. The street addresses, Assessor Parcel Numbers (APN), tenants observed during the July 13, 2011 reconnaissance, and reported acreage of the parcels (where provided), as obtained from the Regional Economic Development Information system website, <http://redi.sandag.org>, are summarized in the following table.



**Table 1 – Project Area Parcels**

Address*	APN*	Tenants (on 7/13/11)	Acres*
5490 University Ave	472-400-18-00	Far Janna Market (addressed 5498)	n/a
5502 University Ave	472-410-01-00	Apartments and Hong's Massage	n/a
5530 University Ave	472-410-02-00	Colina Veterinary Hospital	n/a
5520 University Ave	472-410-03-00	Alvarado Parkway Institute Outpatient Services	n/a
5556 University Ave	472-410-05-00	Quality Auto Sales	n/a
5570 University Ave	472-410-13-00	Vacant building	n/a
5590 University Ave	472-410-12-00	Vacant and boarded building	n/a
5591 University Ave	472-520-04-00	New Ark of the Covenant Church (addressed 5577)	n/a
none	472-520-05-00	Liquor store	n/a
5595 University Ave	472-520-06-00	DN Autobody	n/a
5555 University Ave	472-520-08-00	Deeper Life Christian Store	1.01
3771 54th Street	472-520-10-00	Camino A Damasco Church	n/a
5401 University Ave	472-520-11-00	Shell Gasoline Station	n/a
none	472-520-12-00	Shell Gasoline Station	n/a
none	472-520-15-00	Undeveloped land	n/a
none	472-520-16-00	Undeveloped land	n/a
5584 Chollas Parkway	472-520-17-00	Undeveloped land	n/a
5599 University Ave	472-520-18-00	Undeveloped land	n/a
none	472-520-19-00	Parking lot for 5450 Lea Street	n/a
5404 University Avenue 3893 54th Street	472-520-20-00	Kmart Lucky Star Restaurant	9.96
none	472-590-02-00	Electrical substation	0.78
3701 54th Street	472-590-03-00	Single family home	n/a
3691 54th Street	472-590-04-00	Single family home	n/a
3687 54th Street	472-590-05-00	Single family home	n/a
5450 Lea Street	472-590-09-00	Teen Challenge International	2.42
5410 Lea Street	472-590-21-00	Two apartment buildings (5410 and 5420)	n/a
none	472-600-19-00	Open space park or preserve	2.99
*Source: <a href="http://redi.sandag.org/">http://redi.sandag.org/</a> n/a = Not available			

The project area is located in a mixed use area. Single and multi-family residences are located west of 54th Street and southeast of Chollas Parkway. Commercial businesses, medical offices, and residential apartments are located along the north side of University Avenue (Figure 2).

#### 4. SITE HISTORY AND LAND USE REVIEW

Selected historical records were reviewed to evaluate the likelihood that the project area was historically developed with land uses of potential environmental concern. Historical sources reviewed included aerial photographs for select years between 1953 and 2005, United States Geological Survey (USGS) topographic maps dated between 1904 and 1996, and select historical

city directories between 1903 and 2006. Historical sources were provided by Environmental Data Resources Inc. (EDR). Copies of historical sources reviewed are provided in Appendix A. Relevant information is summarized below.

#### **4.1. Topographic Maps**

According to the 1904 Southern California Sheet 2 60' Series topographic map, the project area is located in the "Las Choyas Valley" and is depicted as undeveloped. The 1930 San Diego 15' Series topographic map depicts the project area as being generally undeveloped. University Avenue is depicted north of the project area, terminating at Chollas Creek. 54th Street is present west of the project area with two potential residential dwellings depicted on the east side.

The 1944 National City 7.5' Series topographic map depicts a creek along the southeastern project area border (presently known as Chollas Creek). The 1953 National City 7.5' Series topographic map depicts development along University Avenue, within the project area. Multiple streets are depicted in a developed area on the west side of 54th Street.

The 1967 National City 7.5' Series topographic map depicts Camero, Bergman, and Lea Streets within the project area with a large structure on the north side Lea Street (present day 5450 Lea Street building). Additional development is depicted along University Avenue. Chollas Parkway is depicted along the southeastern portion of the project area, beyond which is Chollas Creek and multiple streets depicted as developed. Villa View Hospital is depicted on the north side of University Avenue.

The 1975 National City 7.5' Series topographic map depicts a large structure in the central portion of the project area (present day 5404 University Avenue building). Similar conditions are depicted in the 1991 San Diego 15' Series topographic map. The 1996 National City 7.5' Series topographic map depicts the project area as developed. Camero Street is no longer depicted.

#### 4.2. Aerial Photographs

Table 2 provides a summary of information obtained from the historical aerial photos reviewed for this assessment.

**Table 2 – Aerial Photograph Review Summary**

Year	University Avenue	54th Street	Chollas Parkway
1953	University Ave is apparent. Several small structures are apparent on the north and south sides in the vicinity of the project area.	54th St is apparent. Properties to the west of 54th St appear primarily as vacant land, residential properties are apparent on the west side of 54th St. Residences on the southeast end of the project area are apparent.	Chollas Creek is apparent. Undeveloped land is apparent northwest of the creek and apparent wetlands are present southeast of the project area.
1964	Additional development is apparent on the north and south sides of University Ave. The central portion of the project area appears as a vacant graded lot. The hospital building is apparent northeast of the project area.	Grading of parcels is apparent on the east side of 54th St. Residential development on the west side of 54th St appears to have been completed.	Chollas Pkwy is apparent. Apartments and residences are apparent southeast of Chollas Pkwy. Lea St is apparent to the north. The 5450 Lea St building is apparent. The electrical substation is apparent on the south side of Lea St. Properties on the northeastern portion of Chollas Pkwy, within the project area, appear to be used as storage lots.
1974	Structures on the south side, fronting University Ave, are no longer apparent with the exception of the gasoline station on the west end and four structures on the south end. The 5404 University Ave building is apparent with parking to the north and west. Apartments are apparent on the northeast corner of University and 54th.	The 3771 54th St building is apparent on the east side of 54th St.	Conditions appear similar to 1964.
1989	Conditions appear similar to 1974.	The 3893 54th St building and two apartments are apparent on the east side of 54th St.	Conditions appear similar to 1974.
1994	Conditions appear similar to 1989.		
2002	Conditions appear similar to 1994.		
2005	Conditions appear similar to 2002.		

### 4.3. City Directories

City directories for University Avenue and 54th Street were reviewed for select years between 1903 through 2006. No listings were identified for the project area addresses between 1903 and 1940. A general summary of information obtained from the city directories is provided below.

#### University Avenue

- 5401: Shell gas station (1984, 1980, 1975), American Oil gas station (1970)
- 5423: Restaurants (1952, 1948).
- 5429: McGrath Material and Garden Supply (1966, 1961), Individuals (1952, 1948)
- 5447: Individual (1952, 1961)
- 5451: McGrath Garden Supply (1948)
- 5465: Black Angus Freezer Meats (1966)
- 5467: Drapery Corner (1966, 1961), University Showcase & Fixture (1948, 1952)
- 5485: Farmers Insurance (1966, 1961), Plumber (1952, 1948)
- 5493: McKee Cabinet Shop and Construction (1966, 1961, 1952)
- 5494: Niks Garage (1966-1984), Mels Service auto repair (1961, 1952)
- 5496: Georges Tire Shop (2000, 1992, 1989)
- 5498: Market (1989-2006), Wymans Photography (1984), The Pit Stop self service gas station (1980, 1975), Speedway Cleaners (1980), The Pop Place (1980)
- 5502, 5504, 5508: Individuals (1961-2006)
- 5506: Hongs (2006), Jorges Bar & Grill (1992), Oriental Massage (1989), Cloud Nine Tavern (1965-1989), Wilson Duke Floor Co contractors (1952-1970)
- 5515: UFA Towing and storage (1961), Ralph Bell gasoline station (1948)
- 5520: M&G Offset Lithographers Inc printers (1975-1984), Fast Print printer (1970, 1966), Giffords furniture (1961)
- 5530: Colina Veterinary Hospital (1970-2006)

- 5538: Kings Garden Restaurant (1989-2006), M&G Offset Lithographers Inc printers (1975-1984), Professional offices (1952-1970)
- 5555: Payless Shoes (1980-2000), Ralphs 24 Hour Towing and Garage (1970), Battery Exchange (1966), Security Auto Storage (1966, 1961)
- 5556: Auto Sales (1980-2006), Individuals (1952-1970)
- 5570: Auto Doctor (1989-2006), Tuxedo rentals (1975-1984), Master Cleaners Inc plant (1970), Tavern (1961)
- 5571: Acupuncture (1989), The Gap do ret (1980, 1975)
- 5572: Individual (1961)
- 5576: Master Cleaners storage only (1966, 1961)
- 5577: Church (2006), medical offices (1989-2000)
- 5579: Urgent Care (1992), Southern California Excavating Co (1980)
- 5580: Individual (1961)
- 5582: Individual (1984)
- 5586: Church (1992), Appliance sales and service (1975-1984), Master Cleaners Inc (1961-1970)
- 5590: Individuals (1952-2006)
- 5591: New Way ministry, professional landscape (2000, 1992), Liquor (1992, 1989), Baker Electricians contractors (1980, 1975), Louis Markov Sheet Metal Works (1952-1970)
- 5595: Trans Auto Sales (1992, 1989), Pats Appliances sales and repair (1984), College Secretarial Services (1980, 1975), Bayon construction (1961), Individual (1952)

#### **54th Street**

- 3687, 3691, and 3701: Multiple individuals, appear residential in nature (1952-2006).
- 3771: Apostouc Assembly (2006), Moments of Blessings (1992), Momentum Graphics (1992).
- 3893: Lucky Star Seafood Restaurant (2006)

### **Lea Street**

- 5410: Multiple individuals, appear residential in nature (1992-2006).
- 5450: Teen Challenge (2006, 2000), Parkway Medical Group (1961 through 1989)
- 5458: D&L Autobody (2006, 2000), Yard (1992), Steel Concrete Structures (1989)
- 5462: Individual names (1992, 1989)
- 5464: Walter Moore Sandblasting (1989)
- 5466: Dragona Auto Sales (2006), Phillips Appliance Recycling and Freon (2000), Johnson Excavating (1989)

## **5. ENVIRONMENTAL SETTING**

The following sections include discussions of the topographic, geologic, and hydrogeologic conditions in the study area and vicinity.

### **5.1. Topographic Conditions**

Based on a review of the United States Geological Survey (USGS), 1996 National City, California, 7.5-minute quadrangle map, the project area elevation ranges from 320 feet MSL on the northern end to approximately 280 feet MSL along Chollas Parkway. Drainage in the vicinity of the site is toward the southeast. Chollas Creek is located along the southeastern project area boundary and runs parallel to Chollas Parkway.

### **5.2. Geologic Conditions**

According to the Geologic Map of the San Diego 30' x 60' Quadrangle, California, dated 2008, the project area is primarily underlain by the Mission Valley Formation, characterized by predominantly light-olive-gray, soft and friable, fine- to medium-grained marine and nonmarine sandstone containing cobble conglomerate tongues. The geology in the immediate vicinity of Chollas Creek is characterized as young alluvial flood plain deposits of the Holocene and late Pleistocene era, consisting of poorly consolidated, poorly sorted, permeable flood plain deposits.

Soils encountered during the 2007 investigation performed at 5586 University Avenue consisted of dense siltstone from ground surface to approximately 15 feet below grade, underlain by a gravel/cobble layer to the maximum explored depth of 55 feet below grade (Murex, 2011).

A more detailed analysis of geologic conditions, including faults, landslides, or other geologic hazards, will be reported under a separate cover.

### **5.3. Hydrogeologic Conditions**

According to the Regional Water Quality Control Board (RWQCB) Basin Plan (1994), the site is located in the Chollas Hydrologic Subarea of the San Diego Mesa Hydrologic Area of the Pueblo San Diego Hydrologic Unit. The Basin Plan indicates that the San Diego Mesa Hydrologic Area is exempted from potential municipal use.

Depth to groundwater beneath the 5586 University Avenue property ranged from 18.4 to 27.4 feet below grade in November 2010 and flowed towards the southwest at an average gradient of 0.015 foot per foot (Murex, 2010).

Chollas Creek is present on the southeastern portion of the project area. Beneficial uses include recreational, warm, and wildlife habitats. This waterbody is excepted from municipal use.

## **6. PROJECT AREA OBSERVATIONS**

Observations of the project area and adjacent properties were made from public rights-of-way (e.g., streets, sidewalks) by Ms. Caren Carlson during a reconnaissance on July 13, 2011. It should be noted that access to properties in the project area was limited to observations made from public rights-of-way and the exteriors of properties. Occupants observed during the reconnaissance were previously summarized on Table 1.



The majority of the project area is occupied by Kmart, located at 5404 University Avenue. Other commercial business in the Kmart shopping center included a Shell gasoline station (at 5401 University Avenue), Lucky Star restaurant, two churches, a Christian bookstore, a liquor store, and autobody shop (at 5595 University Avenue, DN Autobody).

Businesses within the project area on the north side of University Avenue, from east to west, included two abandoned buildings, an automobile sales lot, a medical outpatient services facility, veterinary hospital, an apartment complex with a massage business, and a food market.

Properties on the southern end of the project area, along Lea Street and Chollas Parkway consisted of single and multi-family residences, an electrical substation, the Teen Challenge center, and vacant parcels.

The following sections discuss other potential environmental concerns generally noted during the reconnaissance.

### **6.1. Polychlorinated Biphenyl (PCB) Containing Transformers**

Two large pad-mounted transformers were observed on the south side of Lea Street and associated with the electrical substation. Several smaller transformers were observed throughout the project area. The transformers are owned and operated by San Diego Gas & Electric (SDG&E). SDG&E states that it is responsible for ensuring that its transformers comply with EPA regulations. SDG&E states that it has not specified PCB transformers for its electrical distribution system; however, some older (pre-1980) mineral transformers could have been inadvertently contaminated with PCBs by the manufacturer. Based on SDG&E's statistical sampling and testing program, SDG&E states that it is unlikely that its transformers are PCB-contaminated. The only way to know with certainty is by actually obtaining and testing a sample of the fluid from the specific transformer, which may result in a fee from SDG&E.



## **6.2. Treated Wood**

Wooden infrastructure (e.g., older residential dwellings and other structures) may be treated with chemical preservatives to prevent rotting due to mold, mildew, and insects. Chromated copper arsenate (CCA) contains arsenic, chromium, and copper and has been widely used in outdoor settings since the 1930s. CCA may leach from the wood into surrounding soil. Alternatives to CCA, such as Alkaline Copper Quaternary (ACQ) and copper azole, and other wood preservatives such as bis-(n-cyclohexyldiazeniumdioxy)-copper (copper HDO) also contain copper and other chemical compounds. Acid copper chromate (ACC) contains hexavalent chromium, which is a skin irritant and sensitizer and a known human carcinogen when inhaled.

Chlorinated phenols, such as pentachlorophenol, tetrachlorophenol, and trichlorophenol, are wood preservatives that have been in use since the 1930s. Chlorinated phenols have potentially toxic effects resulting from exposure due to inhalation and skin absorption. Creosote is a wood preservative containing polycyclic aromatic hydrocarbons (PAHs). Sampling and analysis of wood would be needed to confirm whether it has been treated.

Several older residences and commercial buildings were observed throughout the project area. These properties have the potential for low levels of pesticides to be present in shallow soils surrounding and/or underlying these structures.

## **6.3. Asbestos-Containing Materials (ACMs)**

Given the age of many of the structures within the project area (pre-dating the early 1980s), ACMs are likely present. Commonly encountered potentially asbestos-containing materials in street rights-of-way (ROWs) include pipe insulation on subsurface natural gas lines and cementitious water lines (e.g., transite).

## **6.4. Lead-Based Paint (LBP)**

Given the age of many of the structures within the project area (pre-dating the early 1980s), LBP is likely present. Painted curbs and poles and roadway striping were noted in the street ROW and may also contain LBP.

### **6.5. Miscellaneous Hazardous Materials**

Materials falling under the Universal Waste Rule (UWR) requirements may be present at the intersections, including, but not limited to: potentially mercury-containing switches and fluorescent light tubes, potentially PCB-containing light ballasts, and hi-intensity vapor lights and associated ballasts.

## **7. ENVIRONMENTAL DATABASE SEARCH**

Computerized, environmental information database searches were performed by EDR. The EDR search included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern, is presented in the associated EDR reports along with a complete description of the assumptions and approach to the database search. The databases searched and their respective search radii were generally consistent with those described in the American Society for Testing and Materials (ASTM) Standard for Phase I Environmental Site Assessments and the United States Environmental Protection Agency (EPA) All Appropriate Inquiry (AAI) regulation.

The review was conducted to evaluate whether the project area, or properties within a specified distance of the boundaries of the project area have been identified as having experienced unauthorized releases of hazardous substances or other events with potentially adverse environmental effects. A copy of the database report, dated July 12, 2011, is provided in Appendix B.

The database search identified several properties of potential environmental concern on various databases. In addition, unmapped properties were identified in the vicinity of the project area. Based on the address information provided and/or the types of databases on which these properties were listed, there is a low likelihood that the environmental integrity of the project area has been adversely affected by these off-site sources.

The following paragraphs describe the individual databases that identified properties of potential environmental concern, and includes a discussion of the regulatory status of the facilities and potential environmental impact to the project area. The groundwater gradient information provided indicates whether the individual facility is upgradient of, downgradient from, or crossgradient to the project area in terms of groundwater flow. The direction of groundwater flow in the vicinity of the project area is assumed to be to the southwest, based on groundwater monitoring information for 5586 University Avenue.

#### **EPA RCRA Generator List**

This database identifies EPA-listed facilities that report generation of reportable quantities of hazardous waste under the RCRA program for the identification and tracking of hazardous waste. The list consists of properties that generate hazardous waste, and is not necessarily indicative of sites where a release of hazardous substances has occurred.

One facility was identified in the project area: Shell Service Station at 5401 University Avenue was listed as a small quantity generator (SQG) of RCRA waste. SQGs generate between 100 and 1,000 kilograms of hazardous waste per month. No RCRA violations were reported for this facility.

Three SQG facilities within 1/4-mile radius of the project area were identified; none of which were located on adjoining properties. The closest SQG was Donny's Transmission at 5295 University Avenue. No violations were reported.

#### **DTSC ENVIROSTOR Database**

The DTSC Site Mitigation and Brownfields Reuse Program's Envirostor database identified facilities that have known contamination or for which there may be reasons to investigate further.

Facilities within the project area were not identified on this database. Five facilities within a 1-mile radius of the project area were identified. Four of the listings were for the evaluation of potential or actual school sites. The last listing was over 3/4-mile from the project area. Based on the distance to the project area and type of listing, these properties are not anticipated to have had an adverse impact on the project area.

#### **Multiple Agency – Release Databases**

The Leaking Underground Storage Tank (LUST) Information System is maintained by the SWRCB, pursuant to Section 25295 of the Health and Safety Code, and contains information on leaking USTs. The SWRCB also maintains the Spills, Leaks, Investigations and Cleanup (SLIC) database, which contains similar LUST information as well as information regarding other spills or releases, which may not involve USTs. Also described below are facilities within a 1/2-mile of the project area that fall under the jurisdiction of the Local Oversight Program for unauthorized releases by the County of San Diego Department of Environmental Health (DEH) Site Assessment and Mitigation (SAM) Program.

Two facilities were identified within the project area. Additional information regarding releases within the project area is provided in GeoTracker Section 8.1.

M. Brammer Inc, Shell Station (Brammer Shell) at 5401 University Avenue. This facility has had two release cases; both are reported as case closed.

2-B Rentals at 5586 University Avenue. This facility has an open release case.

A summary of facilities within a 1/2-mile radius of the project area with documented releases are summarized in the following table.

**Table 3 – Documented Release Summary**

Address	Comments	Concern?
Classic Car Wash 5985 University Ave	A gasoline release to soil was reported in 1988 (case no. H28275-001); the case was closed in 1988. Another gasoline release to soil was reported in 1988 (case no. H28275-002); the case was closed in 1991.	No
SDUSD Crawford High School 4191 Colts Way	A diesel or fuel oil release was reported in 1988 (case no. H14074-001); the case was closed in 2000.	No
Westburne Pipe & Supply 5150 University Ave	A diesel release to soil was reported in 1988 (case no. H05330-001); the case was closed in 1998. A gasoline release to soil was reported in 1989 (case no. H14074-002); the case was closed in 1998.	No
Nu's Auto Repair & Body 3095 54th St	A waste oil release to soil was reported in 1995 (case no. H15015-001); the case was closed in 1999.	No

In summary, identified releases outside of the project area do not appear to have the potential to impact the project area, due to their distance (1/4-mile or greater) to the project area and/or the reported case status (i.e. closed or soil impact only).

**Multiple Agency – UST and Aboveground Storage Tank (AST) Registration List**

Information regarding underground and aboveground storage tanks registered with the California SWRCB is provided on the agency's UST list and AST list. Also listed are facilities within a 1/4-mile of the project area that fall under the jurisdiction of the DEH's UST program. The UST and AST lists consist of properties that have registered tanks, and are not necessarily indicative of properties where a release of hazardous substances has occurred.

Within the project area, one active UST listing was identified: Brammer Shell at 5401 University Avenue. Two additional historical UST facilities were identified: Kmart Enterprises at 5404 University Avenue (waste oil UST installed in 1969) and 2-B Rentals at 5586 University Avenue. LUST cases were reported at 5401 and 5586 University Avenue.

**EDR Historical Auto Stations**

The EDR Historical Auto Stations database has been compiled by EDR during searches of national collections of business directories.

Six historical auto stations were identified in the project area.

University Frame & Axle at 5404 University Avenue was listed in the 1952 historical business directories. This address was listed in the UST database (under Kmart Enterprises) but not listed in the LUST database.

University Frame & Axle at 5405 University Avenue was listed in the 1961 historical business directory. This address was not listed in the UST or LUST databases.

Nik's Garage and/or Mel's Service at 5494 University Avenue was listed in the 1952 through 1984 historical business directories. This address was not listed in the UST or LUST databases.

Ed's Self Service Shell at 5401 University Avenue was listed in the 1970 through 1984 historical business directories. This address was listed on the UST and LUST databases.

Ralph's Garage at 5555 University Avenue was listed in the 1970 historical business directory. This address was not listed in the UST or LUST databases.

The Pit Stop at 5498 University Avenue was listed in the 1975 and 1980 historical business directories. This address was not listed in the UST or LUST databases.

### **EDR Historical Cleaners**

The EDR Historical Cleaners database has been compiled by EDR during searches of national collections of business directories. Based on facility names, these businesses may have operated as dry cleaning establishments.

Two potential historical cleaners were identified in the project area.

Master Cleaners Inc at 5586 University Avenue was listed in the 1970 historical business directories. This address was listed in the LUST database.

Speedway Cleaners at 5498 University Avenue was listed in the 1980 historical business directory. This address was not listed in the UST or LUST/SLIC databases but was identified as a potential historical auto station (The Pit Stop).

## **8. ONLINE ENVIRONMENTAL DATABASES**

Online regulatory databases were reviewed by Ninyo & Moore to supplement the environmental database search conducted by EDR. The following is a summary of pertinent information.

### 8.1. SWRCB Geotracker Database

The SWRCB Geotracker database contains information on properties that impact or have the potential to impact groundwater, including those that require groundwater cleanup as well as permitted facilities such as operating USTs and land disposal sites. The Geotracker database was used to supplement the information in the environmental database report (Section 7) and provide additional information on open release cases identified within the project areas. Following is a brief summary of available information.

**2-B Rentals at 5586 University Avenue (Figure 3).** 2-B Rentals was identified as an open LUST case (H32242-001). According to GeoTracker, this case was opened based on observations made during the removal of five USTs in June 1992.

A Sensitive Receptor Survey was performed by Murex Environmental, Inc. (Murex), report dated April 20, 2011. According to this report, the property was used for automotive sales (5556 University Avenue), residential purposes (5590 and 5592 University Avenue), as an auto repair shop (5570 University Avenue), and contains two vacant buildings (5586 and 5582 University Avenue), which were historically occupied by a dry cleaning business (Master Cleaners, from 1954 to 1970).

In June 1992, five USTs and associated piping were removed from the property. One or more of the USTs was reportedly used for the storage of gasoline between 1970 and 1992. Soil beneath the USTs was impacted with Stoddard Solvent at concentrations up to 14,430 mg/kg.

Initial assessment of the UST release was performed in September 1992 and included seven borings advanced to 15 feet below grade. Stoddard Solvent was detected in soil samples at concentrations up to 13,723 mg/kg. Two additional borings were installed in April 1993; Stoddard Solvent was detected in soil samples at concentrations up to 5,479 mg/kg.

In 2007, six soil borings were installed to a maximum depth of 55 feet below grade. Five of the borings were completed as groundwater monitoring wells. Soils encountered during the investigations consisted of dense siltstone from ground surface to approximately 15 feet below grade and were underlain by a gravel/cobble layer to the maximum depth explored. Total petroleum hydrocarbons (TPH) in the gasoline, diesel and Stoddard Solvent range were detected in soil samples. Gasoline constituents benzene, toluene, ethyl benzene and xylenes (BTEX) and other volatile organic compounds (VOCs) were also detected.

Potential receptors identified during the Sensitive Receptor Survey included on-site residents and workers. A soil-gas investigation was proposed at 5586 University Avenue.



Three quarters of semi-annual groundwater monitoring has been performed at the property. The latest groundwater monitoring report available was reviewed (Murex, 2010). During the second half of 2010, four additional groundwater monitoring wells were installed. A total of nine groundwater monitoring wells were sampled in November 2010. Depth to groundwater beneath the property ranged from 18.4 to 27.4 feet below grade and flowed towards the southwest at an average gradient of 0.015 foot per foot. TPH in the gasoline and diesel ranges were detected in groundwater samples at concentrations up to 8.6 and 1.9 mg/L, respectively. TPH in the Stoddard Solvent range was not detected above the reporting limits. BTEX as well as the dry cleaning solvent tetrachloroethene (PCE) were detected in one or more groundwater samples. The report concluded that although the horizontal extent of groundwater impact has not been fully delineated, extrapolation of current data suggests that groundwater impact is limited to the property boundaries.

**Brammer Shell at 5401 University Avenue.** Brammer Shell was identified as a closed LUST case (H03209-001). According to GeoTracker, this case was opened based on a failed UST integrity test and closed in November 1988; no other information was provided. A second release was listed (case no. H03209-002) for a gasoline release to soil discovered during the UST removal in May 2003. Approximately 1,100 cubic yards of petroleum-impacted soil were excavated and disposed of offsite during the UST removal. Subsequent assessment activities were performed in 2004 and 2005. The extent of impacted soil was delineated (estimated 96 cubic yards remaining on the property) and soil vapor beneath the property was evaluated. Detected concentrations of soil vapors were determined not to pose a threat to the property occupants. Case no. H03209-002 was closed by the DEH on April 26, 2006. This property is also identified as an active permitted UST facility.

## **8.2. DTSC EnviroStor Database**

The EnviroStor database is an online search and Geographic Information System tool for documenting properties with known or potential contamination, and properties where DTSC's environmental oversight or review has been requested or required. A review of the EnviroStor database found three school evaluation properties in the site vicinity. There was no indication of a significant release at any of these properties. These properties are not considered to be an environmental concern to the project area.

## **8.3. CALRECYCLE Solid Waste Information System**

The SWIS database contains information on solid waste, operations, and disposal facilities throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste

tire sites, and closed disposal sites. No disposal facilities were mapped in the project area vicinity. The former North and South Chollas Landfills are mapped southeast of the project area, near College Grove Drive. According to available information, these former landfills are located downgradient of the project area and being managed under local regulatory oversight.

## 9. SUMMARY OF FINDINGS AND OPINIONS

Based on the results of this HMTS, the following findings and opinions are provided:

- The project area consists of approximately 52 acres of mixed use properties located within and along Chollas Parkway, 54th Street, and University Avenue in San Diego, California. Current tenants include retail shops, restaurants, single- and multi-family residences, an electrical substation, a young adult center, religious facilities, a gasoline station, and an automotive repair facility.
- University Avenue and 54th Street were present prior to 1930. The project area was initially developed between the 1940s and 1950s with numerous small commercial buildings and residential properties. Chollas Parkway was constructed sometime between 1953 and 1964, adjacent to Chollas Creek.
- The two main buildings at the project area are 5404 University Avenue (present day Kmart) and 5450 Lea Street (present day Teen Challenge facility). The 5450 Lea Street building was constructed in the late 1950s/early 1960s and was historically used as a medical office building. The 5404 University Avenue building was constructed between 1967 and 1974.
- Several smaller businesses historically operated along University Avenue. Tenants of potential environmental concern included the following automotive shops, dry cleaning facilities, and other potential businesses of concern:
  - 5401 University Avenue - Gasoline station since at least 1970. Current UST facility and RCRA-SQG. Has two closed LUST cases.
  - 5404 University Avenue - Automotive repair in 1952.
  - 5404 University Avenue - UST registered to Kmart Enterprises, reported installed in 1969. No current documentation regarding this UST was identified in the databases reviewed.
  - 5405 University Avenue - Automotive repair in 1961.
  - 5464 University Avenue - Sandblasting contractor in 1989. Sandblasting waste may contain elevated concentrations of metals or other compounds of concern.



- 5466 University Avenue - Excavating contractor in 1989. Service of heavy equipment may have been performed on the property.
- 5494/96 University Avenue- Automotive repair between approximately 1952-1984.
- 5498 University Avenue - Gasoline station between 1975-1980, dry cleaners in 1980.
- 5515 University Avenue - Gasoline station in 1948, towing service in 1961.
- 5555 University Avenue - Battery service in 1966, garage in 1970.
- 5570 University Avenue - Dry cleaners in 1970, automotive repair between 1989-2006.
- 5579 University Avenue - Excavating contractor in 1980. Service of heavy equipment may have been performed on the property.
- 5586 University Avenue - Dry cleaners between 1961-1970. Identified as a historic UST facility. Has an open LUST case.
- 5591 University Avenue - Metal works shop between 1952-1970.
- 5595 University Avenue - Auto body shop in 2011.
- 5458 Lea Street - Auto body shop between 2000-2006.
- Releases have been reported at the following two project area properties:
  - Bramm Shell located at 5401 University Avenue was reported to have had two release cases. The first case involved a failed UST integrity test and was closed in 1988. The second case involved a gasoline release to soil discovered in 2003. Approximately 1,100 cubic yards of impacted soils were excavated and disposed of offsite. Subsequent assessment indicated that approximately 100 cubic yards of impacted soils remain. The case was closed in April 2006. Should future plans include redevelopment of this area, an updated review of available documents is recommended to evaluate whether impact may be present in the proposed redevelopment area.
  - 2-B Rentals located at 5586 University Avenue was reported to have an open release case. This property includes several parcels, as depicted on Figure 3. In 1992, five USTs were removed from the property. Soil investigations performed in the early 1990s indicated concentrations of stoddard solvent up to 14,430 mg/kg. In 2007, five groundwater monitoring wells were installed and four additional wells were completed in 2010. The latest groundwater monitoring data indicate that groundwater is impacted with gasoline and diesel constituents, as well as the dry cleaning solvent PCE, but is not impacted by Stoddard solvents. The source area appears to be located near the southwest corner of the 5586 University Avenue building. Although delineation of groundwater impacts has not been completed, available information indicates that petroleum and solvent impacts are limited

to the property boundaries. Should future plans include redevelopment of this area, an updated review of available documents is recommended to evaluate whether impact may be present in the proposed redevelopment area.

Soils encountered during the 2007 investigation performed at 5586 University Avenue consisted of dense siltstone from ground surface to approximately 15 feet below grade and were underlain by a gravel/cobble layer to the maximum explored depth of 55 feet below grade (Murex, 2011). Depth to groundwater ranged from 18.4 to 27.4 feet below grade in November 2010 and flowed towards the southwest at an average gradient of 0.015 foot per foot (Murex, 2010).

- Numerous pad-mounted transformers were present throughout the project area, which are owned and maintained by SDG&E.
- Given the age of most of the structures within the project area (pre-dating the early 1980s), the potential for hazardous building materials such as LBP, ACMs, PCBs, treated wood, and other Universal Wastes is considered likely. There is also the potential for the presence of lead and pesticides in shallow soils adjacent to and/or beneath these structures (where crawl spaces are present) from peeling paint and/or application of pesticides. Hazardous building material evaluations should be performed prior to any renovation or demolition within the project area.
- Several properties outside the project area were listed in various regulatory databases. Four facilities were identified with historical releases within 1/2-mile of the project area. These identified releases do not appear to have the potential to significantly impact the project area at this time, due to their distance to the project area (greater than 1/4-mile) and case status (closed).
- Based on Ninyo & Moore's experience on similar projects in the region, illegal dumping or burning can occur on vacant land.

## 10. SIGNIFICANCE OF IMPACTS

In determining the significance of properties of potential environmental concern in a particular study area, the criteria to consider, as they relate to hazardous materials and public safety, are presented in a document titled "Appendix G: Environmental Checklist Form" of the CEQA Guidelines. The following is a list of projects/situations that would require consideration of potential hazardous materials/public safety impacts. These criteria were compared with each of the findings of this study to evaluate their impact significance to the proposed project. The results of this comparison are presented in Section 11.

1. Projects that would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
2. Projects that would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
3. Projects that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4-mile of an existing or proposed school.
4. Projects that would be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.
5. Projects located within an airport land use plan, or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, that would result in a safety hazard for people residing or working in the project area.
6. For projects within the vicinity of a private airstrip, projects resulting in a safety hazard for people residing or working in the project area.
7. Projects that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
8. Projects that would expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

It is our understanding that future development that may occur in the project area will not involve activities associated with Items 5, 6, 7, and 8 above. For this reason, these criteria are not addressed in this study. The remaining criteria are addressed in the following section.

## **11. ENVIRONMENTAL IMPACTS**

Based on the above criteria and the results of this HMTS, potential environmental impact issues have been identified in the project area. The pertinent criteria, identified in Section 10 above, include properties which routinely transport, use, or dispose of hazardous materials (such as RCRA generators), and identified hazardous materials/waste sites (such as LUST properties).

Based on our review of the environmental database report, facilities appearing on the RCRA Generator, the UST, and/or the LUST or other release databases (SLIC and SAM) may be considered hazardous materials facilities and have the potential to create a significant hazard to the public or the environment. However, based on the information reviewed for this assessment, there is a low likelihood that the facilities appearing on these databases have had a negative impact on the environmental integrity of the project area, with the following two exceptions.

- Bramm Shell located at 5401 University Avenue was reported to have two closed release cases. Assessment activities have indicated that approximately 100 cubic yards of impacted soils remain beneath this property. This location presently operates as a gasoline station and is completely paved or covered with structures. As such, the present potential for exposure to any residual impact is limited.
- 2-B Rentals located at 5586 University Avenue has documented solvent and petroleum-based impact to soil and groundwater. Available information indicates that petroleum and solvent impacts are generally limited to the property boundaries. This property currently consists of vacant buildings, a used car lot (5556 University Avenue) and at least one residential unit (5592 University Avenue). A soil-gas survey has been proposed at 5586 University Avenue, where the highest groundwater impacts have been reported. The results are not posted on GeoTracker and/or the survey has not yet been performed. As such, the present potential for exposure to soil gas to onsite workers or residents is considered moderate.

Based on our review of online environmental databases and the environmental database report, solid waste disposal sites are not located within the project area or vicinity. There is low probability that unknown waste sites (burn sites) are present within the project area. If hazardous wastes sites within the project area are encountered during future construction activities (e.g., contaminated soil and burned waste), there is low likelihood that the disturbance would create a significant hazard to the public or the environment.

## **12. MITIGATION MEASURES**

In accordance with the significance determination criteria discussed in Section 10, and environmental impacts presented in Section 11, the following mitigation measures are recommended:

- There is a moderate potential that soil vapor, soil and/or groundwater within the boundaries of the project area, as identified in the body of this report, are contaminated to various degrees. If soil or groundwater contamination exists, there is a moderate to high potential that the excavation activities in these areas will be impacted by this contamination. The following precautions should be observed during excavation activities associated with the improvements conducted during redevelopment:
  - Pre-project activities (e.g., planning or early design) should include site-specific environmental evaluation to address hazardous materials concerns related to worker and community health and safety, waste generation and disposal, and regulatory requirements.
  - Caution should be taken during excavation activities near the facilities associated with unauthorized releases, because of the potential for encountering documented and undocumented releases of contaminants and hazardous materials or wastes that may have occurred within or adjacent to these sites. Excavation and/or soil monitoring should be conducted by professionals trained in the identification and management of hazardous materials or wastes, such as contaminated soil or groundwater.
  - Appropriate references to the potential to encounter contaminated soil or groundwater, illegally dumped waste, or burn waste should be included in construction specifications.
  - A Site Safety Plan should be prepared and implemented prior to initiation of construction activities within the boundaries of the project area to reduce potential health and safety hazards to workers and the public.
- If dewatering is necessary in instances where groundwater is encountered during construction activities, it should be noted that dewatering activities require obtaining a discharge permit from the city and/or state. The discharge permit requirements may include sampling, treatment, and appropriate storage and disposal of groundwater.
- During construction activities, it may be necessary to excavate existing soil, or to bring fill soils to the project area from off-site locations. In areas that have been documented as being contaminated or where soil contamination is suspected, appropriate sampling would be beneficial prior to disposal of excavated soil. Characterization of the soil is suggested prior to any excavation or removal activity. Contaminated soil should be properly disposed at an off-site facility. Fill soils also should be evaluated or sampled to document that imported soil is free of contamination.
- Prior to demolition or renovation activities, a hazardous building materials survey should be performed at buildings within the boundaries of the project areas that were constructed prior to the early 1980s. This type of survey typically addresses LBP, ACMs, PCBs in electrical equipment, mercury switches, and heating/cooling systems. Such a survey should be conducted under the direct supervision of a State of California certified asbestos consultant and certified lead inspector/assessor. Prior to demolition or renovation work, which would disturb identified ACMs, LBP, or other hazardous materials, a licensed abatement removal

contractor should remove and properly dispose of the hazardous material(s) in accordance with applicable local, state and federal regulations. A certified consultant should prepare a bid specification document, perform abatement project planning, site and air monitoring, oversight and reporting activities.

- Caution should be taken during excavation activities near existing groundwater monitoring wells, so that they are not damaged. Existing groundwater monitoring wells may have to be abandoned and reinstalled if they are located in an area that is undergoing redevelopment.
- Based on Ninyo & Moore's experience on similar projects in the region, illegal dumping or burning can occur on vacant land. Potentially hazardous wastes should be appropriately disposed prior to initiating redevelopment activities.
- Any USTs that are removed during redevelopment activities should be removed under permit by the DEH. The soil and groundwater within the vicinity of the USTs should be adequately characterized and remediated, if necessary, to a standard that would be protective of water quality and human health, based on future site use.
- In the event that USTs or undocumented areas of contamination are encountered during future redevelopment activities, work should be discontinued until appropriate health and safety procedures are implemented and appropriate notifications should be made. A contingency plan should be prepared to address contractor procedures for such an event, to minimize the potential for costly construction delays. In addition, either the DEH or the RWQCB, depending on the nature of the contamination, should be notified regarding the contamination. Each agency and program within the respective agency has its own mechanism for initiating an investigation. The appropriate program (e.g., the DEH Local Oversight Program for tank release cases, the DEH Voluntary Assistance Program for non-tank release cases, the RWQCB for non-tank cases involving groundwater contamination, and the LEA/APCD for landfill-related contamination issues) should be selected based on the nature of the contamination identified. In general, LEA oversight/notification is needed for work conducted within 1,000 feet of a landfill. The contamination remediation and removal activities should be conducted in accordance with pertinent local, state, and federal regulatory guidelines, under the oversight of the appropriate regulatory agency.

### 13. LIMITATIONS

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.



This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

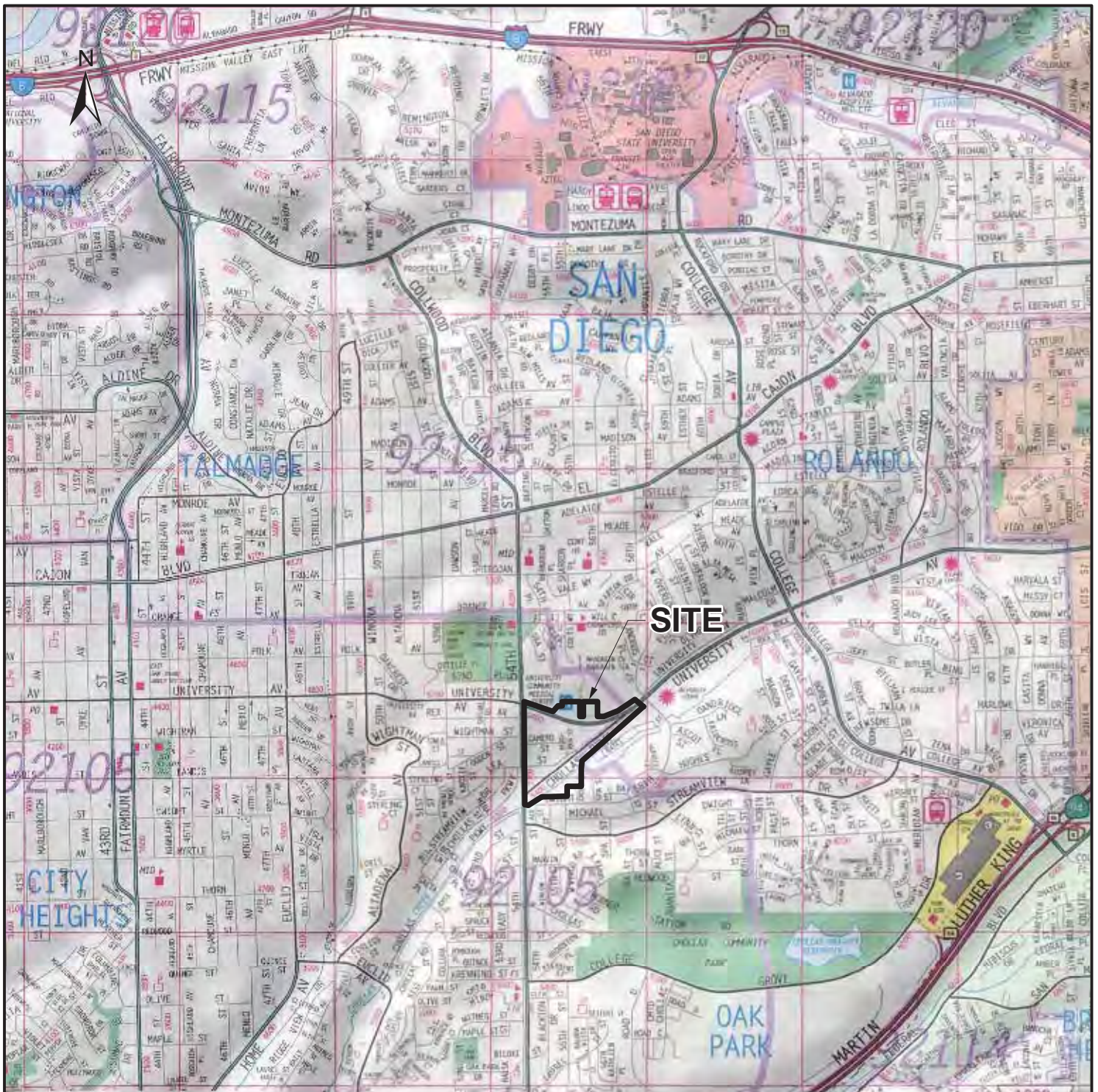
Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

#### 14. REFERENCES

- California Department of Toxic Substances Control (DTSC), 2011, EnviroStor Online Database, <http://www.envirostor.dtsc.ca.gov/public/>: accessed in July.
- California Geological Survey, 2008, Geologic Map of the San Diego 30' x 60' Quadrangle, California.
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- Department of Environmental Health (DEH), 2006, Unauthorized Release #H03209-002, Shell Service Station, 5401 University Avenue, San Diego, California: dated April 26.
- Environmental Data Resources, Inc, The EDR Radius Map Report with GeoCheck, Chollas Triangle, Chollas Parkway and University Avenue, San Diego: dated July 12, 2011.
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- Murex, 2011, Sensitive Receptor Survey, Former 2-B Rentals, 5586 University Avenue, San Diego, California: dated April 20.
- State Water Resources Control Board (SWRCB), 1994, Water Quality Control Plan for the San Diego Basin (9), with amendments effective prior to April 25, 2007: dated September 8.
- State Water Resources Control Board, 2011, GeoTracker Website, <http://www.geotracker.swrcb.ca.gov>: accessed in July.
- United States Geological Survey, 1996, National City, California: 7.5-minute series (topographic), Scale 1:24,000.





SOURCE: 2008 Thomas Guide for San Diego County, Street Guide and Directory; Map © Rand McNally, R.L.07-S-129



NOTE: DIRECTIONS, DIMENSIONS AND LOCATIONS ARE APPROXIMATE

**Ninyo & Moore**

**SITE LOCATION**

FIGURE

PROJECT NO.

DATE

CHOLLAS TRIANGLE  
SAN DIEGO, CALIFORNIA

**1**

107138001

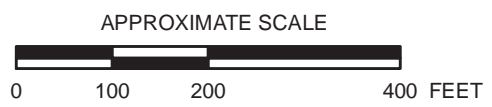
11/12







fig\_107138001\_svm.dwg AOB



LEGEND  
- - - SITE BOUNDARY

SOURCE: Aerial Imagery - Photo Date: Feb 11, 2010, ESRI, i-cubed, USDA FSA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGP.  
 NOTE: ALL DIRECTIONS, DIMENSIONS AND LOCATIONS ARE APPROXIMATE

**Ningo & Moore**

PROJECT NO.	DATE
107138001	11/12

**SITE VICINITY**

CHOLLAS TRIANGLE  
 SAN DIEGO, CALIFORNIA

FIGURE  
**2**







SOURCE: AERIAL IMAGERY - PHOTO DATE: FEB 11, 2010, ESRI, I-CUBED, USDA FSA, USGS, AEX, GEOEYE, GETMAPPING, AEROGRIID, IGP.

MUREX ENVIRONMENTAL, INC., FORMER 2-B RENTALS SECOND SEMI-ANNUAL 2010 GROUNDWATER MONITORING REPORT, DATED DEC 30, 2010.

LEGEND

 MW-10 MONITORING WELL



SCALE IN FEET



NOTE: DIRECTIONS, DIMENSIONS AND LOCATIONS ARE APPROXIMATE

SOURCE: MUREX ENVIRONMENTAL, INC., FORMER 2-B RENTALS SECOND SEMI-ANNUAL 2010 GROUNDWATER MONITORING REPORT, DATED DEC 30, 2010.

**Ninyo & Moore**

**SITE PLAN, FORMER 2-B CLEANERS,  
5586 UNIVERSITY AVENUE**

FIGURE

PROJECT NO.

DATE

CHOLLAS TRIANGLE  
SAN DIEGO, CALIFORNIA

107138001

11/12

**3**



DRAFT

**APPENDIX A**  
**HISTORICAL SOURCES**







**Chollas Triangle**

Chollas Parkway and University Avenue  
San Diego, CA 92105

Inquiry Number: 3121078.3

July 12, 2011

## Certified Sanborn® Map Report

# Certified Sanborn® Map Report

7/12/11

**Site Name:**

Chollas Triangle  
Chollas Parkway and University  
San Diego, CA 92105

**Client Name:**

Ninyo & Moore  
5710 Ruffin Rd  
San Diego, CA 92123

EDR Inquiry # 3121078.3

Contact: Caren Carlson



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## Certified Sanborn Results:

**Site Name:** Chollas Triangle  
**Address:** Chollas Parkway and University Avenue  
**City, State, Zip:** San Diego, CA 92105  
**Cross Street:**  
**P.O. #** 107138001  
**Project:** 107138001  
**Certification #** 6E1A-4E24-9586



Sanborn® Library search results  
Certification # 6E1A-4E24-9586

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- Library of Congress
- University Publications of America
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**Chollas Triangle**

Chollas Parkway and University Avenue  
San Diego, CA 92105

Inquiry Number: 3121078.4

July 12, 2011

# EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

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Please contact EDR at 1-800-352-0050  
with any questions or comments.

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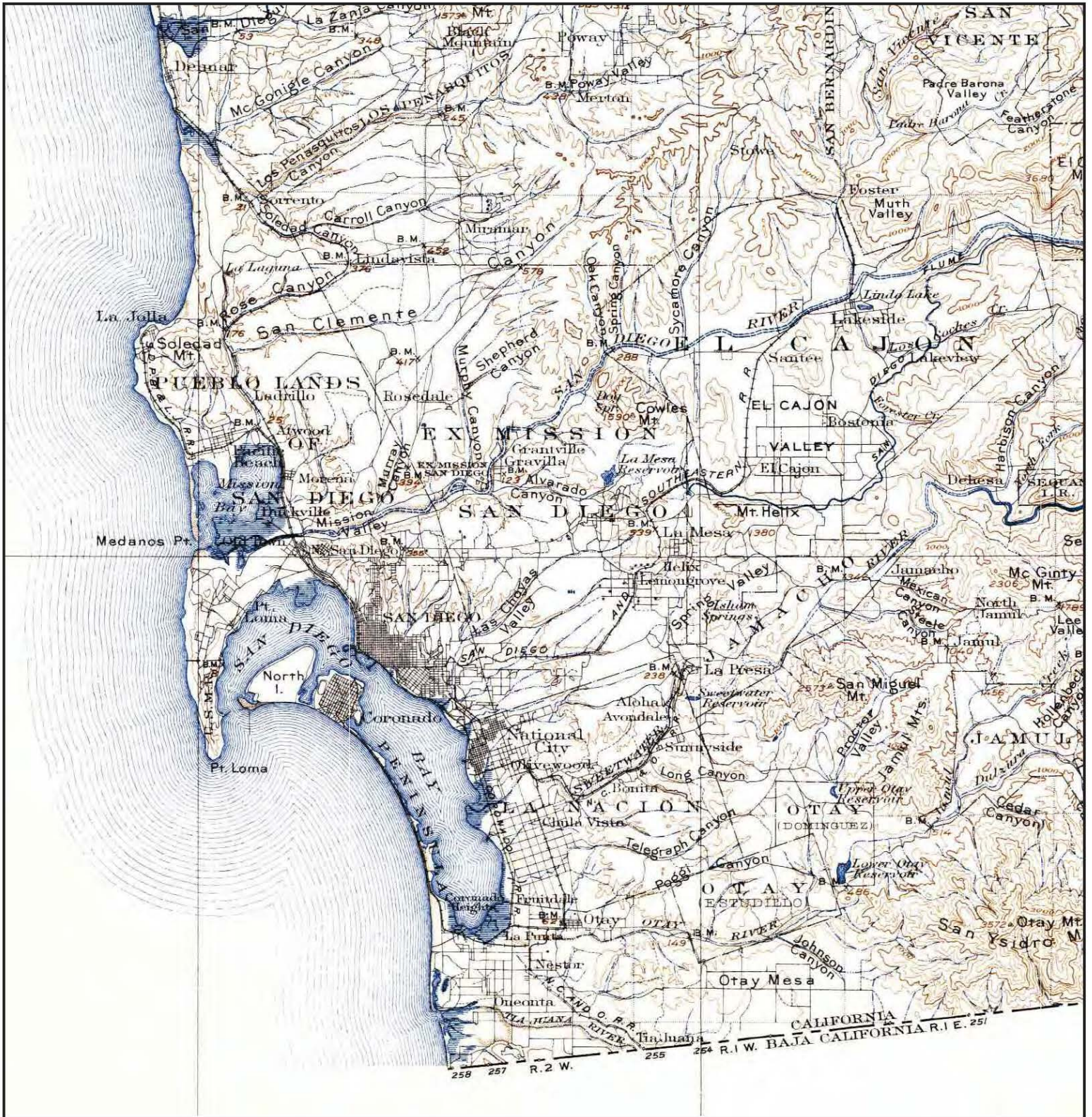
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# Historical Topographic Map



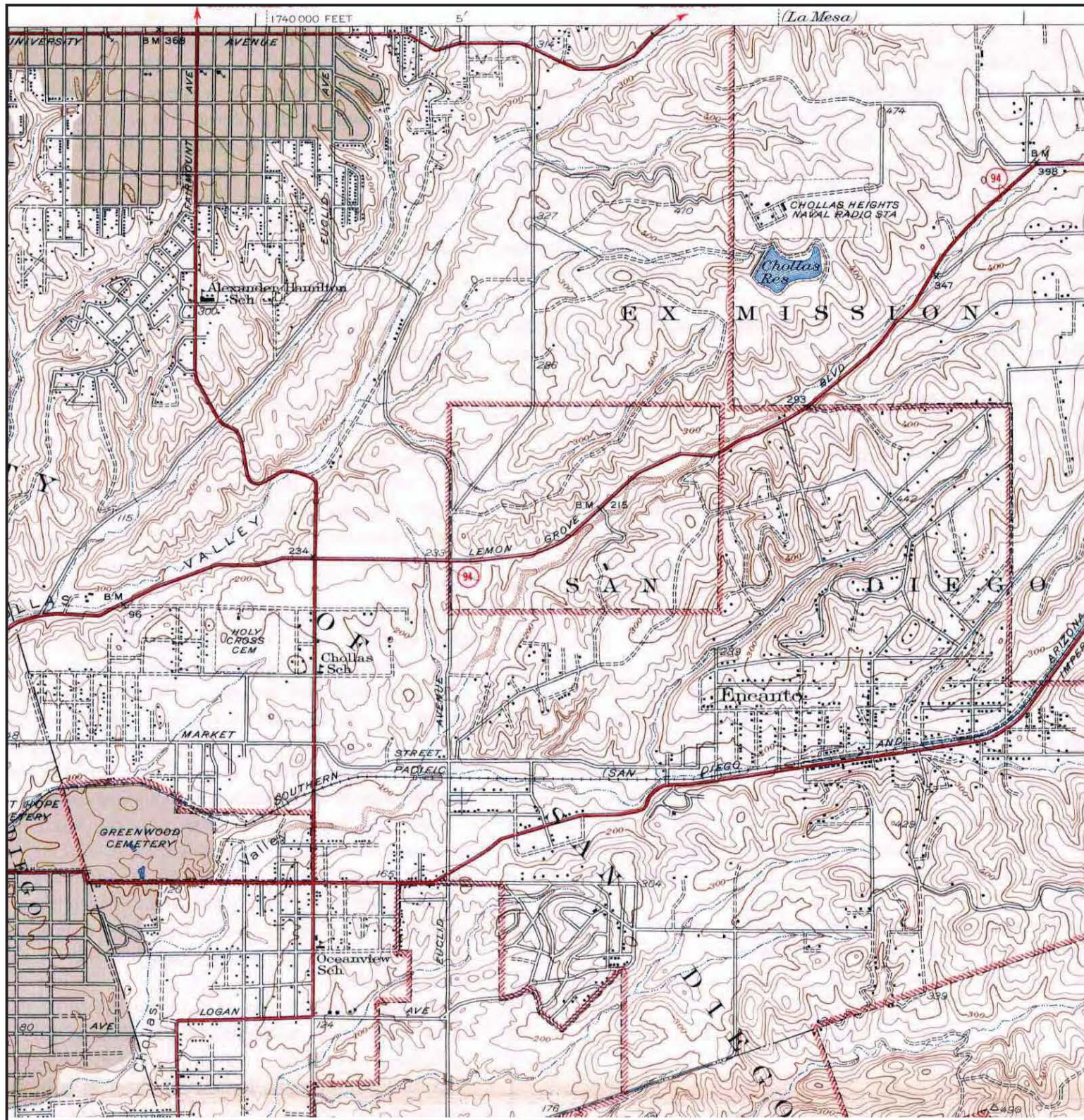
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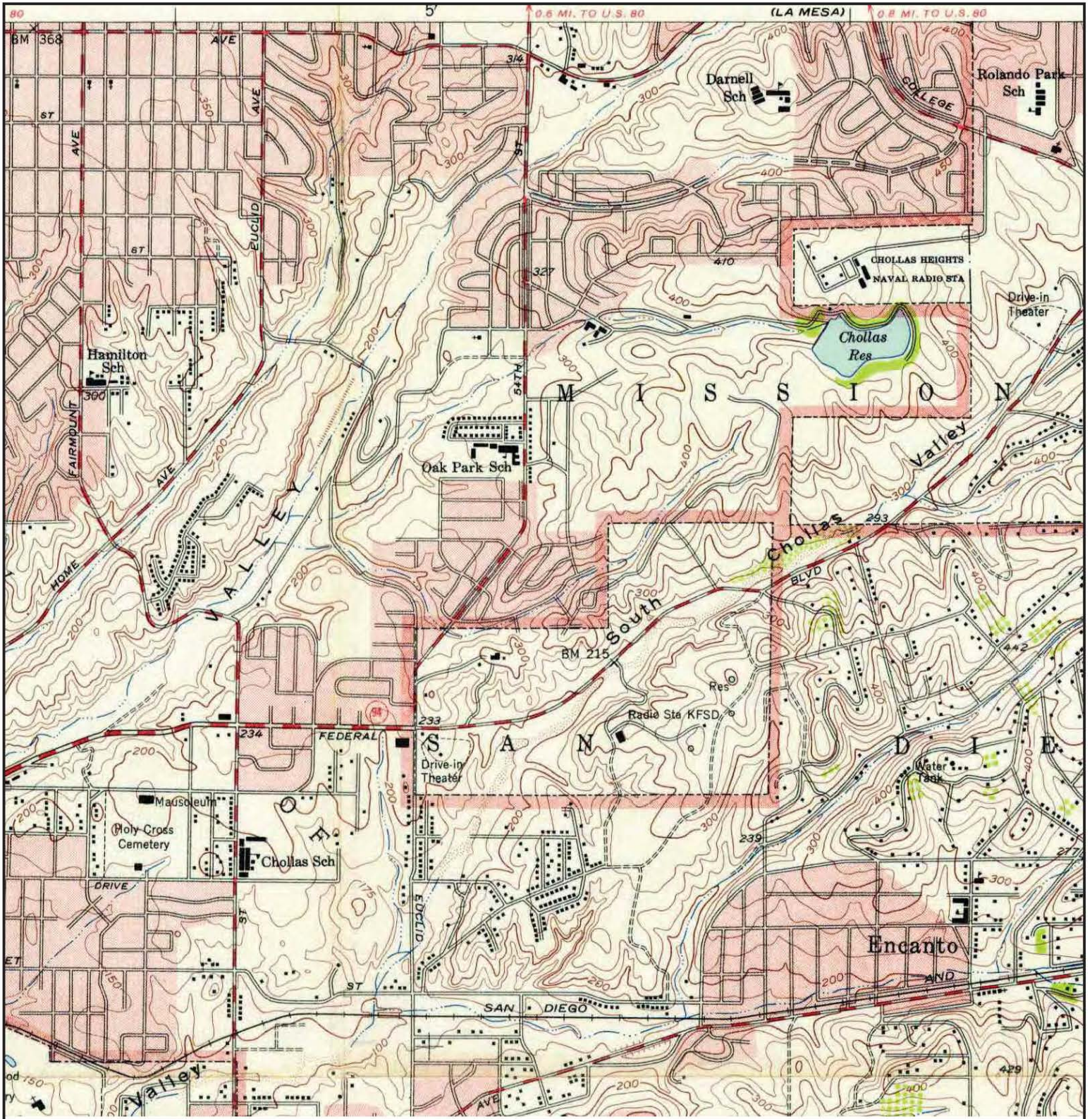
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<p>N ↑</p>	<p><b>TARGET QUAD</b>                  NAME: NATIONAL CITY                  MAP YEAR: 1944</p>	<p><b>SITE NAME:</b> Chollas Triangle  <b>ADDRESS:</b> Chollas Parkway and University Avenue                  San Diego, CA 92105</p>	<p><b>CLIENT:</b> Ninyo &amp; Moore  <b>CONTACT:</b> Caren Carlson  <b>INQUIRY#:</b> 3121078.4  <b>RESEARCH DATE:</b> 07/12/2011</p>
	<p>SERIES: 7.5                  SCALE: 1:31680</p>	<p><b>LAT/LONG:</b> 32.7469 / -117.0778</p>	



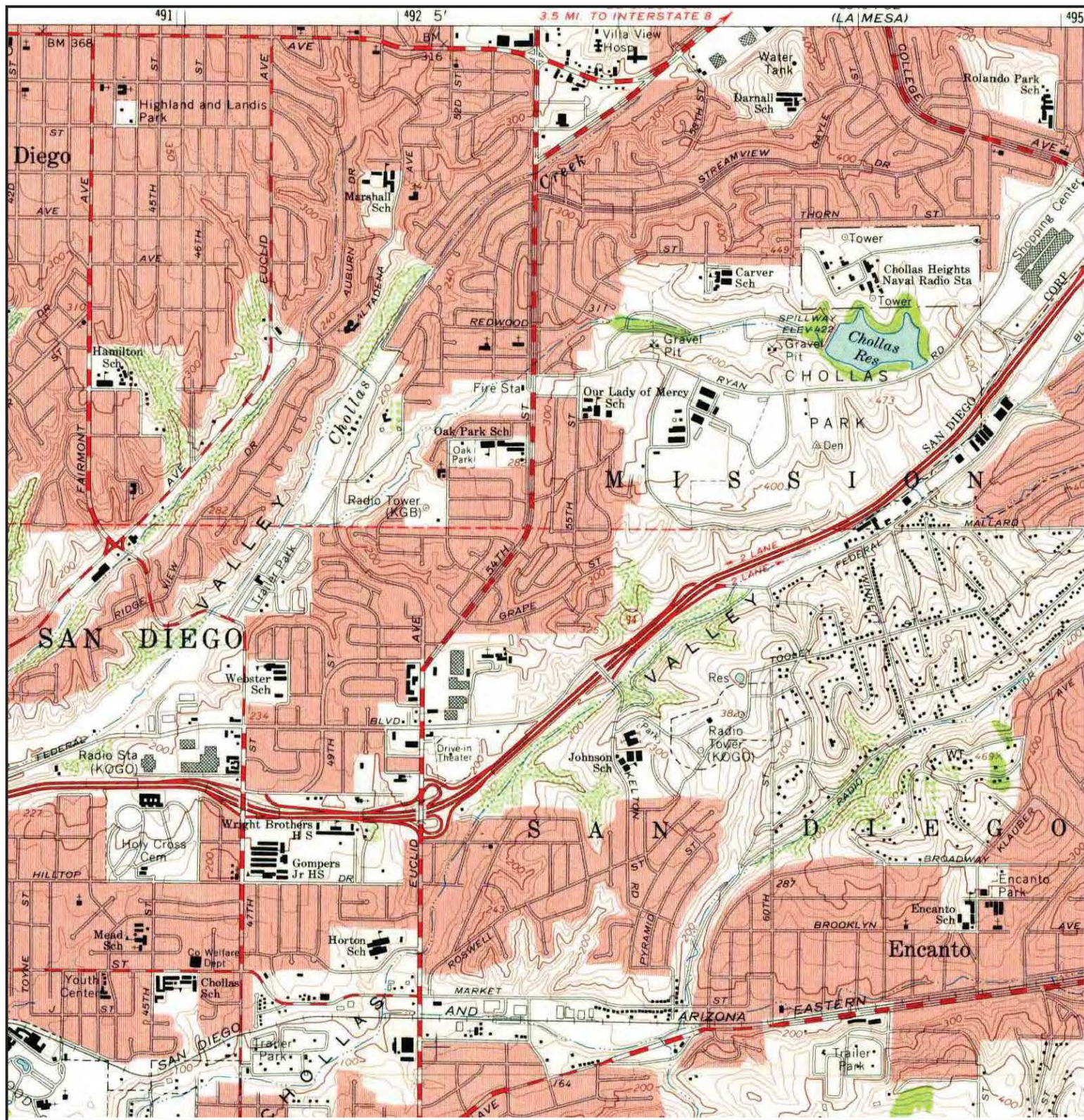
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<b>N</b> 	<b>TARGET QUAD</b> NAME: NATIONAL CITY MAP YEAR: 1953	SITE NAME: Chollas Triangle ADDRESS: Chollas Parkway and University Avenue San Diego, CA 92105	CLIENT: Ninyo & Moore CONTACT: Caren Carlson INQUIRY#: 3121078.4 RESEARCH DATE: 07/12/2011
	SERIES: 7.5 SCALE: 1:24000	LAT/LONG: 32.7469 / -117.0778	



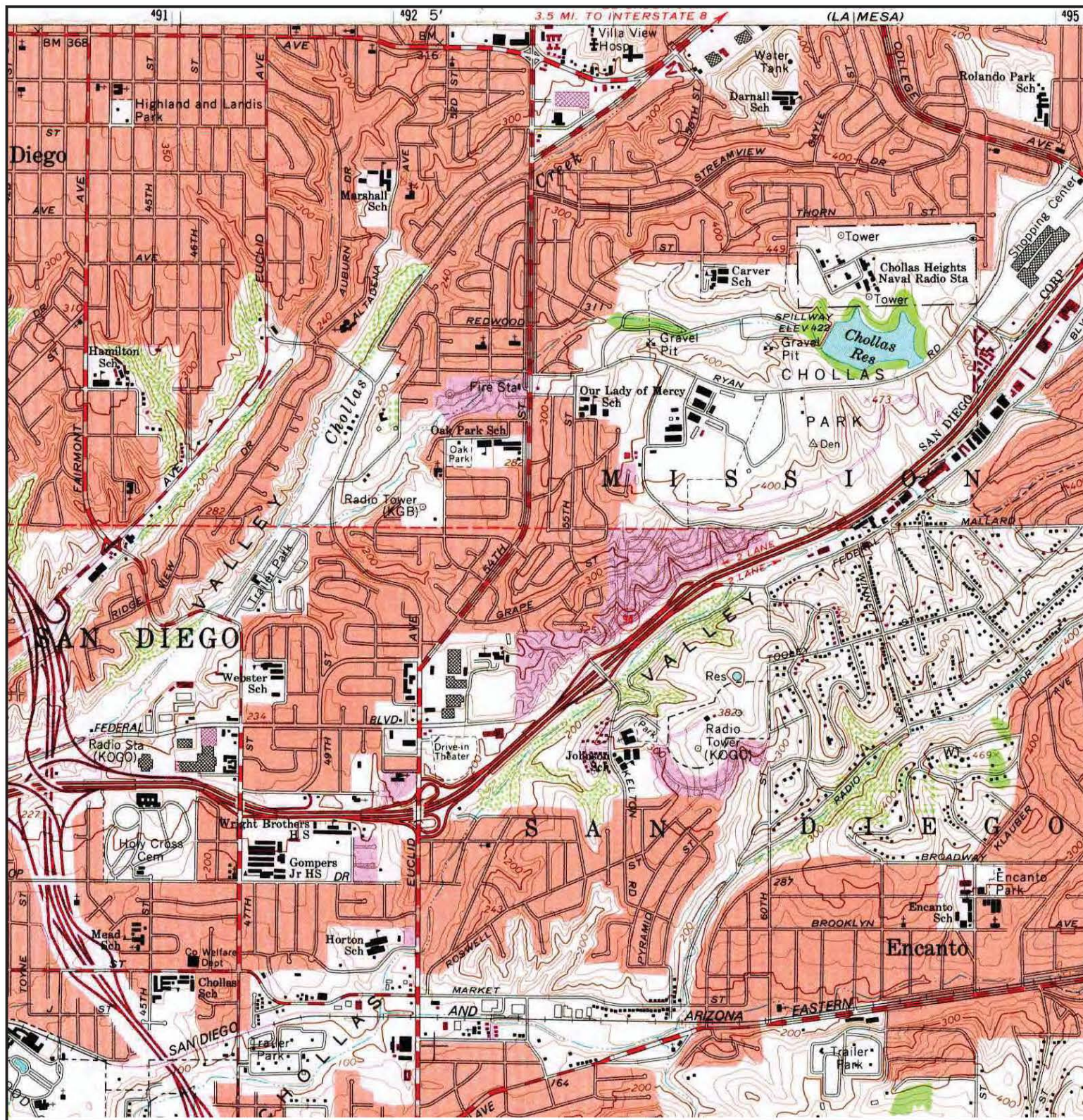
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<p>N ↑</p>	<p><b>TARGET QUAD</b>                  NAME: NATIONAL CITY                  MAP YEAR: 1967</p>	<p><b>SITE NAME:</b> Chollas Triangle  <b>ADDRESS:</b> Chollas Parkway and University Avenue                  San Diego, CA 92105</p>	<p><b>CLIENT:</b> Ninyo &amp; Moore  <b>CONTACT:</b> Caren Carlson  <b>INQUIRY#:</b> 3121078.4  <b>RESEARCH DATE:</b> 07/12/2011</p>
	<p>SERIES: 7.5                  SCALE: 1:24000</p>	<p><b>LAT/LONG:</b> 32.7469 / -117.0778</p>	



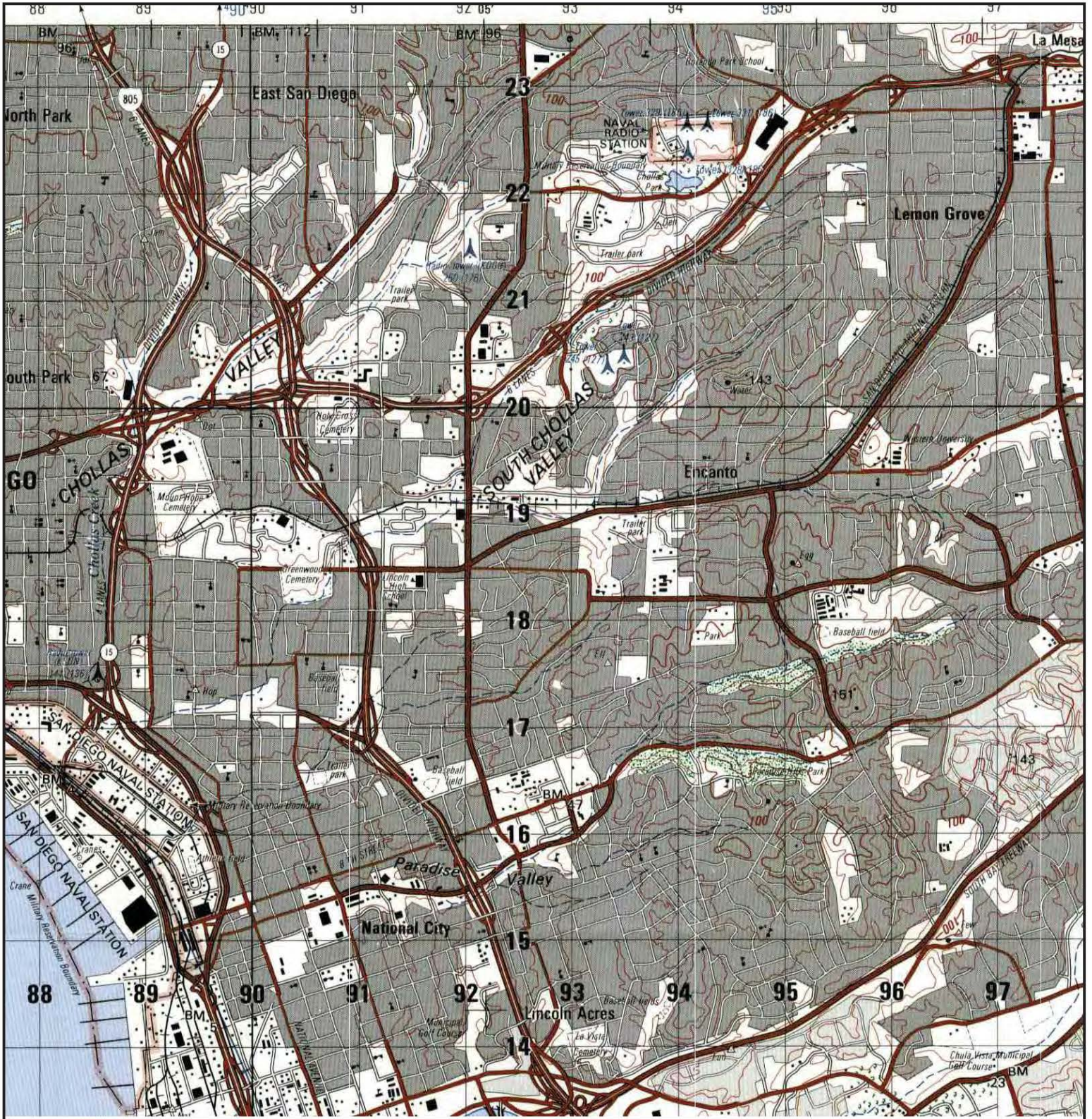
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<p>N ↑</p>	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Chollas Triangle	<b>CLIENT:</b> Ninyo & Moore
	NAME: NATIONAL CITY	<b>ADDRESS:</b> Chollas Parkway and University Avenue	<b>CONTACT:</b> Caren Carlson
	MAP YEAR: 1975	San Diego, CA 92105	<b>INQUIRY#:</b> 3121078.4
	PHOTOREVISED: 1967	<b>LAT/LONG:</b> 32.7469 / -117.0778	<b>RESEARCH DATE:</b> 07/12/2011
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	SCALE: 1:24000		



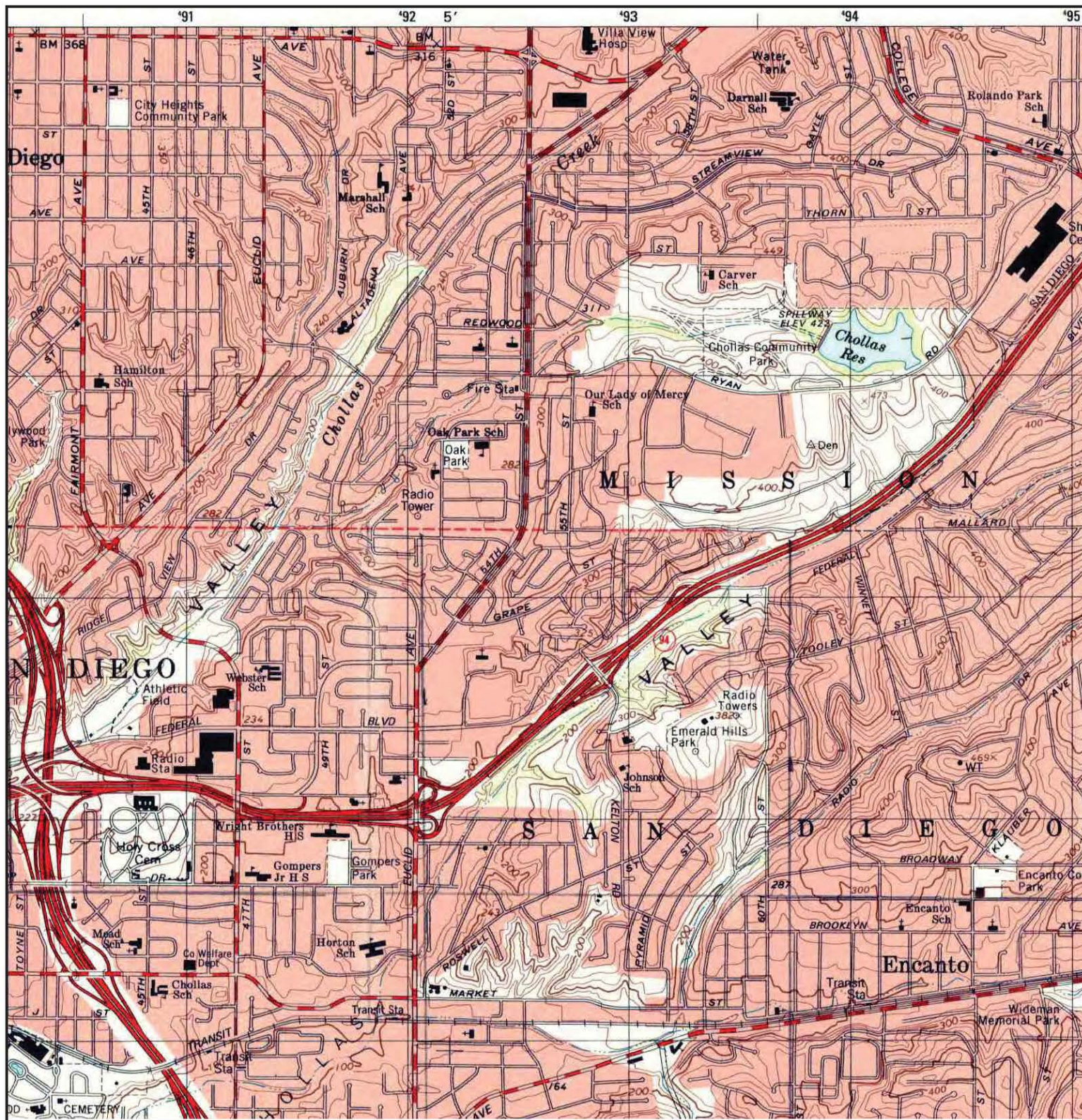
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	SERIES: 15 SCALE: 1:50000	<b>LAT/LONG:</b> 32.7469 / -117.0778	



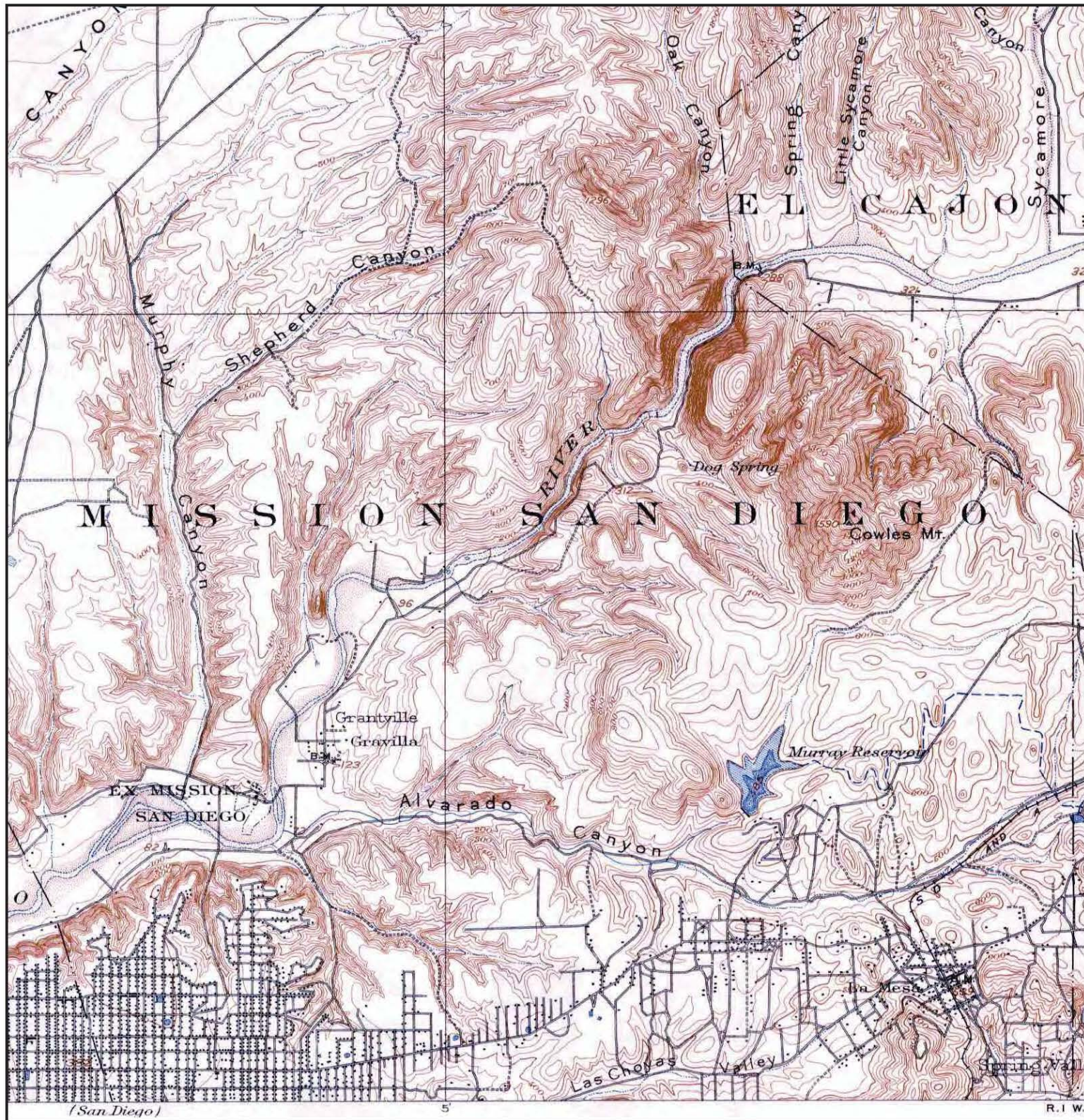
# Historical Topographic Map



N ↑	<b>TARGET QUAD</b> NAME: NATIONAL CITY MAP YEAR: 1996	SITE NAME: Chollas Triangle ADDRESS: Chollas Parkway and University Avenue San Diego, CA 92105	CLIENT: Ninyo & Moore CONTACT: Caren Carlson INQUIRY#: 3121078.4 RESEARCH DATE: 07/12/2011
	SERIES: 7.5 SCALE: 1:24000	LAT/LONG: 32.7469 / -117.0778	



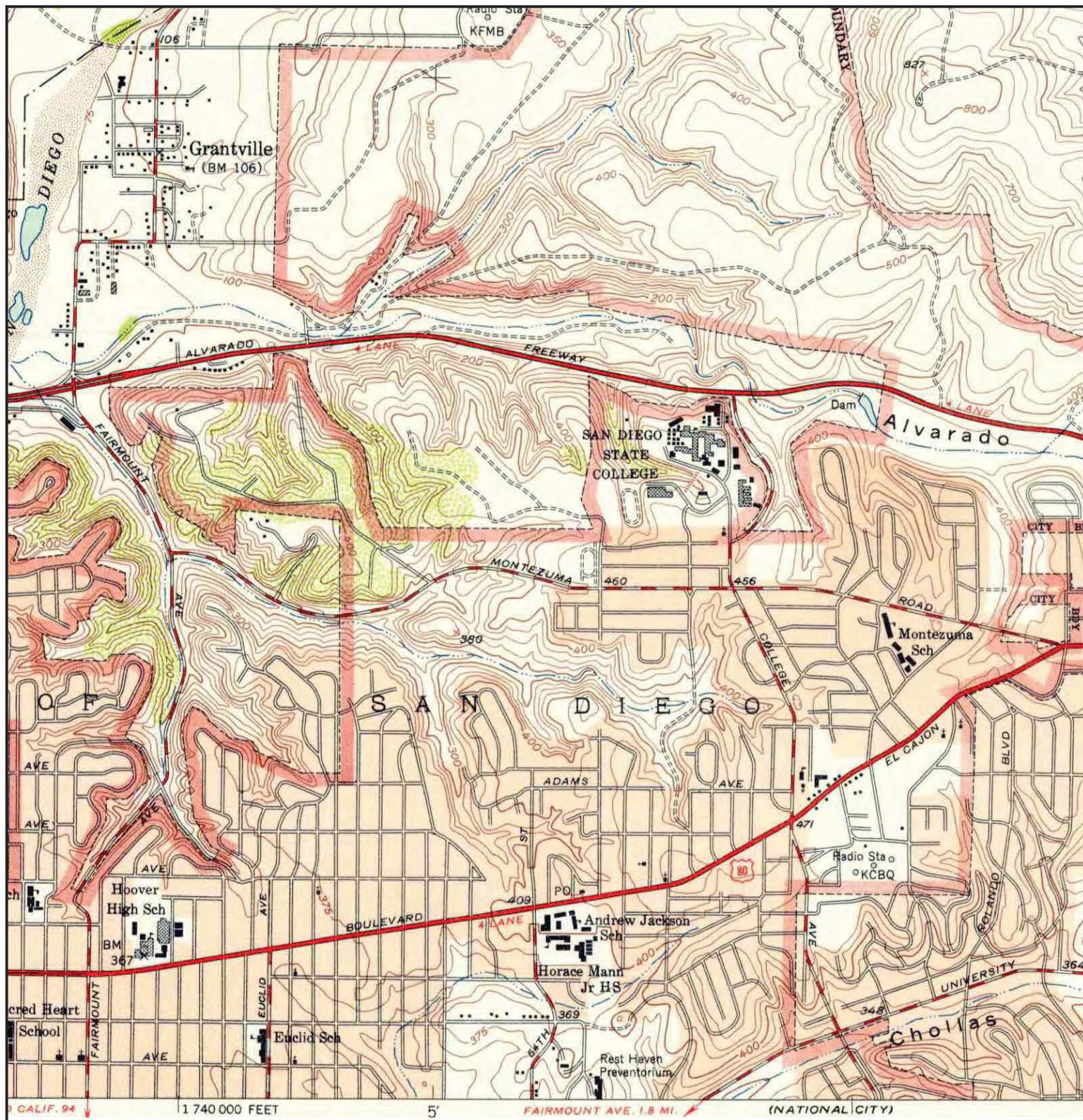
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<p>N</p>	<b>ADJOINING QUAD</b>		<p><b>CLIENT:</b> Ninyo &amp; Moore</p> <p><b>CONTACT:</b> Caren Carlson</p> <p><b>INQUIRY#:</b> 3121078.4</p> <p><b>RESEARCH DATE:</b> 07/12/2011</p>
	<b>NAME:</b> LA JOLLA	<b>SITE NAME:</b> Chollas Triangle	
	<b>MAP YEAR:</b> 1903	<b>ADDRESS:</b> Chollas Parkway and University Avenue	
	<b>SERIES:</b> 15	<b>SAN DIEGO, CA 92105</b>	
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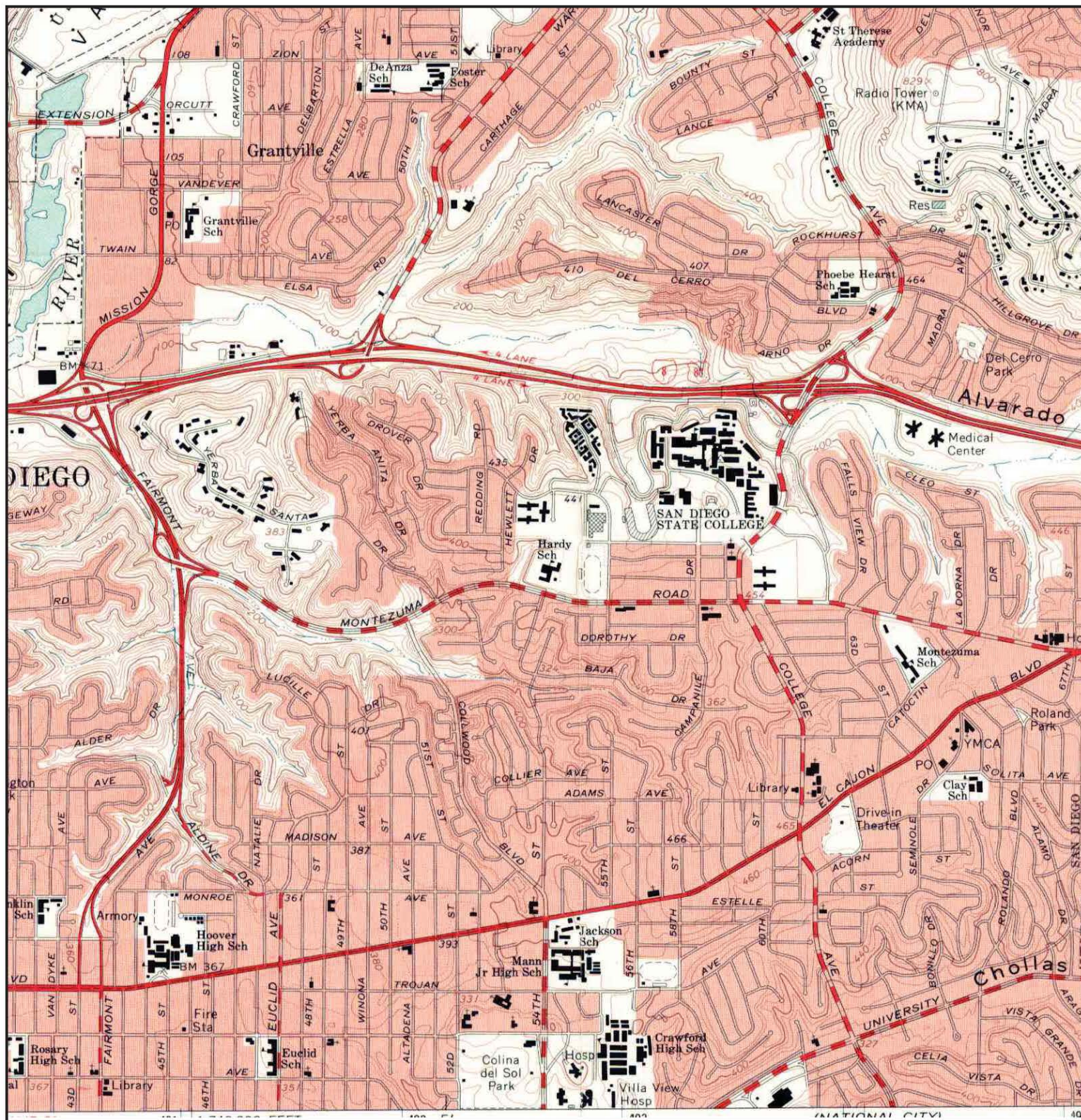
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<p>N</p>	ADJOINING QUAD	SITE NAME:	Chollas Triangle	CLIENT:	Ninyo & Moore
	NAME: LA MESA	ADDRESS:	Chollas Parkway and University Avenue	CONTACT:	Caren Carlson
	MAP YEAR: 1953		San Diego, CA 92105	INQUIRY#:	3121078.4
	SERIES: 7.5	LAT/LONG:	32.7469 / -117.0778	RESEARCH DATE:	07/12/2011
SCALE: 1:24000					



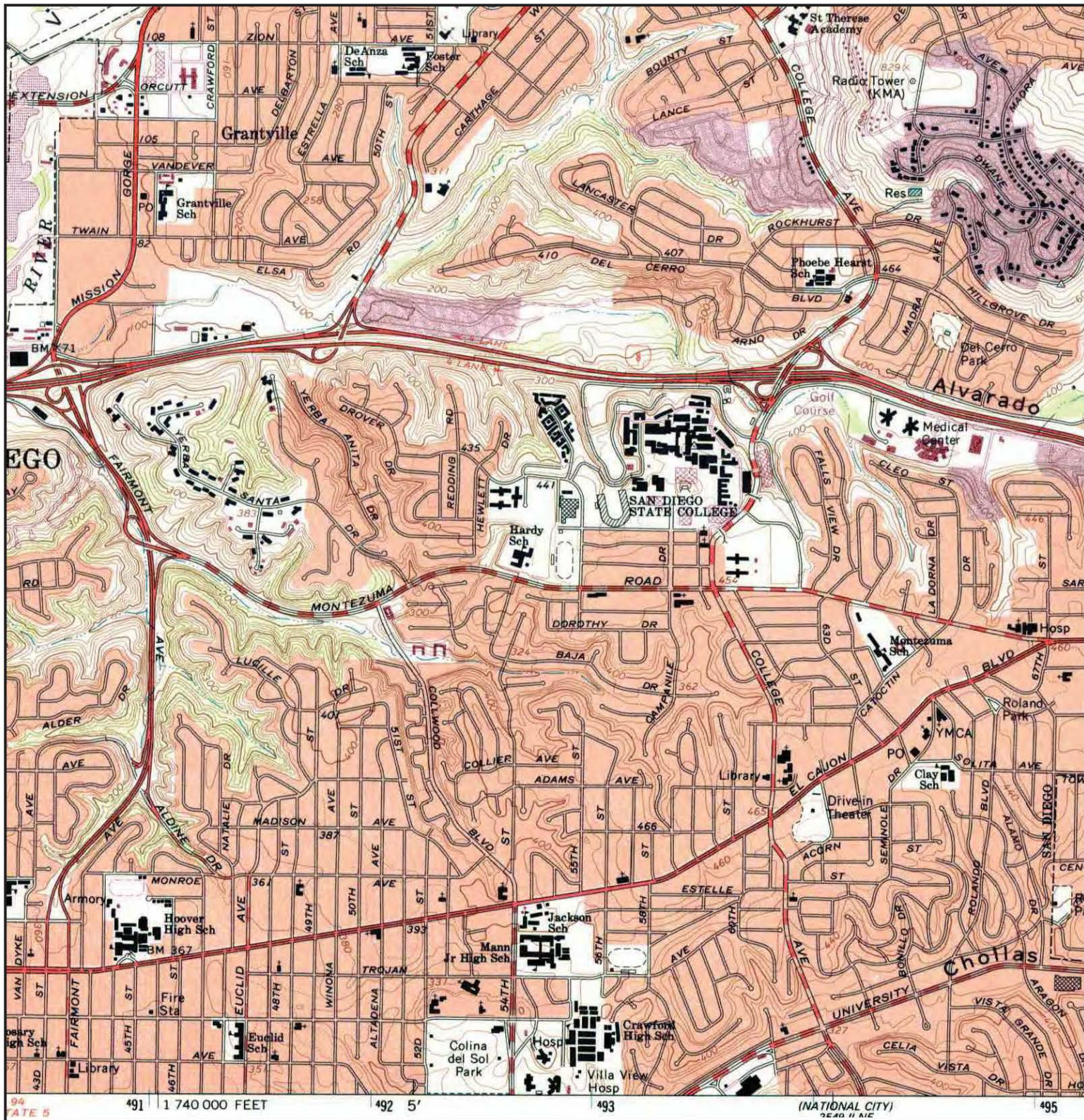
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	<b>ADJOINING QUAD</b>		
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	MAP YEAR:	1967	<b>ADDRESS:</b> Chollas Parkway and University Avenue
	SERIES:	7.5	San Diego, CA 92105
	SCALE:	1:24000	<b>LAT/LONG:</b> 32.7469 / -117.0778
			<b>CLIENT:</b> Ninyo & Moore
			<b>CONTACT:</b> Caren Carlson
			<b>INQUIRY#:</b> 3121078.4
			<b>RESEARCH DATE:</b> 07/12/2011



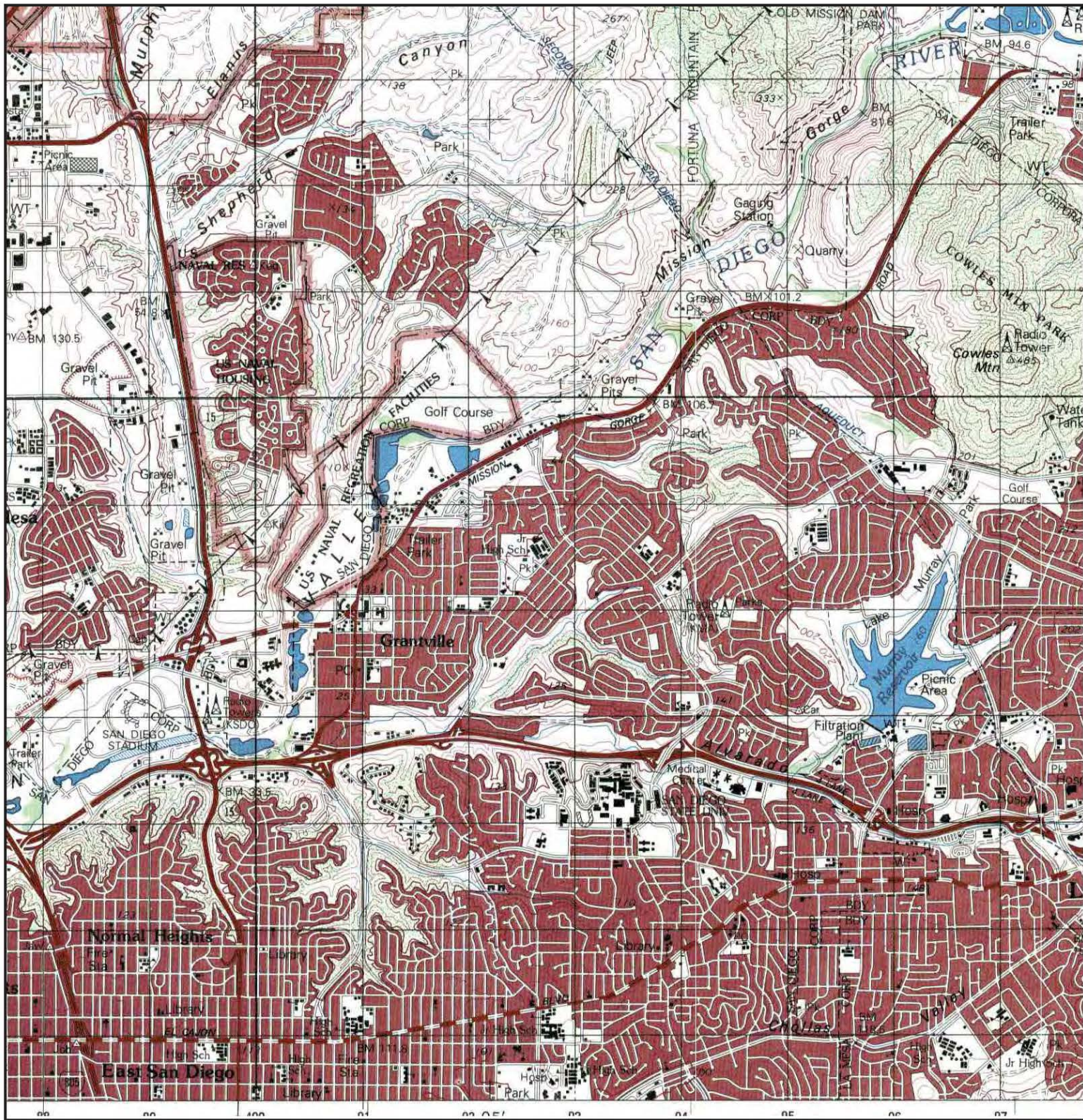
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<p>N</p>	<b>ADJOINING QUAD</b>				
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	MAP YEAR:	1975		ADDRESS:	Chollas Parkway and University Avenue
	PHOTOREVISED:	1967			San Diego, CA 92105
	SERIES:	7.5		LAT/LONG:	32.7469 / -117.0778
SCALE:	1:24000			CLIENT: Ninyo & Moore	
				CONTACT: Caren Carlson	
				INQUIRY#: 3121078.4	
				RESEARCH DATE: 07/12/2011	



# Historical Topographic Map




	<b>ADJOINING QUAD</b>				
	NAME:	LA JOLLA		SITE NAME:	Chollas Triangle
	MAP YEAR:	1975		ADDRESS:	Chollas Parkway and University Avenue
	SERIES:	15			San Diego, CA 92105
	SCALE:	1:50000	LAT/LONG:	32.7469 / -117.0778	
			CLIENT:	Ninyo & Moore	
			CONTACT:	Caren Carlson	
			INQUIRY#:	3121078.4	
			RESEARCH DATE:	07/12/2011	



# Historical Topographic Map



<p>N</p> 	<b>ADJOINING QUAD</b>				
	NAME:	LA MESA		SITE NAME:	Chollas Triangle
	MAP YEAR:	1994		ADDRESS:	Chollas Parkway and University Avenue
	SERIES:	7.5			San Diego, CA 92105
	SCALE:	1:24000	LAT/LONG:	32.7469 / -117.0778	
			CLIENT:	Ninyo & Moore	
			CONTACT:	Caren Carlson	
			INQUIRY#:	3121078.4	
			RESEARCH DATE:	07/12/2011	





**Chollas Triangle**

Chollas Parkway and University Avenue  
San Diego, CA 92105

Inquiry Number: 3121078.5

July 15, 2011

## The EDR Aerial Photo Decade Package



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800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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**Date EDR Searched Historical Sources:**

Aerial Photography July 15, 2011

**Target Property:**

Chollas Parkway and University Avenue

San Diego, CA 92105

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1953	Aerial Photograph. Scale: 1"=555'	Flight Year: 1953 Best Copy Available from original source	Park
1964	Aerial Photograph. Scale: 1"=555'	Flight Year: 1964	Cartwright
1974	Aerial Photograph. Scale: 1"=600'	Flight Year: 1974	AMI
1989	Aerial Photograph. Scale: 1"=666'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=604'	/Composite DOQQ - acquisition dates: 1994	EDR
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR





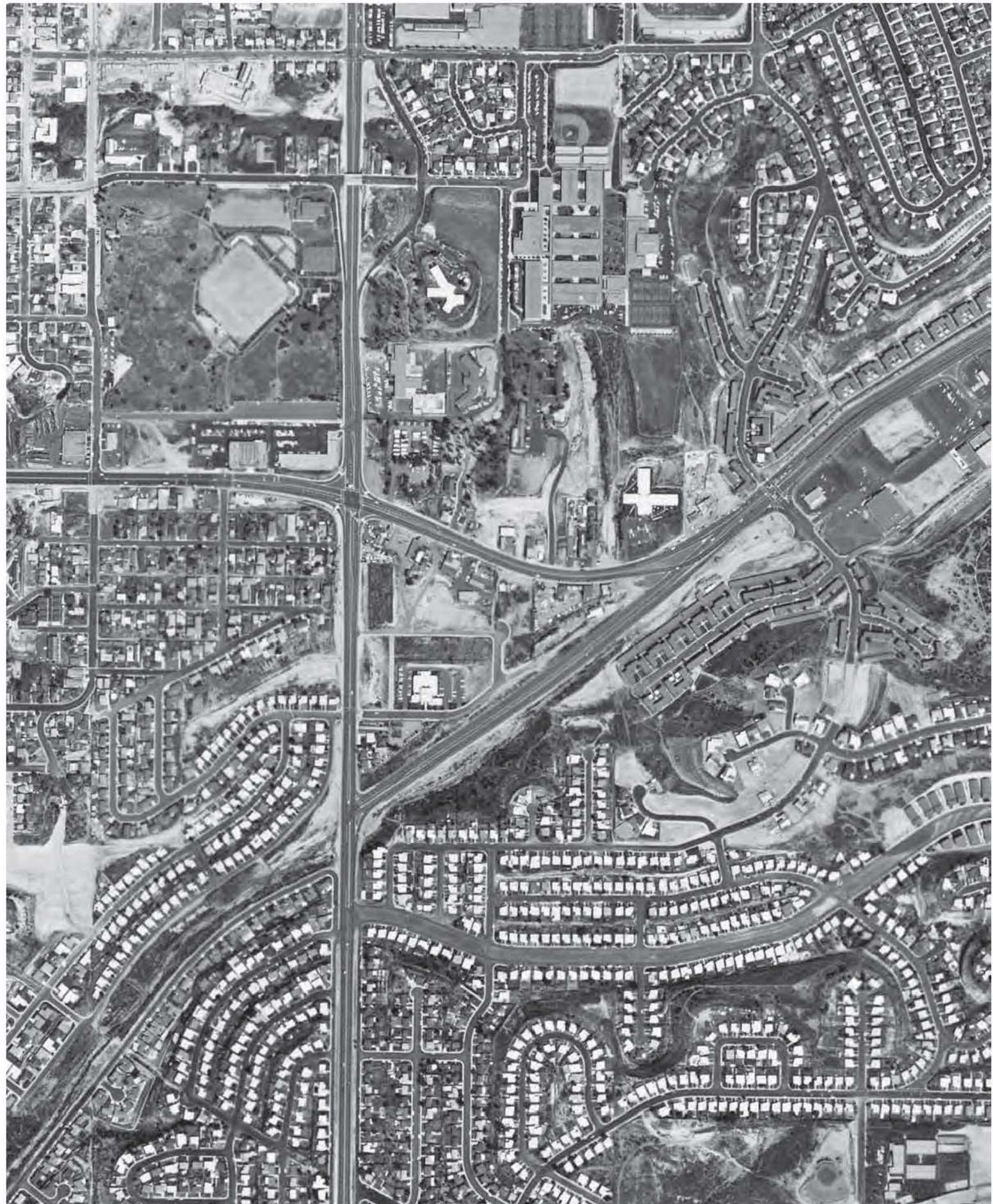
INQUIRY #: 3121078.5

YEAR: 1953

— = 555'








INQUIRY #: 3121078.5

YEAR: 1964

 = 555'







INQUIRY #: 3121078.5

YEAR: 1974

— = 600'







INQUIRY #: 3121078.5

YEAR: 1989

| = 666'







INQUIRY #: 3121078.5

YEAR: 1994

 = 604'







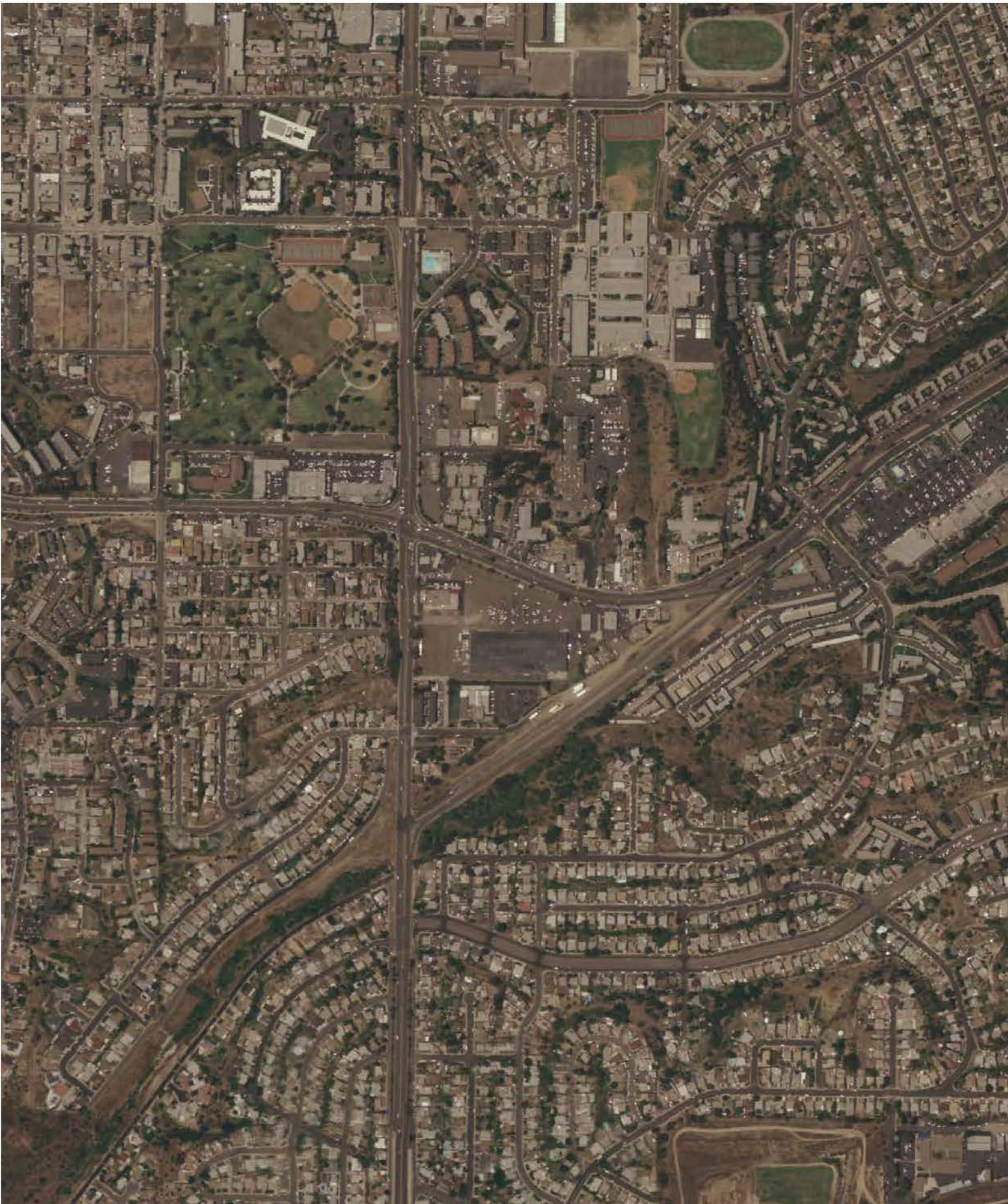
INQUIRY #: 3121078.5

YEAR: 2002

| = 666'







INQUIRY #: 3121078.5

YEAR: 2005

 = 604'







**Chollas Triangle**

Chollas Parkway and University Avenue  
San Diego, CA 92105

Inquiry Number: 3121078.6  
July 14, 2011



# The EDR-City Directory Abstract



**Environmental Data Resources Inc**

440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://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

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1903 through 2006. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2006	Haines Company, Inc.	-	X	X	-
2000	Haines & Company	-	X	X	-
1995	PACIFIC BELL WHITE PAGES	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	X	X	-
1991	PACIFIC BELL WHITE PAGES	-	X	X	-
1989	Pacific Bell	-	X	X	-
1985	PACIFIC BELL WHITE PAGES	-	X	X	-
1984	R. L. Polk & Co.	-	X	X	-
1980	R. L. Polk & Co.	-	X	X	-
1976	Luskey Brothers & Co., Inc.	-	-	-	-
1975	R. L. Polk & Co.	-	X	X	-
1971	Community Directory Co.	-	-	-	-
1970	John M. Ducey	-	X	X	-
1966	R. L. Polk & Co.	-	X	X	-
1965	Community Directory Co.	-	-	-	-
1962	Community Directory Co.	-	-	-	-
1961	R. L. Polk & Co.	-	X	X	-
1960	The Pacific Telephone Telegraph Co.	-	X	X	-
1956	R. L. Polk & Co.	-	-	-	-
1955	R. L. Polk & Co.	-	X	X	-
1952	R. L. Polk & Co. of California	-	X	X	-
1950	The Pacific Telephone & Telegraph Co.	-	-	-	-
1948	San Diego Directory Co.	-	X	X	-
1945	San Diego Directory Co.	-	X	X	-
1943	San Diego Directory Co.	-	X	X	-

## EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1940	San Diego Directory Co.	-	-	-	-
1938	San Diego Directory Co.	-	-	-	-
1933	San Diego Directory Co.	-	-	-	-
1927	San Diego Directory Co.	-	-	-	-
1921	San Diego Directory Co. Inc.	-	-	-	-
1907	San Diego Directory Co.	-	-	-	-
1903	San Diego Directory Co.	-	-	-	-



## EXECUTIVE SUMMARY

### SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
5401 University Avenue	Client Entered	X
5595 University Avenue	Client Entered	X
3893 54th Street	Client Entered	X
5586 University Avenue	Client Entered	X
5498 University Avenue	Client Entered	X

## FINDINGS

### TARGET PROPERTY INFORMATION

#### ADDRESS

Chollas Parkway and University Avenue  
San Diego, CA 92105

#### FINDINGS DETAIL

Target Property research detail.

No Addresses Found

## FINDINGS

### ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

#### 54TH

##### **3687 54TH**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1952	Cicone F J jr	R. L. Polk & Co. of California

##### **3691 54TH**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1952	Reeves T L	R. L. Polk & Co. of California

##### **3701 54TH**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1952	Vacant	R. L. Polk & Co. of California

#### 54TH ST

##### **3687 54TH ST**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	FLORESMisael	Haines Company, Inc.
1992	Khemmanivong Bo	PACIFIC BELL WHITE PAGES
1961	Cicone John	R. L. Polk & Co.
1960	Cicone Fred	The Pacific Telephone Telegraph Co.
1955	Cicone Fred	R. L. Polk & Co.

##### **3691 54TH ST**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DYKEJames	Haines Company, Inc.
	HERNANDEZRatael	Haines Company, Inc.
1961	Makepeace Arth S	R. L. Polk & Co.
1960	Makepeace Arthur S	The Pacific Telephone Telegraph Co.
1955	Reeves Annina	R. L. Polk & Co.

##### **3701 54TH ST**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
1961	Warner Lelah Mrs	R. L. Polk & Co.
1943	Barton C C	San Diego Directory Co.

## FINDINGS

### 3771 54TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	APOSTOUC	Haines Company, Inc.
	ASSEMBLY EIGHTH	Haines Company, Inc.
1992	Moments Of Blessings	PACIFIC BELL WHITE PAGES
	Momentum Graphics	PACIFIC BELL WHITE PAGES

### 54th Street

#### 3893 54th Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	LUCKY STAR SEA	Haines Company, Inc.
	FOOD RESTAURANT	Haines Company, Inc.

### LEA

#### 5410 LEA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	Nguyen Mienthuy	PACIFIC BELL WHITE PAGES
	Pham Peter	PACIFIC BELL WHITE PAGES
	Pham Phu Duc . . . . .	PACIFIC BELL WHITE PAGES
	Vo Hien Cong	PACIFIC BELL WHITE PAGES
	Vo Hue . . . . .	PACIFIC BELL WHITE PAGES

#### 5450 LEA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	Weiss Donald H MD	PACIFIC BELL WHITE PAGES

#### 5458 LEA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	Yard	PACIFIC BELL WHITE PAGES

#### 5462 LEA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	Poast JE.....	PACIFIC BELL WHITE PAGES
	Poare Arton	PACIFIC BELL WHITE PAGES
	Poat C .....	PACIFIC BELL WHITE PAGES

#### 5466 LEA

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	Line	PACIFIC BELL WHITE PAGES

## FINDINGS

### LEA ST

#### 5410 LEA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GUTIERREZ Robert A	Haines Company, Inc.
	MONROE Ricky	Haines Company, Inc.
	WOODS Angela	Haines Company, Inc.
2000	BOYDRgina	Haines & Company
	RYANGina M	Haines & Company
	TRAN Cua	Haines & Company

#### 5420 LEA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	NGUYEN Anna	Haines Company, Inc.
2000	XXXX	Haines & Company

#### 5450 LEA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BUSCHMAN Robert	Haines Company, Inc.
	HINES Kent	Haines Company, Inc.
	TEEN CHALLENGE	Haines Company, Inc.
2000	TEEN CHALLENGE	Haines & Company
1989	Bell Robert H MD Parkway Medical Group	Pacific Bell
	Coburn David A MD Parkway Medical Group	Pacific Bell
	Easler Kenneth R MD Parkway Medical Group	Pacific Bell
	Goodhead Bernard MD Parkway Medical Group	Pacific Bell
	Greer Scott D MD Parkway Medical Group	Pacific Bell
	Heilbrunn Howard MD Parkway Medical Group	Pacific Bell
	Katz Shelby N MD Parkway Medical Group	Pacific Bell
	Mallis Seymour MD Parkway Medical Group	Pacific Bell
	Moffatt George E MD Parkway Medical Group	Pacific Bell
	Parkway Medical Group	Pacific Bell
	PARKWAY MEDICAL GROUP	Pacific Bell
	Parkway Medical Group Inc	Pacific Bell
	PARKWAY PHARMACY	Pacific Bell
	Pezanoski Edw H MD FACOG	Pacific Bell



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1989	Rowe John MD Parkway Medical Group	Pacific Bell
	Sargent C Rolland MD Parkway Medical Group	Pacific Bell
	Schulkind Leonard N MD Parkway Medical Group	Pacific Bell
	Smith Geoffrey MD Parkway Medical Group	Pacific Bell
	Song S Y Thomas MD Parkway Medical Group	Pacific Bell
	Steiner Sheldon H MD Parkway Medical Group	Pacific Bell
	Swartz Gary L MD Parkway Medical Group	Pacific Bell
	Watson W Steven MD Parkway Medical Group	Pacific Bell
	Wozniak Lance K MD Parkway Medical Group	Pacific Bell
1980	Parkway Medical Building	R. L. Polk & Co.
	Parkway Medical Group Inc	R. L. Polk & Co.
	Blount David H phys	R. L. Polk & Co.
	Easier Kenneth R phys	R. L. Polk & Co.
	Fisher Benj D optm	R. L. Polk & Co.
	Parkway Pharmacy	R. L. Polk & Co.
	Dempsey James P phys	R. L. Polk & Co.
	Goodhead Bernard phys	R. L. Polk & Co.
	Heilbrunn Howard I phys Pezanoski Edw J phys	R. L. Polk & Co.
	Swartz Gary L phys	R. L. Polk & Co.
	Biondo Vincent F phys	R. L. Polk & Co.
	Fadell Matthew J phys	R. L. Polk & Co.
	Sarkisian James phys	R. L. Polk & Co.
	Sargent C Rolland phys	R. L. Polk & Co.
	Huhn David C dentist	R. L. Polk & Co.
	Jankowski Mark P dentist	R. L. Polk & Co.
	Luibel F J phys	R. L. Polk & Co.
	Professional Computer Service computer billing serv	R. L. Polk & Co.
	San Diego Safety Supply med sup	R. L. Polk & Co.
	1975	Parkway Medical Building
Parkway Medical Group Inc clinic		R. L. Polk & Co.
Blount David H phys		R. L. Polk & Co.
Easier Kenneth R phys		R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Fisher Benj D	R. L. Polk & Co.
	Jennings James T phys	R. L. Polk & Co.
	Punta Robt F phys	R. L. Polk & Co.
	Snyder Dean C phys	R. L. Polk & Co.
	Parkway Pharmacy	R. L. Polk & Co.
	Dempsey James P phys	R. L. Polk & Co.
	Goodhead Bernard phys	R. L. Polk & Co.
	Heilbrun Howard I phys Pezanoski Edw J phys	R. L. Polk & Co.
1970	PARKWAY MEDICAL BUILDING	John M. Ducey
	PARKWAY MEDICAL GROUP CLINIC	John M. Ducey
	BLOUNT DAVID H PHYS	John M. Ducey
	CONSTANTINE PAUL A PHYS	John M. Ducey
	EASLER KENNETH R PHYS	John M. Ducey
	FISHER BENJ 0 OPTOM	John M. Ducey
	JENNINGS WM A DENTIST	John M. Ducey
	JENNINGS JAMES T PHYS	John M. Ducey
	LOWDERPJOHN W PHYS	John M. Ducey
	PUNTA ROBT F PHYS	John M. Ducey
	REITHMAYER EDWIN PHYS	John M. Ducey
	SNYDER DEAN C PHYS	John M. Ducey
PARKWAY PHARMACY	John M. Ducey	
1966	PARKWAY MEDICAL BUILDING	R. L. Polk & Co.
	JENNINGS WM A DENTIST	R. L. Polk & Co.
	JENNINGS JAMES T PHYS	R. L. Polk & Co.
	SNYDER DEAN C PHYS	R. L. Polk & Co.
	PARKWAY PHARMACY	R. L. Polk & Co.
1961	Blount David H phys	R. L. Polk & Co.
	Parkway Med Group	R. L. Polk & Co.

### 5455 LEA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

### 5458 LEA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	D&L AUTO BODY	Haines Company, Inc.
2000	D&LAUTOBODY	Haines & Company
1989	Steel Concrete Structures	Pacific Bell

## FINDINGS

### 5462 LEA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1989	Poare Arton	Pacific Bell

### 5464 LEA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1989	Moore Walter Sandblasting	Pacific Bell

### 5466 LEA ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DRAGONAAUTO	Haines Company, Inc.
	SALES	Haines Company, Inc.
2000	RCYCLG PHILLIPS Richard	Haines & Company
	APPLIANCEAFREON	Haines & Company
1989	Johnson Excavating	Pacific Bell
	Linc	Pacific Bell

### N 54TH ST

#### 3687 N 54TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	N Schmittle Wm F	R. L. Polk & Co.
1975	Pithey Michi	R. L. Polk & Co.
1970	LEWIS KENNETH	John M. Ducey

#### 3691 N 54TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Makepeace Minnie Mrs	R. L. Polk & Co.
1975	Makepeace Minnie Mrs	R. L. Polk & Co.
1970	MAKEPEACE ARTH S	John M. Ducey

#### 3701 N 54TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Reed Marlin	R. L. Polk & Co.
	Rear San Diego Gas & Electric Co	R. L. Polk & Co.
	Streamview Sub Sta	R. L. Polk & Co.
1975	Rear San Diego Gas & Electric Co	R. L. Polk & Co.
	Stream view Sub Sta	R. L. Polk & Co.
	Reed Marlin	R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	SAN DIEGO GAS & ELECTRIC CO	John M. Ducey
	STREAMV IEW SUB STA	John M. Ducey

### **3771 N 54TH ST**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Zapatas Restaurant De Mexico	R. L. Polk & Co.
1975	Zapatas Restaurant De Mexico	R. L. Polk & Co.

### **UNIVERSITY AVE**

#### **5422 UNIVERSITY AVE**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	APARTMENTS	Haines Company, Inc.
	CASTILLOVanessa	Haines Company, Inc.
	CHANDAMONY	Haines Company, Inc.
	Chhoeun	Haines Company, Inc.
	ESTACIO Florante Y	Haines Company, Inc.
	GUTIERREZ Juan	Haines Company, Inc.
	Jesus a HAYRAPETYAN	Haines Company, Inc.
	Madetta	Haines Company, Inc.
	NASH Audrey	Haines Company, Inc.
	SALAMANCA Cesar	Haines Company, Inc.
2000	DUONGTuan	Haines & Company
	NASH Audrey	Haines & Company
	FLORES 19ma	Haines & Company
1992	Widener M	PACIFIC BELL WHITE PAGES
1989	Erfani Nahid	Pacific Bell
1984	VILLA VERDE APARTMENTS	R. L. Polk & Co.
	1 DANIELS JEWEL	R. L. Polk & Co.
	2 MILLER VALERIE	R. L. Polk & Co.
	3 LUSTIG JOE	R. L. Polk & Co.
	4 PULLENS DALLAS L	R. L. Polk & Co.
	5 LIPSON BETTY	R. L. Polk & Co.
	6 HUNTER MARK	R. L. Polk & Co.
	7 PORTIGOS EDWIN	R. L. Polk & Co.
	8 GOODE LUCY K MRS	R. L. Polk & Co.
	9 SOLLEY M M	R. L. Polk & Co.
	10 WEINBAUM JOSEPH	R. L. Polk & Co.
	11 EHRLICH THEO	R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	12 VOZYAKONA KLARISSA	R. L. Polk & Co.
1980	Villa Verde Apartments	R. L. Polk & Co.
	Daniels B	R. L. Polk & Co.
	N Goldstein Sylvia Mrs	R. L. Polk & Co.
	N Mohland Ruth Mrs N	R. L. Polk & Co.
	Negrete Anita L Mrs	R. L. Polk & Co.
	Lipson Betty	R. L. Polk & Co.
	Ingram Gordon	R. L. Polk & Co.
	Solley M M	R. L. Polk & Co.
	Goode Lucy K Mrs	R. L. Polk & Co.
	Abdelmessih Ezzat F	R. L. Polk & Co.
	N Arsu Danny A	R. L. Polk & Co.
	Ehrlich Then	R. L. Polk & Co.
	Press Sam	R. L. Polk & Co.
1975	Villa Verde Apartments	R. L. Polk & Co.
	N Oran John F	R. L. Polk & Co.
	Stoner John E	R. L. Polk & Co.
	N fr Cones Wm	R. L. Polk & Co.
	N f Kaino Lou	R. L. Polk & Co.
	N Gordon Brent	R. L. Polk & Co.
	N Proctor Ronald	R. L. Polk & Co.
	N Hughes James	R. L. Polk & Co.
	S Goode Lucy K Mrs	R. L. Polk & Co.
	Schrieber Diana Mrs	R. L. Polk & Co.
	N Bay Charles D	R. L. Polk & Co.
	Corwinkld Robt	R. L. Polk & Co.
	N Del Mastco Nancy	R. L. Polk & Co.

### 5423 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1952	LeAnns Cafe	R. L. Polk & Co. of California
1948	Hanes Lee restr	San Diego Directory Co.

### 5424 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	APARTMENTS	Haines Company, Inc.
	NGUYEN Judy	Haines Company, Inc.
	NGUYEN Thuy Ngoo	Haines Company, Inc.



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	RODRIGUEZ Nad Ia	Haines Company, Inc.
	Ruby SALGADO Maroo	Haines Company, Inc.
	TALAVERA Roxana	Haines Company, Inc.
2000	APARTMENTS CRUZ Ju lio Cesar	Haines & Company
	GIBORE Lucken	Haines & Company
	BORER UIh	Haines & Company
	NGUYEN Thuy Ngoc	Haines & Company
	RUIZ Francisco	Haines & Company
	TRAN Du Th I	Haines & Company
	VEROYAN Vanya	Haines & Company
1992	Fakhrai Saeed	PACIFIC BELL WHITE PAGES
	Hagler S	PACIFIC BELL WHITE PAGES
	Hagler Tamar .....	PACIFIC BELL WHITE PAGES
	Moore Anthony	PACIFIC BELL WHITE PAGES
	Pardo Pilar	PACIFIC BELL WHITE PAGES
	Pardo T	PACIFIC BELL WHITE PAGES
	Pardoe AC	PACIFIC BELL WHITE PAGES
	Zahalsky Gary	PACIFIC BELL WHITE PAGES
1989	Barnas Zdzislaw	Pacific Bell
	Croix Gary	Pacific Bell
	Del Pilar Maria	Pacific Bell
	Fakhrai Saeed	Pacific Bell
	Streb Mitchell S	Pacific Bell
1984	APARTMENTS	R. L. Polk & Co.
	13 SMITH LARRY W	R. L. Polk & Co.
	14 SCHNEIBER MARCIA	R. L. Polk & Co.
	15 BEIDOU M RACHID H	R. L. Polk & Co.
	16 LANDESMAN LOUIS	R. L. Polk & Co.
	17 ELLIOT BARRY	R. L. Polk & Co.
	18 WINN STEPH	R. L. Polk & Co.
	19 KOGAN ALEXANDRA	R. L. Polk & Co.
	20 JACOBS HARRY G	R. L. Polk & Co.
	21 KTEINMAN PHYLLIS	R. L. Polk & Co.
	22 MICHAEL LEONARD	R. L. Polk & Co.
	23 WHITE THELMA	R. L. Polk & Co.
1980	24 LAGIN HARRY MRS	R. L. Polk & Co.
	Apartments Smith Billie J	R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Shorter Lea Mrs	R. L. Polk & Co.
	Ramirez Dani Jr	R. L. Polk & Co.
	Landesman Louis	R. L. Polk & Co.
	N Rodriguez Diane Mrs	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	N Morrell Wm	R. L. Polk & Co.
	Jacobs Harry G	R. L. Polk & Co.
	Nix D M	R. L. Polk & Co.
	N Michaelis Lenny	R. L. Polk & Co.
	King Joseph	R. L. Polk & Co.
1975	N Ewing Roberta R Mrs	R. L. Polk & Co.
	Apartments	R. L. Polk & Co.
	13 N Behanna Robt	R. L. Polk & Co.
	N Buben Gail	R. L. Polk & Co.
	Robinson Paul	R. L. Polk & Co.
	N Patterson Carolyn E	R. L. Polk & Co.
	N ASullenberger Janet	R. L. Polk & Co.
	N ATownsend Susan	R. L. Polk & Co.
	Valletta Robert J	R. L. Polk & Co.
	N Gilchrist James D	R. L. Polk & Co.
	N Lemon Robt N i	R. L. Polk & Co.
	N Oliver Jack	R. L. Polk & Co.
	N Yadon John	R. L. Polk & Co.
Vacant	R. L. Polk & Co.	

### 5426 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	VILLA VERDE APTS	Haines Company, Inc.
	ARREDONDO Gulrina	Haines Company, Inc.
	BARAJAS Rober Io	Haines Company, Inc.
	BELENKOVVasiliy	Haines Company, Inc.
	CHEN Yi Guang	Haines Company, Inc.
	CUEVAS PELAYO	Haines Company, Inc.
	Jose ADIRCT ASATELLE TV	Haines Company, Inc.
	DIRECTTV	Haines Company, Inc.
	GARCI A Luis A	Haines Company, Inc.
	LE Phat	Haines Company, Inc.
	MANOTAS Ludaso	Haines Company, Inc.
	MUNDO Irasema	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2006	NAVARRO BOsa	Haines Company, Inc.	
	NGUYEN Judy	Haines Company, Inc.	
	POLANCO Caudia	Haines Company, Inc.	
	RODRIGUEZErika	Haines Company, Inc.	
2000	VILLA VEBDEAPTS ALENAZI S 6lah	Haines & Company	
	EDU Ruperlo	Haines & Company	
	GUTIEVREZ Isabel	Haines & Company	
	HUYNHSlven	Haines & Company	
	LOPEZAlicia	Haines & Company	
	PADILLANaz 6no 619229159 S VILLA VERDE APTS	Haines & Company	
	WIDENER M	Haines & Company	
1992	Villa Verde Apartments	PACIFIC BELL WHITE PAGES	
	: Jimenez John & Ofelia	PACIFIC BELL WHITE PAGES	
	Jimenez Jorge & Barbara:.....	PACIFIC BELL WHITE PAGES	
	Jimenez Jose ..... ..	PACIFIC BELL WHITE PAGES	
	Jimenez Jose	PACIFIC BELL WHITE PAGES	
	Jones Don O	PACIFIC BELL WHITE PAGES	
	Jones Donald. ....	PACIFIC BELL WHITE PAGES	
	Moore William A	PACIFIC BELL WHITE PAGES	
	1989	Adams J L	Pacific Bell
		Booher Melissa R	Pacific Bell
Haddad Kamal M		Pacific Bell	
Jimenez John & Ofelia		Pacific Bell	
Jones Don O		Pacific Bell	
Nelson Tony & Elizabeth		Pacific Bell	
Rembert Mc Rae Jr & Salvacion		Pacific Bell	
Richman Bernard		Pacific Bell	
Villa Verde Apartments		Pacific Bell	
Wiggin Thomas		Pacific Bell	
Wolff W B		Pacific Bell	
1984		APARTMENTS	R. L. Polk & Co.
		25 RICHMAN BERNARD	R. L. Polk & Co.
	26 WALKER JACK	R. L. Polk & Co.	
	27 CHERRY MICHELE	R. L. Polk & Co.	
	28 BILLS GERALDINE MRS	R. L. Polk & Co.	
	DONNELLY ELLEN	R. L. Polk & Co.	
	30 HAGGERTY DANL B	R. L. Polk & Co.	
	31 VACANT	R. L. Polk & Co.	

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	32 KAUFMAN LOUIS	R. L. Polk & Co.
	33 BALLI ALEX	R. L. Polk & Co.
	34 LAWSON ROSE	R. L. Polk & Co.
	35 HADDAD KAMAL M	R. L. Polk & Co.
	36 LOFINK TONYA	R. L. Polk & Co.
	37 PALMER JOHN	R. L. Polk & Co.
	38 BURTON ERMA	R. L. Polk & Co.
	39 LASSITER GARY	R. L. Polk & Co.
	40 PREM PAUL	R. L. Polk & Co.
	41 SCHRIBER ROSE	R. L. Polk & Co.
	42 HASSAN BEVERLY J	R. L. Polk & Co.
	43 VACANT	R. L. Polk & Co.
	44 DE ROUEN JOHN	R. L. Polk & Co.
	45 HUBKA TERESA	R. L. Polk & Co.
	46 CHAPMAN THOS	R. L. Polk & Co.
	47 JONES DON O	R. L. Polk & Co.
	48 MORRIS WM	R. L. Polk & Co.
	49 MORALES RAY	R. L. Polk & Co.
	50 SRESTHADATTA VICHIT	R. L. Polk & Co.
	1980	Harrer Robt
Watson R		R. L. Polk & Co.
Escalante C		R. L. Polk & Co.
N Seemans Gordon		R. L. Polk & Co.
Hampton Sylvia Mrs		R. L. Polk & Co.
N Anderson Bernice Mrs		R. L. Polk & Co.
No Return		R. L. Polk & Co.
Drabek Theo		R. L. Polk & Co.
N Mostafa Saliad		R. L. Polk & Co.
Hassan Beverly J		R. L. Polk & Co.
N Nelson Gertrude Mrs		R. L. Polk & Co.
N Weaver S C		R. L. Polk & Co.
Main Robt		R. L. Polk & Co.
N Chapman Thos		R. L. Polk & Co.
N Jones Don Q		R. L. Polk & Co.
Vacant		R. L. Polk & Co.
Gasulla Thos		R. L. Polk & Co.
Sresthadatta Vichit		R. L. Polk & Co.
Loizeaux Inez Mrs		R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	N Rashidian Shahla Mrs	R. L. Polk & Co.
	N Rastakhiz Nader	R. L. Polk & Co.
	Bills Geraldine Mrs	R. L. Polk & Co.
	Chennell Irene	R. L. Polk & Co.
	N Haggerty Dani B	R. L. Polk & Co.
	Hoffman Ernst K	R. L. Polk & Co.
	Kaufman Louis	R. L. Polk & Co.
	Apartments	R. L. Polk & Co.
1975	Apartments	R. L. Polk & Co.
	Loizeaux lass Mrs	R. L. Polk & Co.
	N Udvarhelyi Glenn R	R. L. Polk & Co.
	N Handley John	R. L. Polk & Co.
	:y 28 Bills Geraldine I N la 29 N Lapinski Gregory D	R. L. Polk & Co.
	S N Hartshorn Marianne	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	No Return	R. L. Polk & Co.
	N Gillesple Kelly	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	Escalante Carmen Mrs	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	Orter June M	R. L. Polk & Co.
	N Smith Donnell	R. L. Polk & Co.
	N Ramsay Allison	R. L. Polk & Co.
	Maffel John J	R. L. Polk & Co.
	N AThompson Lois	R. L. Polk & Co.
	N Hassan Beverly J	R. L. Polk & Co.
	N Milford Richd	R. L. Polk & Co.
	N Weeks Joseph	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	Chavis Norman	R. L. Polk & Co.
N Conrad Thos R	R. L. Polk & Co.	
N Bonnett Patricia	R. L. Polk & Co.	
Fox Margt	R. L. Polk & Co.	
Goldin Robt S	R. L. Polk & Co.	

### 5428 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	VILLA VERDE APTS	Haines Company, Inc.



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ALVAREZ Maria M	Haines Company, Inc.
	CABLAYAN Blanca	Haines Company, Inc.
	CASTILLO Dernelio	Haines Company, Inc.
	DANGGThuy	Haines Company, Inc.
	ESPINOZA Oscar	Haines Company, Inc.
	FLORES Roberto	Haines Company, Inc.
	OCAMPO Jose Juan	Haines Company, Inc.
2000	VILLA VERDE APTS CAPPS Ernie	Haines & Company
	CAPPSLorelt	Haines & Company
	AZDiana	Haines & Company
	FREKHTNAN Essira	Haines & Company
	GARCIAEduardo 619 G 265281a	Haines & Company
	HUYNHAnh My	Haines & Company
	JIMENEZEvangalina	Haines & Company
	ROMERONora Y	Haines & Company
	RUIZJuan	Haines & Company
WAGNER Robrt	Haines & Company	
1992	Ford John A	PACIFIC BELL WHITE PAGES
	Giannetti Caraway	PACIFIC BELL WHITE PAGES
	Giannettino J .....	PACIFIC BELL WHITE PAGES
	Glannl Matthew L .....	PACIFIC BELL WHITE PAGES
	Ngo Phuoc Dinh	PACIFIC BELL WHITE PAGES
	Ngo Phuong .....	PACIFIC BELL WHITE PAGES
	Wagner Martin & Esther	PACIFIC BELL WHITE PAGES
	Yacobovigch Maomi	PACIFIC BELL WHITE PAGES
1989	Davis Jimmy Jr & Peggy	Pacific Bell
	Harris Julie	Pacific Bell
	Im Ik C	Pacific Bell
	Wagner Martin & Esther	Pacific Bell
1984	APARTMENTS	R. L. Polk & Co.
	51 VIELMAN ELIZ	R. L. Polk & Co.
	52 ISRAEL IRA	R. L. Polk & Co.
	53 LE PORT EDWIN	R. L. Polk & Co.
	54 YASSMAN SOUSSANI	R. L. Polk & Co.
	55 HOUEST GHOLAM	R. L. Polk & Co.
	56 WITTE HENRY	R. L. Polk & Co.
	57 TORRES JOHN	R. L. Polk & Co.
58 JENKINS ROBT	R. L. Polk & Co.	

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	59 HOFFBERG LOUISE T MRS	R. L. Polk & Co.
	60 BLITSTEIN ROSE	R. L. Polk & Co.
	61 MUNDRY RODNEY	R. L. Polk & Co.
	62 BAHADORI MADID	R. L. Polk & Co.
	63 EVENTOR SOYNA	R. L. Polk & Co.
	64 SMITH PANDIA	R. L. Polk & Co.
	65 GLENN ROBT	R. L. Polk & Co.
	66 WATSON JULIE	R. L. Polk & Co.
1980	67 WAGNER MARTIN	R. L. Polk & Co.
	68 WALLACE KEVIN N	R. L. Polk & Co.
	Apartments	R. L. Polk & Co.
	N Kleer Michl A	R. L. Polk & Co.
	N Muller Leo E	R. L. Polk & Co.
	N Shelkh Nasser	R. L. Polk & Co.
	Paden Wm	R. L. Polk & Co.
	N Mirahmadl MorteZ	R. L. Polk & Co.
	Tappan Gladys Mrs	R. L. Polk & Co.
	N Habih Rab	R. L. Polk & Co.
	Tirado R	R. L. Polk & Co.
	Hoffferg Louise T Mrs	R. L. Polk & Co.
	Blitstein Rose	R. L. Polk & Co.
	Thomas R T	R. L. Polk & Co.
	N Norris Nancy M Mrs	R. L. Polk & Co.
	N Aikens Thos J	R. L. Polk & Co.
	N Porreca M	R. L. Polk & Co.
	Becker Kevin L	R. L. Polk & Co.
	Eldridge Peter	R. L. Polk & Co.
	Kalman Helene B Mrs	R. L. Polk & Co.
Riahi Shant	R. L. Polk & Co.	
1975	Apartments	R. L. Polk & Co.
	Kler Michael	R. L. Polk & Co.
	Kerr Geraldine M Mra	R. L. Polk & Co.
	N Rice Martin	R. L. Polk & Co.
	N Strick aind Bobt	R. L. Polk & Co.
	N Gall Sandra	R. L. Polk & Co.
	N Kagiyania Howard	R. L. Polk & Co.
N Copper Kent M	R. L. Polk & Co.	

## FINDINGS

### 5429 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	MC GRATH C W MATERIAL CO BLOCKS F TOP SOIL MC GRATH J C GARDEN SUPPLY	R. L. Polk & Co. R. L. Polk & Co. R. L. Polk & Co.
1961	Mc Grath C W Material Co	R. L. Polk & Co.
1952	Patterson H C	R. L. Polk & Co. of California
1948	Decker R E	San Diego Directory Co.

### 5430 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	APARTMENTS ABDELRAHMAN Manal AMAYAJorge AMAYAJorge BAEs Hae Sook FLORES Come Jo Cados GNIP Vladirir GOMEZ Made NGUYEN John N RAMIREZ Ismael VENTURA Eduardno B WILLIAMS Chrdaophe Or	Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc. Haines Company, Inc.
2000	APARTMENTS CONTERAS Rosa DOHua GIANG Ouno GUTIERREZMayra RODRIOUEZJose SANCHEZJos STOKES Michael TRANMylien Th I	Haines & Company Haines & Company Haines & Company Haines & Company Haines & Company Haines & Company Haines & Company Haines & Company
1992	Nguyen Long V	PACIFIC BELL WHITE PAGES
1989	Moore Alicia & Rufus Posudevski Lariisa Burton M Jankowski Szczepan	Pacific Bell Pacific Bell Pacific Bell Pacific Bell
1984	APARTMENTS 69 CALRENDO JOHN 70 RAGONESE FRANK	R. L. Polk & Co. R. L. Polk & Co. R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	71 MARTIN J	R. L. Polk & Co.
	72 BRISCOE LYNN L	R. L. Polk & Co.
	73 SCOTT ROBT	R. L. Polk & Co.
	74 STEVENS POLLENE	R. L. Polk & Co.
	75 LEUFGEN CAROL A	R. L. Polk & Co.
	76 HEADEN GORTH	R. L. Polk & Co.
	77 LARSON JUDITH	R. L. Polk & Co.
	78 JOHNSON CARGE	R. L. Polk & Co.
	79 RAY PAUL F	R. L. Polk & Co.
	80 WILSON WOODROW	R. L. Polk & Co.
	81 LUNDIN ART	R. L. Polk & Co.
	82 MANNING JACQUELINE	R. L. Polk & Co.
	83 CUTKIA MARIA	R. L. Polk & Co.
	84 MITCHELL THERESA	R. L. Polk & Co.
	85 ALLEN NORMA J	R. L. Polk & Co.
	86 BAILEY GARY	R. L. Polk & Co.
1980	Apartments	R. L. Polk & Co.
	Boyer Ronald J	R. L. Polk & Co.
	Gardiner Emory	R. L. Polk & Co.
	A N Packer Robt	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	N Nasser Mahid	R. L. Polk & Co.
	Shap Louise Mrs	R. L. Polk & Co.
	N Lambeth Kenneth G	R. L. Polk & Co.
	N Medvinsky Boris	R. L. Polk & Co.
	N Boonstra H G	R. L. Polk & Co.
	N Deniels Jo Anne Mrs	R. L. Polk & Co.
	Stangi Robt F	R. L. Polk & Co.
	Snoke Lucia Mrs	R. L. Polk & Co.
	Metz Maurice	R. L. Polk & Co.
	Kalman James	R. L. Polk & Co.
	Shoen Arnold	R. L. Polk & Co.
Parks David W	R. L. Polk & Co.	
Allen Geo L	R. L. Polk & Co.	
Silva Luiz F	R. L. Polk & Co.	
1975	Apartments	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	N Haahaway Nathan	R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N AMartinez Frank	R. L. Polk & Co.
	N Bacigalupi Robt W	R. L. Polk & Co.
	N Moy Ralph K	R. L. Polk & Co.
	N Shap L	R. L. Polk & Co.
	N Hoffmann E	R. L. Polk & Co.
	N Schlansky Mark	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	N Joaeph Roy	R. L. Polk & Co.
	N Le Francois Janet	R. L. Polk & Co.
1970	CREST VIEW TRAILER PARK	John M. Ducey
	RUEGG RALPH J	John M. Ducey
	WOODMANSEE RAYMOND M	John M. Ducey
1966	CREST VIEW TRAILER PARK	R. L. Polk & Co.
	RUEGG RALPH J	R. L. Polk & Co.
	WOODMANSEE RAYMOND M	R. L. Polk & Co.
1961	Crest View Trailer Park	R. L. Polk & Co.
1952	Crest View Trailer Park	R. L. Polk & Co. of California
	Comstock C W	R. L. Polk & Co. of California
	Kobusch R J	R. L. Polk & Co. of California
	Ruegg R J	R. L. Polk & Co. of California
	Sandsted Mabel Mrs	R. L. Polk & Co. of California
	Tolhurst W J	R. L. Polk & Co. of California
	Woodmansee R M	R. L. Polk & Co. of California
1948	Carlson Jack	San Diego Directory Co.
	Clare C H	San Diego Directory Co.
	Diehl W W	San Diego Directory Co.
1945	Good Herbert P r	San Diego Directory Co.
1943	AGood HP	San Diego Directory Co.

### 5440 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

### 5447 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	VACANT	R. L. Polk & Co.
1961	Edwards J R stge	R. L. Polk & Co.
1952	Edwards J R pntr	R. L. Polk & Co. of California



## FINDINGS

### 5450 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	BRENDASHSEELGNCE	Haines & Company
	HERNANOEZ 0 Aeyrundo	Haines & Company
	LASVEGAS	Haines & Company
	HAIR&NAILS VELAZQUEZAlma	Haines & Company
1992	Brendas House Of Elegance	PACIFIC BELL WHITE PAGES
	Chau Hoa	PACIFIC BELL WHITE PAGES
	Chau Hoa C.....	PACIFIC BELL WHITE PAGES
	Kimmys Nails	PACIFIC BELL WHITE PAGES
1989	Chau Hoa	Pacific Bell
	Chip & Brendas Salon & Beauty	Pacific Bell
	Foxy Accounting & Tax Service	Pacific Bell
1984	APARTMENTS	R. L. Polk & Co.
	1 COLEMAN DOROTHY MRS	R. L. Polk & Co.
	2 WHITENER STEVE	R. L. Polk & Co.
	3 LEDINGHAM JEAN H MRS	R. L. Polk & Co.
	4 BELL RUTH S	R. L. Polk & Co.
	5 CARPENTER ELLEN MRS	R. L. Polk & Co.
	6 VACANT	R. L. Polk & Co.
1980	Apartments	R. L. Polk & Co.
	N Coleman Dorothy Mrs	R. L. Polk & Co.
	N Whitener Steve	R. L. Polk & Co.
	Ledingham Jean H Mrs	R. L. Polk & Co.
	Bell Ruth S	R. L. Polk & Co.
	Carpenter Ellen Mrs	R. L. Polk & Co.
	Barta Joseph C	R. L. Polk & Co.
	a House Of Curl	R. L. Polk & Co.
	b Vacant	R. L. Polk & Co.
	c Crouse Hinds electrical equip mfrs	R. L. Polk & Co.
d Vacant	R. L. Polk & Co.	
1975	Apartments	R. L. Polk & Co.
	I N Westfall Frank J	R. L. Polk & Co.
	N Tu I Maria C	R. L. Polk & Co.
	Ledinghaxn Jean H Mrs	R. L. Polk & Co.
	Bell Lyman G	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
1970	N Jenkins Marvin	R. L. Polk & Co.
	A HOUSE OF CURL	John M. Ducey

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	C WALKER 0 N CO GENL CONTR	John M. Ducey
	F KANUHA LOUIS A	John M. Ducey
	APARTMENTS	John M. Ducey
	COLEMAN M	John M. Ducey
	SCHUPP BETTY L MRS	John M. Ducey
	SINGLETON GEORGETTE MRS	John M. Ducey
	MC GRAM DOROTHY C MRS	John M. Ducey
	BOUVIER H AUGUSTA MRS	John M. Ducey
	LEDINGHAM HELEN J MRS	John M. Ducey
	VACANT	John M. Ducey
	WESTFALL RICH D	John M. Ducey
	KEKIS ENDRES I	John M. Ducey
	REAR VACANT	John M. Ducey
1966	APARTMENTS	R. L. Polk & Co.
	HELM LOIS MRS	R. L. Polk & Co.
	KANUHA LOUIS	R. L. Polk & Co.
	DAVIS GERRY	R. L. Polk & Co.
	NO RETURN	R. L. Polk & Co.
	BOUVIER C ARTH	R. L. Polk & Co.
	CLARK PAUL	R. L. Polk & Co.
	VACANT	R. L. Polk & Co.
	PATINO DOUGLAS X	R. L. Polk & Co.
	VACANT	R. L. Polk & Co.
	REAR VACANT	R. L. Polk & Co.
	A HOUSE OF CURL	R. L. Polk & Co.
	C PEASE C C LWYR	R. L. Polk & Co.
1961	Valley Grove Courts Westfall Frank	R. L. Polk & Co.
1952	Valley Grove Courts	R. L. Polk & Co. of California
	Westfall John	R. L. Polk & Co. of California
1948	Morris J L	San Diego Directory Co.
	Morris W H	San Diego Directory Co.
	Richard E	San Diego Directory Co.
	Robinson D H	San Diego Directory Co.
	Smith R D	San Diego Directory Co.
	Treais Richd	San Diego Directory Co.
	Westfall John	San Diego Directory Co.
	Anderson R J	San Diego Directory Co.
	Angland Timothy	San Diego Directory Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1948	Clark O H	San Diego Directory Co.
	Coddington C A	San Diego Directory Co.
	Daniels R L	San Diego Directory Co.
	Devlin Felix	San Diego Directory Co.
	Ewald Felix	San Diego Directory Co.
	Inverarity F F	San Diego Directory Co.
1945	Westfall J r	San Diego Directory Co.
1943	Westfall John auto court	San Diego Directory Co.

### 5450A UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	CHIP & BRENDA S SALON OF BEAUTY	R. L. Polk & Co.

### 5450B UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	COPY KING CO COPIERS SLS SERV	R. L. Polk & Co.

### 5450C UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	CROUSE-HINDS ELECTRICAL EQUIP MFRS	R. L. Polk & Co.

### 5450D UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	VACANT	R. L. Polk & Co.

### 5451 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1952	Vacant	R. L. Polk & Co. of California
1948	Mc Grath C W garden sup	San Diego Directory Co.

### 5454 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	Cliffs Radio & TV Repr Howard Clifford H	R. L. Polk & Co.

### 5458 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	NAILS LUNA Jose	Haines Company, Inc.
	GARCIA Martin	Haines Company, Inc.
	LASVEGASHAIR	Haines Company, Inc.
	OF ELEGANCE BURGUENO Maima	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BRENDAS HOUSE	Haines Company, Inc.
1992	Orazi Eileen	PACIFIC BELL WHITE PAGES
	Orazi Al	PACIFIC BELL WHITE PAGES

### 5460 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Fox Photo Br photog finishing	R. L. Polk & Co.
1966	VACANT	R. L. Polk & Co.

### 5465 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	BLACK ANGUS FREEZER MEATS	R. L. Polk & Co.

### 5466 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1984	BREEZEWAY GROOMING & TRAINING DOG GROOMING	R. L. Polk & Co.
1980	Poodle Haven The dog grooming	R. L. Polk & Co.
1975	Poodle Haven The dog grooming	R. L. Polk & Co.
1970	f VACANT	John M. Ducey
	CONDITION SERVICE REPR	John M. Ducey
	HAMILTONS AUTO RADIATOR 6 AIR	John M. Ducey
1966	w VACANT	R. L. Polk & Co.
	EZCO FURNISHINGS FURN	R. L. Polk & Co.

### 5467 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	DRAPERY CORNER	R. L. Polk & Co.
1961	85 Drapery Corner	R. L. Polk & Co.
1952	University Show Case & Fixture Co	R. L. Polk & Co. of California
1948	University Showcase & Fixture Co	San Diego Directory Co.

### 5480 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ORE Eml	Haines Company, Inc.
	U V AVENUE APTS	Haines Company, Inc.
	ABDALLANaar N	Haines Company, Inc.
	AL!Husaedn M	Haines Company, Inc.
	ARESIS Rukla	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	AZVEDO Chandra	Haines Company, Inc.
	BARKER Andrea	Haines Company, Inc.
	BILBO Mike	Haines Company, Inc.
	BRIDGEPORT	Haines Company, Inc.
	PROPERTIES DELAMORA Jose	Haines Company, Inc.
	ELMI Hahiho	Haines Company, Inc.
	FUENTES Edith	Haines Company, Inc.
	PACHECO Claudia M	Haines Company, Inc.
	ROBERTS Aima	Haines Company, Inc.
	MOHAMED Halimo	Haines Company, Inc.
	MENDOZA Mada	Haines Company, Inc.
	MENDOZA Endquela	Haines Company, Inc.
2000	HAMZA Abdulwahab	Haines Company, Inc.
	UNIV AVENUE APTS AOUIÑO GOI alberto	Haines & Company
1992	Lewis Veronica	PACIFIC BELL WHITE PAGES
	Menivar J Maria	PACIFIC BELL WHITE PAGES
	Overton Kerriesha	PACIFIC BELL WHITE PAGES
	Schrage David R	PACIFIC BELL WHITE PAGES
	Agata Motohiko	PACIFIC BELL WHITE PAGES
	Ezelle T	PACIFIC BELL WHITE PAGES
	Ingram Marion E	PACIFIC BELL WHITE PAGES
	Ingram PA & Elizabeth A	PACIFIC BELL WHITE PAGES
	IN GRAM PAPE R CO	PACIFIC BELL WHITE PAGES
1989	Allen Michael J	Pacific Bell
	Dixon David & Toni	Pacific Bell
	Holiday International Cargo Services Inc	Pacific Bell
	Ingram Marlon E	Pacific Bell
	Jackson D	Pacific Bell
	Jordan I V	Pacific Bell
	Kabourek George	Pacific Bell
	Ladauda Boladimeji	Pacific Bell
	Lamb Melissa	Pacific Bell
	Luc Khiem	Pacific Bell
	Oladimeji Odauda G	Pacific Bell
	Schrage David R	Pacific Bell
	University Avenue Apartments	Pacific Bell



## FINDINGS

### 5485 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	WEBSTER DONALD E GENL INS FARMERS INSURANCE GROUP	R. L. Polk & Co. R. L. Polk & Co.
1961	Farmers Ins Group	R. L. Polk & Co.
1952	Magoffin G A Quality Plmbr	R. L. Polk & Co. of California
1948	Magoffin G A plmbr	San Diego Directory Co.

### 5493 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	MC KEE CABINET SHOP MC KEE CONSTRUCTION CO	R. L. Polk & Co. R. L. Polk & Co.
1961	Mc Kee Cabinet Shop Mc Kee Constn Co	R. L. Polk & Co.
1952	McKee A H genl contr	R. L. Polk & Co. of California

### 5494 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	NIK S GARAGE	R. L. Polk & Co.
1980	Niks Garage	R. L. Polk & Co.
1975	Niks Garage	R. L. Polk & Co.
1970	NIKS GARAGE	John M. Ducey
1966	NIKS GARAGE AUTO REPR	R. L. Polk & Co.
1961	Mels Service auto repr	R. L. Polk & Co.
1952	Mels Service	R. L. Polk & Co. of California

### 5496 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	GEORGESTIRESHOP	Haines & Company
1992	Jorges Tire Shop	PACIFIC BELL WHITE PAGES
1989	Jorges Tire Shop	Pacific Bell

### 5498 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	UNIV MARKET	Haines Company, Inc.
2000	UNIV MARKET	Haines & Company
1992	Qwik Mart	PACIFIC BELL WHITE PAGES
1989	QwikMart	Pacific Bell
1984	VACANT WYMANS PHOTOGRAPHY	R. L. Polk & Co. R. L. Polk & Co.
1980	Pit Stop The self serv gas sta Speedway Cleaners	R. L. Polk & Co. R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Pop Place the	R. L. Polk & Co.
1975	Pit Stop The self aeru gasa te	R. L. Polk & Co.

### 5500 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Vacant	R. L. Polk & Co.

### 5502 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	KIM Young Woo	Haines Company, Inc.
1984	CARMAN LUTHER	R. L. Polk & Co.
1980	Arnoldson Victor	R. L. Polk & Co.
	Joplin Leroy	R. L. Polk & Co.
1975	N Thomas Charles R	R. L. Polk & Co.
1970	S FRAZIER NINA M MRS	John M. Ducey
	SEALEY JAMES	John M. Ducey
1966	K HAWKINS HERMAN H	R. L. Polk & Co.
	VACANT	R. L. Polk & Co.
1961	Smith Sterling W	R. L. Polk & Co.
	1/2 Turner Edw	R. L. Polk & Co.

### 5502 1/2 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	YEU JIN	R. L. Polk & Co.

### 5504 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	i VAZQUEZ Carlos	Haines Company, Inc.
2000	le DUARTEEmesto	Haines & Company
1992	Yi Dong S	PACIFIC BELL WHITE PAGES
1989	Yi Dong S	Pacific Bell
1984	KIM CHA	R. L. Polk & Co.
1980	A Turner Harris E	R. L. Polk & Co.
	N Townsend M	R. L. Polk & Co.
1975	No Return	R. L. Polk & Co.
	k Turner Harris E	R. L. Polk & Co.
1970	LAXSON GEO	John M. Ducey
	& TURNER HARRIS E	John M. Ducey
1966	NO RETURN	R. L. Polk & Co.
	B TURNER EDW	R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	Wolinski Robt R	R. L. Polk & Co.
	1/2 Hullinger Gary H	R. L. Polk & Co.

### 5504 1/2 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	TURNER HARRIS E	R. L. Polk & Co.

### 5506 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	HONGS	Haines Company, Inc.
2000	XXXX	Haines & Company
1992	Jorges Bar & Grill	PACIFIC BELL WHITE PAGES
1989	Yokohama Oriental Massage	Pacific Bell
	Cloud Nine	Pacific Bell
1984	CLOUD NINE TAVERN	R. L. Polk & Co.
1980	A Marks Grace E	R. L. Polk & Co.
	a Vacant	R. L. Polk & Co.
	Cloud Nine tavern	R. L. Polk & Co.
1975	Cloud Nine tavern	R. L. Polk & Co.
1970	CLOUD NINE TAVERN	John M. Ducey
	K WILSON DECKORAY	John M. Ducey
	A VACANT	John M. Ducey
1966	K WILSON DECKORAY	R. L. Polk & Co.
	WILSON DUKE FLOOR CO CONTRS	R. L. Polk & Co.
	FRANKS CLOUD NINE TAVERN	R. L. Polk & Co.
1961	1/2 Vacant	R. L. Polk & Co.
	Wilson Duke Floor Co Wilson Deckoray	R. L. Polk & Co.
1952	Wilson Floor Co	R. L. Polk & Co. of California

### 5506 1/2 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	MARKS GRACE E	R. L. Polk & Co.

### 5506A UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	VACANT	R. L. Polk & Co.

### 5508 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DUARTE Santago	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	03 XX	Haines & Company
1984	YANG YEON	R. L. Polk & Co.
1980	Hoppwell Daisy Mrs	R. L. Polk & Co.

### 5515 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	U F A Towing stge	R. L. Polk & Co.
1952	Vacant	R. L. Polk & Co. of California
1948	Bell Ralph gas sta	San Diego Directory Co.

### 5520 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	M & G OFFSET LITHOGRAPHERS INC PRNTRS	R. L. Polk & Co.
1980	M & G Offset Lithographers Inc prntrs	R. L. Polk & Co.
1975	M & G Offset Lithographers Inc prutr	R. L. Polk & Co.
1970	FAST PRINT PRNTR	John M. Ducey
1966	FAST PRINT PRNTR	R. L. Polk & Co.
1961	Giffords furn	R. L. Polk & Co.

### 5530 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	COLIN	Haines Company, Inc.
	VETERINARY	Haines Company, Inc.
	HOUSECALLS GUAJARDOJ	Haines Company, Inc.
	ALFONSO DR SPAY NEUTER	Haines Company, Inc.
	CUNIC	Haines Company, Inc.
2000	COUNA VETERINARY	Haines & Company
	HOUSECALLS EMERGENCYVET	Haines & Company
	HSPTL GUAJARDOJALFONSO	Haines & Company
	KRAFTA M DVM	Haines & Company
	LAMB LAWRENCE	Haines & Company
	SPAY NEUTER CLINIC	Haines & Company
	STACKERANNEDVM	Haines & Company
	Colina Veterinary Hospital	PACIFIC BELL WHITE PAGES
No Charge To Calling Party	PACIFIC BELL WHITE PAGES	
1995	Lamb Lawrence A DVM Colina Veterinary Hospital	PACIFIC BELL WHITE PAGES
	COLIN A VE TE RIN ARY HOS PITAL	PACIFIC BELL WHITE PAGES
1992	Colina Veterinary Housecalls	PACIFIC BELL WHITE PAGES

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	Emergency Veterinary Hospital	PACIFIC BELL WHITE PAGES
	Johnson Robert VMD Colina Veterinary Hospital	PACIFIC BELL WHITE PAGES
	Kraft A M DVM Collna Veterlnanry Hospital	PACIFIC BELL WHITE PAGES
	Lamb Lawrence A DVM Collna Veterinary Hosp tel	PACIFIC BELL WHITE PAGES
	Lamb Lawrence L I	PACIFIC BELL WHITE PAGES
	Lamb Lawrence L ... ..	PACIFIC BELL WHITE PAGES
	Spay Neuter Clinic	PACIFIC BELL WHITE PAGES
	p	PACIFIC BELL WHITE PAGES
	Weber Michael DVM Colina Veterinary Hospital	PACIFIC BELL WHITE PAGES
	Weber Michael G .....	PACIFIC BELL WHITE PAGES
1991	Colina Veterinary Hospital	PACIFIC BELL WHITE PAGES
1989	COLINA VETERINARY HOSPITAL	Pacific Bell
	Emergency Veterinary Hospital	Pacific Bell
	Kraft A M DVM	Pacific Bell
	Lewis Anne D DVM	Pacific Bell
	Nagell Robert DVM	Pacific Bell
	Neal Greg DVM	Pacific Bell
	Redpath Susan J DVM	Pacific Bell
	Spay Neuter Clinic	Pacific Bell
	Stacker Ann E DVM	Pacific Bell
	Strogoff James DVM	Pacific Bell
1984	COLINA VETERINARY HOSPITAL	R. L. Polk & Co.
	COLINA SPRAY NEUTER CLINIC PET CLINIC	R. L. Polk & Co.
1980	Colina Veterinary Hospital	R. L. Polk & Co.
	Colina Spray Neuter Clinic pet clinic	R. L. Polk & Co.
1975	Colina Veterinary Hospital	R. L. Polk & Co.
1970	COLINA VETERINARY HOSPITAL	John M. Ducey

### 5538 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	KINGS GARDEN	Haines Company, Inc.
2000	KINGS GARDEN REST	Haines & Company
1992	Kings Garden Seafood Restaurant	PACIFIC BELL WHITE PAGES
1989	Kings Garden Seafood Restaurant	Pacific Bell
1984	REAR WONG FRANK	R. L. Polk & Co.



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	M & G OFFSET LITHOGRAPHERS INC OFC	R. L. Polk & Co.
1980	Rear Wong Frank	R. L. Polk & Co.
	M & G Offset Lithographers Inc Ofc	R. L. Polk & Co.
1975	M & G Offset Lithographers Inc Nc	R. L. Polk & Co.
1970	ROSE INSURANCE AGENCY	John M. Ducey
	SCHLEHUBER EDWIN W CO GENL CONTR	John M. Ducey
	ROSE JOHN K SAN DIEGO DONS REALTY	John M. Ducey
	J & J CARPET SALES	John M. Ducey
1966	KELLY BOB BUILDING DESIGN DRFTSMN	R. L. Polk & Co.
	SCHLEHUBER EDWIN W CO GENL CONTR	R. L. Polk & Co.
	SAN DIEGO DONS REALTY	R. L. Polk & Co.
1961	Schlehuber Edwin W Inc bldg contr	R. L. Polk & Co.
	SD Dons Realty	R. L. Polk & Co.
1952	I & S Sales Inc real est	R. L. Polk & Co. of California
	Schlehuber Elwin W Inc bldg contrs	R. L. Polk & Co. of California

### 5550 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	HOSPITAL	Haines Company, Inc.
	COMMUNITY	Haines Company, Inc.
	MEDICAL GROUP VILLA VIEW	Haines Company, Inc.
	UNIVCOMMUNITY	Haines Company, Inc.
2000	VILLAVIEWCMNTYHSP	Haines & Company
	COMMUNITY HOSPITAL VILLAVIEWCMNTYHSP	Haines & Company
	VILLA VIEW	Haines & Company
	ALERTUNIT	Haines & Company
1992	TTY Only .... .	PACIFIC BELL WHITE PAGES
	Katz Shelby N MD	PACIFIC BELL WHITE PAGES
	Alert Unit	PACIFIC BELL WHITE PAGES
1989	Moffatt Geo MD	Pacific Bell
	Senior Focus	Pacific Bell
	Katz Shelby N MD	Pacific Bell
	Villa View Community Hospital	Pacific Bell
1984	VILLA VIEW COMMUNITY HOSPITAL	R. L. Polk & Co.
	MID-CITY SENIOR DAY HOUSE	R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Mid City Senior Day House med clinic	R. L. Polk & Co.
	Palmer Laboratory Medical Group Inc	R. L. Polk & Co.
	Villa View Community Hospital	R. L. Polk & Co.
1970	EMERGENCY ENT	John M. Ducey
	VILLA VIEW GENERAL HOSPITAL	John M. Ducey
1966	VILLA VIEW GENERAL HOSPITAL EMERGENCY ENT	R. L. Polk & Co.

### 5555 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	PAYLESS	Haines & Company
	SHOESOURCE	Haines & Company
1985	PAYLESS SHOESOURCE	PACIFIC BELL WHITE PAGES
1984	PAYLESS SHOESOURCE	R. L. Polk & Co.
1980	Pay Less Self Service Shoes	R. L. Polk & Co.
1970	RALPHS TWENTY FOUR HOUR TOWING	John M. Ducey
	RALPHS GARAGE	John M. Ducey
	SECURITY AUTO STORAGE CO	John M. Ducey
1966	BATTERY EXCHANGE BATTERY REBLDRS	R. L. Polk & Co.
	SECURITY AUTO STORAGE CO 582 8231 TRASK JAMES	R. L. Polk & Co.
1961	Security Auto Storage Co Shear Walter H	R. L. Polk & Co.

### 5556 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	QUALITY AUTO	Haines Company, Inc.
2000	QUALITY AUTO SALES	Haines & Company
1992	Team Auto Sales	PACIFIC BELL WHITE PAGES
1984	TWO GUYS AUTO SALES USED CARS	R. L. Polk & Co.
1980	Sportscar Emporium Stge used cars	R. L. Polk & Co.
1970	GOMEZ MARY M MRS	John M. Ducey
1966	GOMEZ MARY M MRS	R. L. Polk & Co.
1961	Vacant	R. L. Polk & Co.
1952	Schoenhoff Saml	R. L. Polk & Co. of California

### 5570 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	AUTO DOC THE	Haines Company, Inc.
	GOLD CREST AUTO	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	AUTO DOC THE	Haines & Company
1992	Auto Doc The	PACIFIC BELL WHITE PAGES
1989	Auto Doc The	Pacific Bell
	San Diego Construction	Pacific Bell
1984	TUXEDO JUNCTION CLO RENTALS	R. L. Polk & Co.
1980	Tuxedo Junction rentals	R. L. Polk & Co.
1975	Campus Tuxedos rentals	R. L. Polk & Co.
1970	MASTER CLEANERS INC PLANT	John M. Ducey
1966	VACANT	R. L. Polk & Co.
1961	Millies Place tavern	R. L. Polk & Co.

### 5570 1/2 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	MC BRIDE ELECTRIC INC CONTR	R. L. Polk & Co.

### 5571 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1989	Tran Ton MD apunctr	Pacific Bell
1980	Gap The do ret	R. L. Polk & Co.
1975	Gap The do rat	R. L. Polk & Co.

### 5572 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	VACANT	R. L. Polk & Co.
1961	Klamert Nancy C	R. L. Polk & Co.

### 5574 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	Vacant	R. L. Polk & Co.

### 5576 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	MASTER CLEANERS STGE	R. L. Polk & Co.
1961	Master Clns stge only	R. L. Polk & Co.

### 5577 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CHURCH	Haines Company, Inc.
	APOSTOLIC	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	NORTH PARK	Haines Company, Inc.
2000	CARE NGUYENTONYTAN MD	Haines & Company
	MID CITY URGENT	Haines & Company
	MIDCETYMSO	Haines & Company
1992	Wozniak Joanna MD family practice	PACIFIC BELL WHITE PAGES
1989	HUHN DAVIO C DDS Office	Pacific Bell
	CLASSIC DENTAL CARE	Pacific Bell
	VANHORNE PAUL DDS	Pacific Bell

### 5578 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	VACANT	R. L. Polk & Co.

### 5579 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1992	University Urgent Care	PACIFIC BELL WHITE PAGES
1980	Southern California Excavating Co	R. L. Polk & Co.

### 5580 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	Downey Manuel	R. L. Polk & Co.

### 5582 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1984	ESPOSITO MICHL J	R. L. Polk & Co.

### 5584 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

### 5586 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	Blessed Sacrament Catholic Church	PACIFIC BELL WHITE PAGES
	Blessed Assurance Baptist Church	PACIFIC BELL WHITE PAGES
1984	HUMPHREY APPLIANCE REFGR-FREEZER SLS	R. L. Polk & Co.
	JOHN S T V & APPLIANCE TELEV-RADIOS SLS & SERV	R. L. Polk & Co.
1980	Humphrey Appliance refgr freezer sis	R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Johns T V & Appi telev radios sis & serv	R. L. Polk & Co.
1975	Johns T V & Appi telev radios ala & serv	R. L. Polk & Co.
	Humphrey Appliance refgr freexer a	R. L. Polk & Co.
1970	MASTER CLEANERS INC	John M. Ducey
1966	MASTER CLEANERS INC	R. L. Polk & Co.
1961	Master Cleaners	R. L. Polk & Co.

### 5590 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	Mimslaw	Haines Company, Inc.
	MACKIEWICZ	Haines Company, Inc.
1984	VACANT	R. L. Polk & Co.
1980	Vacant	R. L. Polk & Co.
1975	Shurig Clara F Mrs	R. L. Polk & Co.
1970	SHURIG CARL	John M. Ducey
1966	SHURIG CARL	R. L. Polk & Co.
1961	Shurig Carl	R. L. Polk & Co.
1952	Keller G S	R. L. Polk & Co. of California

### 5591 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	NEWWAYUOUOR	Haines & Company
1992	New Way Ministries.....	PACIFIC BELL WHITE PAGES
	New Way Professional Landscape Services .....	PACIFIC BELL WHITE PAGES
	New Way Liquor	PACIFIC BELL WHITE PAGES
1989	New Way Liquor	Pacific Bell
1984	UNDER CONSTN	R. L. Polk & Co.
1980	Baker Electricians contrs	R. L. Polk & Co.
1975	Baker Electricians contr	R. L. Polk & Co.
1970	MARKOV LOUIS SHEET METAL WORKS	John M. Ducey
1966	MARKOV LOUIS SHEET METAL WORKS	R. L. Polk & Co.
1961	Markov Louis Sheet Metal Wks	R. L. Polk & Co.
1952	Markov Louis Htg & Sht Mtl	R. L. Polk & Co. of California

### 5592 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1984	VACANT	R. L. Polk & Co.
1980	Hubrich Wm C	R. L. Polk & Co.



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Vacant	R. L. Polk & Co.
1970	HUBRICH WM C	John M. Ducey
1966	HUBRICH WM C	R. L. Polk & Co.
1961	Hubrich Wm C	R. L. Polk & Co.
1952	Hubrich W C	R. L. Polk & Co. of California

### 5592 1/2 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	VACANT	R. L. Polk & Co.

### 5593 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

### 5595 UNIVERSITY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
2000	XXXX	Haines & Company
1992	Trans Auto Sales	PACIFIC BELL WHITE PAGES
1989	Trans Auto Sales	Pacific Bell
1984	PAT S APPLIANCES SLS & REPR	R. L. Polk & Co.
	REAR VACANT	R. L. Polk & Co.
1980	College Secretarial Services	R. L. Polk & Co.
	Rear Vacant	R. L. Polk & Co.
1975	College Copy & Steno pub stan & printers	R. L. Polk & Co.
1961	Bayon Constn	R. L. Polk & Co.
1952	Edmiston J J	R. L. Polk & Co. of California

### University Avenue

#### 5401 University Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1984	ED S SELF SERVICE SHELL GAS STA	R. L. Polk & Co.
1980	Eds Self Service Shell gas sta	R. L. Polk & Co.
1975	Macs Shell Service gas st	R. L. Polk & Co.
1970	AMERICAN OIL CO GAS STA	John M. Ducey

#### 5498 University Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	UNIV MARKET	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	UNIV MARKET	Haines & Company
1992	Qwik Mart	PACIFIC BELL WHITE PAGES
1989	QwikMart	Pacific Bell
1984	VACANT WYMANS PHOTOGRAPHY	R. L. Polk & Co. R. L. Polk & Co.
1980	Pop Place the Pit Stop The self serv gas sta Speedway Cleaners	R. L. Polk & Co. R. L. Polk & Co. R. L. Polk & Co.
1975	Pit Stop The self aerv gasa te	R. L. Polk & Co.

### 5586 University Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	Blessed Assurance Baptist Church Blessed Sacrament Catholic Church	PACIFIC BELL WHITE PAGES PACIFIC BELL WHITE PAGES
1984	HUMPHREY APPLIANCE REFR- FREEZER SLS JOHN S T V & APPLIANCE TELEV- RADIO SLS & SERV	R. L. Polk & Co. R. L. Polk & Co.
1980	Humphrey Appliance refr freezer sis Johns T V & Appi telev radios sis & serv	R. L. Polk & Co. R. L. Polk & Co.
1975	Humphrey Appliance refr freexer a Johns T V & Appi telev radios ala & serv	R. L. Polk & Co. R. L. Polk & Co.
1970	MASTER CLEANERS INC	John M. Ducey
1966	MASTER CLEANERS INC	R. L. Polk & Co.
1961	Master Cleaners	R. L. Polk & Co.

### 5595 University Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.
2000	XXXX	Haines & Company
1992	Trans Auto Sales	PACIFIC BELL WHITE PAGES
1989	Trans Auto Sales	Pacific Bell
1984	PAT S APPLIANCES SLS & REPR REAR VACANT	R. L. Polk & Co. R. L. Polk & Co.
1980	College Secretarial Services Rear Vacant	R. L. Polk & Co. R. L. Polk & Co.
1975	College Copy & Steno pub stan & printers	R. L. Polk & Co.
1961	Bayon Constn	R. L. Polk & Co.
1952	Edmiston J J	R. L. Polk & Co. of California

# FINDINGS

## **WIGHTMAN ST**

### **1 WIGHTMAN ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
1980	N Atilano Jose Jr	R. L. Polk & Co.
	Kellerman Ann	R. L. Polk & Co.
1975	N Jackon Alan	R. L. Polk & Co.
	N Kelley Dave	R. L. Polk & Co.

### **10 WIGHTMAN ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
1980	Il N Summers M	R. L. Polk & Co.
	N Atkinson Anthony W	R. L. Polk & Co.
1975	Vacant	R. L. Polk & Co.

### **11 WIGHTMAN ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
1975	Miller Alvin	R. L. Polk & Co.

### **12 WIGHTMAN ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
1980	Landford	R. L. Polk & Co.
1975	N Malone Judy	R. L. Polk & Co.
	Burnett James F	R. L. Polk & Co.

### **122 WIGHTMAN ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
1975	40TH ST INTERSECTS	R. L. Polk & Co.

### **13 WIGHTMAN ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
1980	Burns Edwin J	R. L. Polk & Co.
1975	N Harriaon Geo E	R. L. Polk & Co.
	Anderson Sharon	R. L. Polk & Co.

### **14 WIGHTMAN ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
1980	N Brown Ronnie	R. L. Polk & Co.
1975	Jackson Denise Mrs	R. L. Polk & Co.
	N Cazier Vasco L	R. L. Polk & Co.

## FINDINGS

### 16 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	N Penney Silvan	R. L. Polk & Co.
1975	Vacant	R. L. Polk & Co.
	N Whitey Sarah J Mrs	R. L. Polk & Co.
	N Fenney Mark S	R. L. Polk & Co.

### 17 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	N Brown Kris	R. L. Polk & Co.
	t S N Johnson J	R. L. Polk & Co.
1975	N ADavenport Cheryl L	R. L. Polk & Co.

### 18 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Peralta Joyce	R. L. Polk & Co.

### 19 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Jones Norman	R. L. Polk & Co.
1975	Davis Lorenzo	R. L. Polk & Co.

### 2 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	N Harrison R	R. L. Polk & Co.
	Miller Esther	R. L. Polk & Co.
1975	N Blaine Victoria P	R. L. Polk & Co.

### 20 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	N r Nakamura Ikumi	R. L. Polk & Co.
1975	N Gresenlee Pr	R. L. Polk & Co.

### 208 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	62D ST INTERSECTS	R. L. Polk & Co.

### 261 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Williama Charles R	R. L. Polk & Co.

## FINDINGS

### 3 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Penn Eve E Mrs Bass Rochelle Y Mrs	R. L. Polk & Co. R. L. Polk & Co.
1975	N L Bonetti Frances L	R. L. Polk & Co.

### 4 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Kellerman Kay N Smart C	R. L. Polk & Co. R. L. Polk & Co.
1975	Vacant	R. L. Polk & Co.
1970	a 85 VACANT S 5 n ARADON BILL G	John M. Ducey John M. Ducey

### 41056 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Hayden Grace	R. L. Polk & Co.

### 41865 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Thompson Richd	R. L. Polk & Co.

### 46 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Whitfield John P	R. L. Polk & Co.

### 47 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Hunter Ronda L	R. L. Polk & Co.

### 48 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Kelly Virginia L Mrs	R. L. Polk & Co.

### 48185 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Beckwith J	R. L. Polk & Co.

### 48651 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Lloyd Warren T	R. L. Polk & Co.



## FINDINGS

### 49556 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Davidson Laurie	R. L. Polk & Co.

### 5 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Burns Robin	R. L. Polk & Co.
	N Scobba James	R. L. Polk & Co.
1975	s Stofferhain Janelle R Mrs	R. L. Polk & Co.

### 52765 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Vacant	R. L. Polk & Co.

### 5840 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.

### 5841 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company, Inc.

### 6 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	No Return	R. L. Polk & Co.
	STREET CONTINUED	R. L. Polk & Co.
	Livingston Wilhelmine C	R. L. Polk & Co.
1975	N Canty Henry W Jr	R. L. Polk & Co.

### 6010 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Kirby Joseph	R. L. Polk & Co.

### 6017 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Schmld Mani	R. L. Polk & Co.

### 6021 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Taylor Rodney D	R. L. Polk & Co.

## FINDINGS

### 6026 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	c N Kirby Pete D	R. L. Polk & Co.
	b N Dibbern Douglas D	R. L. Polk & Co.

### 6028 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Johannsen Van A	R. L. Polk & Co.

### 6034 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	a Vacant	R. L. Polk & Co.
	N Hiavka Shirley	R. L. Polk & Co.

### 6035 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Buhrows Donald	R. L. Polk & Co.

### 6036 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Coffman Ed	R. L. Polk & Co.
	W N Kingabury Joy L Mrs	R. L. Polk & Co.

### 6040 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Call Sue	R. L. Polk & Co.

### 6041 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Cowan Sonja A	R. L. Polk & Co.

### 6042 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Allen	R. L. Polk & Co.

### 6048 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Mini Mods	R. L. Polk & Co.

### 6050 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Quilon Joe L	R. L. Polk & Co.

## FINDINGS

### 6060 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Moore Norman J	R. L. Polk & Co.
	N Flowers Melody Mrs	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	N Tole Robt	R. L. Polk & Co.
	N Pears Adrienne M	R. L. Polk & Co.
	N Stone R Earl	R. L. Polk & Co.
	N Miller Ronald	R. L. Polk & Co.
	Apartments	R. L. Polk & Co.

### 6066 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Chappel Abel	R. L. Polk & Co.
	N Whitt Jerry	R. L. Polk & Co.
	N r Harrison Mitch J	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	Stivers Emma C	R. L. Polk & Co.
	N Kohl Vincent C	R. L. Polk & Co.
	N Anglin Lucy J Mrs	R. L. Polk & Co.
	N Baker Mich I T	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	Apartments	R. L. Polk & Co.
	N Jones Coral M	R. L. Polk & Co.
	N Herbert Gary J	R. L. Polk & Co.

### 6071 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Ingam Gordon G Jr	R. L. Polk & Co.
	61ST ST INTr ERSECTS	R. L. Polk & Co.

### 6110 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Apartments	R. L. Polk & Co.
	N Stone Elwood J	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	N Culver Emerald S Mrs	R. L. Polk & Co.

### 6120 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Garrett Douglas J	R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	No Return	R. L. Polk & Co.
	Reid Dois M	R. L. Polk & Co.
	Vacant	R. L. Polk & Co.
	N Martinez Henry Jr	R. L. Polk & Co.
	N GriffIn Harold M	R. L. Polk & Co.
	Kygar Cheryl A Mr	R. L. Polk & Co.
	Apartments	R. L. Polk & Co.
	Bowne Heather L	R. L. Polk & Co.
<b>6140 WIGHTMAN ST</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Vacant	R. L. Polk & Co.
<b>6142 WIGHTMAN ST</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Vacant	R. L. Polk & Co.
<b>6144 WIGHTMAN ST</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Stoakes James M	R. L. Polk & Co.
<b>6160 WIGHTMAN ST</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	No Return	R. L. Polk & Co.
<b>6161 WIGHTMAN ST</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Hutton Max G	R. L. Polk & Co.
<b>6163 WIGHTMAN ST</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Lewis Geo	R. L. Polk & Co.
<b>6166 WIGHTMAN ST</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Leafdale Steven L	R. L. Polk & Co.
<b>6167 WIGHTMAN ST</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Merta Michl N	R. L. Polk & Co.

## FINDINGS

### 6206 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Gary Bernard	R. L. Polk & Co.
	N Waahngton Lloyd	R. L. Polk & Co.
	r Schmidt Michi	R. L. Polk & Co.
	N Lovranich Madeline	R. L. Polk & Co.
	Apartments	R. L. Polk & Co.
	I N Hayes Sharon	R. L. Polk & Co.
	N Purifoy Rex	R. L. Polk & Co.
	N Pearce Andrew J	R. L. Polk & Co.
	N a Lon Beatrice Mrs	R. L. Polk & Co.
	N Thrush R	R. L. Polk & Co.
	N Cannon Naomi Mrs	R. L. Polk & Co.

### 6215 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Heine John	R. L. Polk & Co.

### 6218 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Burden Willard D	R. L. Polk & Co.

### 6223 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Hardin Granville	R. L. Polk & Co.

### 6228 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	No Return	R. L. Polk & Co.

### 6229 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Miller Arth G	R. L. Polk & Co.

### 6233 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	No Return	R. L. Polk & Co.

### 6234 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Aymar Alf P	R. L. Polk & Co.



## FINDINGS

### 6243 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Beninger Thos M	R. L. Polk & Co.

### 6244 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Hoffman Gary	R. L. Polk & Co.

### 6248 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Adams Eug J	R. L. Polk & Co.

### 6259 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Roblnaon Steven E	R. L. Polk & Co.

### 6260 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	No Return	R. L. Polk & Co.

### 6261 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	No Return	R. L. Polk & Co.

### 6262 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Drake Roy F	R. L. Polk & Co.

### 6263 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Wang Yih Ch Ih	R. L. Polk & Co.

### 6266 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Powell Donald D	R. L. Polk & Co.
	Ramos Ralph	R. L. Polk & Co.
	S 272 N Soltis	R. L. Polk & Co.

### 6267 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Switser Meta A Mr	R. L. Polk & Co.

## FINDINGS

### 6273 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Zapien Roaa Dawuon David L	R. L. Polk & Co. R. L. Polk & Co.

### 6274 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Vacant	R. L. Polk & Co.

### 6276 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Carlaon Daryl D	R. L. Polk & Co.

### 6277 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Moore Edw R N Surritt Richd E	R. L. Polk & Co. R. L. Polk & Co.

### 6278 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Lubcke Martin L	R. L. Polk & Co.

### 6279 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Vacant N Conway Gleo J	R. L. Polk & Co. R. L. Polk & Co.

### 6284 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Di Maggio Dominic	R. L. Polk & Co.

### 6286 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Heredia Domingo M	R. L. Polk & Co.

### 6294 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Franc Louise A	R. L. Polk & Co.

### 6316 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Jenkins Joe	R. L. Polk & Co.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Gerstmayr Paul	R. L. Polk & Co.

### 6326 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Kline Edw J	R. L. Polk & Co.

### 6327 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Hutchison Rebecc	R. L. Polk & Co.

### 6328 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Bengel David W	R. L. Polk & Co.

### 6332 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Mc George Y Jayne Mrs	R. L. Polk & Co.

### 6360 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Fulk Edw P	R. L. Polk & Co.
	N Chriatian Beth B Mrs	R. L. Polk & Co.

### 6365 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Berkos Geo E	R. L. Polk & Co.
1975	Berkos Geo E	R. L. Polk & Co.

### 6366 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Mueller Wayne A	R. L. Polk & Co.

### 6368 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Pruitt John P	R. L. Polk & Co.

### 6372 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Vacant	R. L. Polk & Co.

## FINDINGS

### 6376 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Hadel Judy	R. L. Polk & Co.

### 6378 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Schierbaum Gary E	R. L. Polk & Co.

### 6530 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	N Roinson Joseph L	R. L. Polk & Co.

### 7 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Jones Charlotte Y	R. L. Polk & Co.
1975	Duke Billy	R. L. Polk & Co.

### 8 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Combs Fred D	R. L. Polk & Co.
1975	N r Orr Sandra M	R. L. Polk & Co.

### 9 WIGHTMAN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	N Luna Maria	R. L. Polk & Co.
1975	Miller Clarence	R. L. Polk & Co.

## FINDINGS

### TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

#### Address Researched

Chollas Parkway and University Avenue

#### Address Not Identified in Research Source

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

### ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

#### Address Researched

1 WIGHTMAN ST

#### Address Not Identified in Research Source

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

10 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

11 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

12 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

122 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

13 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

14 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

16 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

17 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

18 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

19 WIGHTMAN ST

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903







## FINDINGS

### Address Researched

### Address Not Identified in Research Source

5426 UNIVERSITY AVE	1995, 1991, 1985, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5428 UNIVERSITY AVE	1995, 1991, 1985, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5429 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1965, 1962, 1960, 1956, 1955, 1950, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5430 UNIVERSITY AVE	1995, 1991, 1985, 1976, 1971, 1965, 1962, 1960, 1956, 1955, 1950, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5440 UNIVERSITY AVE	2006, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5447 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1965, 1962, 1960, 1956, 1955, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5450 LEA	2006, 2000, 1995, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5450 LEA ST	1995, 1992, 1991, 1985, 1984, 1976, 1971, 1965, 1962, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5450 UNIVERSITY AVE	2006, 1995, 1991, 1985, 1976, 1971, 1965, 1962, 1960, 1956, 1955, 1950, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5450A UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5450B UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5450C UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5450D UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5451 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1950, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5454 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5455 LEA ST	2006, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5458 LEA	2006, 2000, 1995, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5458 LEA ST	1995, 1992, 1991, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903

## FINDINGS

### Address Researched

### Address Not Identified in Research Source

5458 UNIVERSITY AVE	2000, 1995, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5460 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1971, 1970, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5462 LEA	2006, 2000, 1995, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5462 LEA ST	2006, 1995, 1992, 1991, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5464 LEA ST	2006, 1995, 1992, 1991, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5465 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5466 LEA	2006, 2000, 1995, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5466 LEA ST	1995, 1992, 1991, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5466 UNIVERSITY AVE	2006, 1995, 1992, 1991, 1989, 1985, 1976, 1971, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5467 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1965, 1962, 1960, 1956, 1955, 1950, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5480 UNIVERSITY AVE	1995, 1991, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5485 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1965, 1962, 1960, 1956, 1955, 1950, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5493 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1965, 1962, 1960, 1956, 1955, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5494 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1976, 1971, 1965, 1962, 1960, 1956, 1955, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5496 UNIVERSITY AVE	2006, 1995, 1991, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5498 UNIVERSITY AVE	1995, 1991, 1985, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5498 University Avenue	1995, 1991, 1985, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5500 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903



## FINDINGS

### Address Researched

### Address Not Identified in Research Source

5576 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1965, 1962, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5577 UNIVERSITY AVE	1995, 1991, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5578 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5579 UNIVERSITY AVE	2006, 1995, 1991, 1989, 1985, 1984, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5580 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5582 UNIVERSITY AVE	2006, 1995, 1992, 1991, 1989, 1985, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5584 UNIVERSITY AVE	2006, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5586 UNIVERSITY AVE	2006, 2000, 1995, 1991, 1989, 1985, 1976, 1971, 1965, 1962, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5586 University Avenue	2006, 2000, 1995, 1991, 1989, 1985, 1976, 1971, 1965, 1962, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5590 UNIVERSITY AVE	2000, 1995, 1992, 1991, 1989, 1985, 1976, 1971, 1965, 1962, 1960, 1956, 1955, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5591 UNIVERSITY AVE	2006, 1995, 1991, 1985, 1976, 1971, 1965, 1962, 1960, 1956, 1955, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5592 1/2 UNIVERSITY AVE	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5592 UNIVERSITY AVE	2006, 1995, 1992, 1991, 1989, 1985, 1976, 1975, 1971, 1965, 1962, 1960, 1956, 1955, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5593 UNIVERSITY AVE	2006, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5595 UNIVERSITY AVE	1995, 1991, 1985, 1976, 1971, 1970, 1966, 1965, 1962, 1960, 1956, 1955, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5595 University Avenue	1995, 1991, 1985, 1976, 1971, 1970, 1966, 1965, 1962, 1960, 1956, 1955, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5840 WIGHTMAN ST	2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
5841 WIGHTMAN ST	2000, 1995, 1992, 1991, 1989, 1985, 1984, 1980, 1976, 1975, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903
6 WIGHTMAN ST	2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903











## FINDINGS

### **Address Researched**

9 WIGHTMAN ST

### **Address Not Identified in Research Source**

2006, 2000, 1995, 1992, 1991, 1989, 1985, 1984, 1976, 1971, 1970, 1966, 1965, 1962, 1961, 1960, 1956, 1955, 1952, 1950, 1948, 1945, 1943, 1940, 1938, 1933, 1927, 1921, 1907, 1903



**DRAFT**

**APPENDIX B**  
**ENVIRONMENTAL DATABASE SEARCH REPORT**





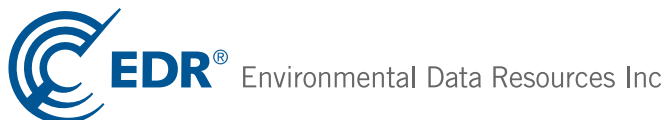
**Chollas Triangle**

Chollas Parkway and University Avenue  
San Diego, CA 92105

Inquiry Number: 3121078.2s

July 12, 2011

**The EDR Radius Map™ Report with GeoCheck®**



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	8
Orphan Summary .....	93
Government Records Searched/Data Currency Tracking .....	GR-1
 <b><u>GEOCHECK ADDENDUM</u></b>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting SSURGO Soil Map .....	A-5
Physical Setting Source Map .....	A-13
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Physical Setting Source Records Searched .....	A-17

***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 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

CHOLLAS PARKWAY AND UNIVERSITY AVENUE  
SAN DIEGO, CA 92105

#### COORDINATES

Latitude (North): 32.746900 - 32° 44' 48.8"  
Longitude (West): 117.077800 - 117° 4' 40.1"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 492711.4  
UTM Y (Meters): 3623041.2  
Elevation: 294 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 32117-F1 NATIONAL CITY, CA  
Most Recent Revision: 1975  
  
North Map: 32117-G1 LA MESA, CA  
Most Recent Revision: 1994

### AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2005  
Source: USDA

### 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

## EXECUTIVE SUMMARY

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***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***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  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

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

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

### ***State and tribal leaking storage tank lists***

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

### ***State and tribal registered storage tank lists***

INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Properties

## EXECUTIVE SUMMARY

INDIAN VCP..... Voluntary Cleanup Priority Listing

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Local Brownfield lists**

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

#### **Local Lists of Landfill / Solid Waste Disposal Sites**

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
WMUDS/SWAT..... Waste Management Unit Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

#### **Local Lists of Hazardous waste / Contaminated Sites**

US CDL..... Clandestine Drug Labs  
HIST Cal-Sites..... Historical Calsites Database  
Toxic Pits..... Toxic Pits Cleanup Act Sites  
CDL..... Clandestine Drug Labs  
San Diego Co. HMMD..... Hazardous Materials Management Division Database  
US HIST CDL..... National Clandestine Laboratory Register

#### **Local Lists of Registered Storage Tanks**

CA FID UST..... Facility Inventory Database

#### **Local Land Records**

LIENS 2..... CERCLA Lien Information  
LUCIS..... Land Use Control Information System  
LIENS..... Environmental Liens Listing  
DEED..... Deed Restriction Listing

#### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
CHMIRS..... California Hazardous Material Incident Report System  
LDS..... Land Disposal Sites Listing  
MCS..... Military Cleanup Sites Listing

#### **Other Ascertainable Records**

RCRA-NonGen..... RCRA - Non Generators  
DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System



## EXECUTIVE SUMMARY

TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN.....	Bond Expenditure Plan
WDS.....	Waste Discharge System
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
HAZNET.....	Facility and Manifest Data
EML.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database
PROC.....	Certified Processors Database
MWMP.....	Medical Waste Management Program Listing
COAL ASH DOE.....	Slam-Electric Plan Operation Data

### EDR PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

### 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.

# EXECUTIVE SUMMARY

## STANDARD ENVIRONMENTAL RECORDS

### ***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 03/11/2011 has revealed that there are 4 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>
<b>SHELL SERVICE STATION</b>	<b>5401 UNIVERSITY / 54TH</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A18</b>	<b>31</b>
<b>DONNYS TRANSMISSION</b>	<b>5295 UNIVERSITY AVE</b>	<b>W 0 - 1/8 (0.125 mi.)</b>	<b>D24</b>	<b>36</b>
<b>HONGS RADIATOR</b>	<b>5255 UNIVERSITY AVE</b>	<b>W 1/8 - 1/4 (0.172 mi.)</b>	<b>25</b>	<b>38</b>
<b>SAN DIEGO COUNTY PUBLIC HEALTH</b>	<b>5202 UNIVERSITY AVENUE</b>	<b>W 1/8 - 1/4 (0.232 mi.)</b>	<b>27</b>	<b>39</b>

### ***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 05/10/2011 has revealed that there are 5 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>
<b>52ND STREET PREFERRED SITE</b> Status: No Further Action	<b>52ND/REX</b>	<b>W 1/8 - 1/4 (0.238 mi.)</b>	<b>28</b>	<b>42</b>
<b>CRAWFORD HIGH SCHOOL ADDITION</b> Status: Inactive - Needs Evaluation	<b>4191 COLTS WAY</b>	<b>N 1/4 - 1/2 (0.267 mi.)</b>	<b>F34</b>	<b>58</b>
<b>52ND STREET ELEMENTARY SCHOOL</b> Status: Inactive - Needs Evaluation	<b>52ND STREET/POLK AVENUE WNW 1/4 - 1/2 (0.281 mi.)</b>		<b>36</b>	<b>66</b>
<b>WINONA AREA ELEMENTARY SCHOOL</b> Status: Inactive - Needs Evaluation	<b>49TH STREET/POLK STREET</b>	<b>WNW 1/2 - 1 (0.576 mi.)</b>	<b>46</b>	<b>86</b>
<b>ELECTRICAL TRANSFORMER STORAGE</b> Status: Refer: Other Agency	<b>4759 DWIGHT STREET</b>	<b>W 1/2 - 1 (0.722 mi.)</b>	<b>49</b>	<b>89</b>

## EXECUTIVE SUMMARY

### **State and tribal leaking storage tank lists**

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 06/20/2011 has revealed that there are 11 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>
<b>M. BRAMMER INC, SHELL STATION</b> Status: Completed - Case Closed	<b>5401 UNIVERSITY AV</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A5</b>	<b>9</b>
<b>2-B RENTALS</b> Status: Open - Site Assessment	<b>5586 UNIVERSITY</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>C12</b>	<b>22</b>
<b>2-B RENTALS</b>	<b>5586 UNIVERSITY AVE</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>C15</b>	<b>28</b>
<b>CLASSIC CAR WASH</b> Status: Completed - Case Closed Status: Completed - Case Closed	<b>5985 UNIVERSITY</b>	<b>ENE 1/8 - 1/4 (0.244 mi.)</b>	<b>E30</b>	<b>45</b>
<b>CLASSIC CAR WASH</b>	<b>5985-2 UNIVERSITY AVE</b>	<b>ENE 1/8 - 1/4 (0.244 mi.)</b>	<b>E31</b>	<b>54</b>
<b>CLASSIC CAR WASH</b>	<b>5985 UNIVERSITY AVE</b>	<b>ENE 1/8 - 1/4 (0.244 mi.)</b>	<b>E32</b>	<b>54</b>
<b>CRAWFORD HIGH SCHOOL</b>	<b>4191 COLTS</b>	<b>N 1/4 - 1/2 (0.267 mi.)</b>	<b>F33</b>	<b>56</b>
<b>SDUSD CRAWFORD HIGH SCHOOL</b> Status: Completed - Case Closed	<b>4191 COLTS WY</b>	<b>N 1/4 - 1/2 (0.267 mi.)</b>	<b>F35</b>	<b>61</b>
<b>WESTBURNE PIPE &amp; SUPPLY</b> Status: Completed - Case Closed Status: Completed - Case Closed	<b>5150 UNIVERSITY AV</b>	<b>W 1/4 - 1/2 (0.302 mi.)</b>	<b>G37</b>	<b>69</b>
<b>SAN DIEGO PIPE AND SUPPLY</b>	<b>51501 UNIVERSITY</b>	<b>W 1/4 - 1/2 (0.302 mi.)</b>	<b>G39</b>	<b>74</b>
<b>NU'S AUTO REPAIR &amp; BODY</b> Status: Completed - Case Closed	<b>3095 54TH ST</b>	<b>S 1/4 - 1/2 (0.460 mi.)</b>	<b>H41</b>	<b>75</b>

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 06/20/2011 has revealed that there is 1 SLIC 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>
<b>M. BRAMMER INC, SHELL STATION</b> Facility Status: Completed - Case Closed	<b>5401 UNIVERSITY AV</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A5</b>	<b>9</b>

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 6 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>
<b>M. BRAMMER INC, SHELL STATION</b>	<b>5401 UNIVERSITY AV</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A4</b>	<b>9</b>
<b>2-B RENTALS</b>	<b>5586 UNIVERSITY</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>C12</b>	<b>22</b>
<b>CLASSIC CAR WASH</b>	<b>5985 UNIVERSITY</b>	<b>ENE 1/8 - 1/4 (0.244 mi.)</b>	<b>E30</b>	<b>45</b>

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SDUSD CRAWFORD HIGH SCHOOL</i>	<i>4191 COLTS WY</i>	<i>N 1/4 - 1/2 (0.267 mi.)</i>	<i>F35</i>	<i>61</i>
<i>WESTBURNE PIPE &amp; SUPPLY</i>	<i>5150 UNIVERSITY AV</i>	<i>W 1/4 - 1/2 (0.302 mi.)</i>	<i>G37</i>	<i>69</i>
<i>NU'S AUTO REPAIR &amp; BODY</i>	<i>3095 54TH ST</i>	<i>S 1/4 - 1/2 (0.460 mi.)</i>	<i>H41</i>	<i>75</i>

### ***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, and dated 06/20/2011 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>
M. BRAMMER INC, SHELL STATION	5401 UNIVERSITY AVE	0 - 1/8 (0.000 mi.)	A16	30

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there is 1 AST 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>
<i>CLASSIC CAR WASH</i>	<i>5985 UNIVERSITY</i>	<i>ENE 1/8 - 1/4 (0.244 mi.)</i>	<i>E30</i>	<i>45</i>

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 02/24/2011 has revealed that there are 3 SWRCY 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>
54TH RECYCLING INC	5496 UNIVERSITY AVE	0 - 1/8 (0.000 mi.)	B8	21
JAMIE PRINCE RECYCLING	5303 UNIVERSITY AVE	W 0 - 1/8 (0.114 mi.)	D21	35
OAK PARK RECYCLE	3117 54TH ST	S 1/4 - 1/2 (0.432 mi.)	H40	75

## EXECUTIVE SUMMARY

### **Local Lists of Hazardous waste / Contaminated Sites**

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the environment they pose.

A review of the SCH list, as provided by EDR, and dated 05/10/2011 has revealed that there is 1 SCH 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>
<b>52ND STREET PREFERRED SITE</b>	<b>52ND/REX</b>	<b>W 1/8 - 1/4 (0.238 mi.)</b>	<b>28</b>	<b>42</b>

### **Local Lists of Registered Storage Tanks**

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 2 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>
KMART ENTERPRISES	5404 UNIVERSITY AVE	0 - 1/8 (0.000 mi.)	A1	8
<b>ED'S SHELL</b>	<b>5401 UNIVERSITY AVE</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A6</b>	<b>19</b>

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 3 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>
<b>ED'S SHELL</b>	<b>5401 UNIVERSITY AVE</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A6</b>	<b>19</b>
<b>2-B RENTALS</b>	<b>5586 UNIVERSITY AVE</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>C15</b>	<b>28</b>
<b>CLASSIC CAR WASH</b>	<b>5985 UNIVERSITY AVE</b>	<b>ENE 1/8 - 1/4 (0.244 mi.)</b>	<b>E32</b>	<b>54</b>

### **Other Ascertainable Records**

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 [CALSTITES].

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 6 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>
<b>2-B RENTALS</b>	<b>5586 UNIVERSITY</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>C12</b>	<b>22</b>
CLASSIC CAR WASH	59852 UNIVERSITY	ENE 1/8 - 1/4 (0.244 mi.)	E29	45
<b>CLASSIC CAR WASH</b>	<b>5985 UNIVERSITY</b>	<b>ENE 1/8 - 1/4 (0.244 mi.)</b>	<b>E30</b>	<b>45</b>
<b>CRAWFORD HIGH SCHOOL</b>	<b>4191 COLTS</b>	<b>N 1/4 - 1/2 (0.267 mi.)</b>	<b>F33</b>	<b>56</b>

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SAN DIEGO PIPE AND SUPPLY</i>	<i>51501 UNIVERSITY</i>	<i>W 1/4 - 1/2 (0.302 mi.)</i>	<i>G39</i>	<i>74</i>
<i>NU'S AUTO REPAIR &amp; BODY</i>	<i>3095 54TH ST</i>	<i>S 1/4 - 1/2 (0.460 mi.)</i>	<i>H41</i>	<i>75</i>

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 10/21/1993 has revealed that there are 16 Notify 65 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>
Not reported	5553 UNIVERSITY AVE	0 - 1/8 (0.000 mi.)	C10	22
SAN DIEGO PIPE & SUPPLY	5150 UNIVERSITY AVENUE	W 1/4 - 1/2 (0.302 mi.)	G38	73
Not reported	56TH ST & MEADE AVE	N 1/2 - 1 (0.529 mi.)	43	84
<b>Not reported</b>	<b>3802 49TH ST</b>	<b>W 1/2 - 1 (0.529 mi.)</b>	<b>44</b>	<b>84</b>
4500 BLK COLLWOOD BLVD.		N 1/2 - 1 (0.545 mi.)	45	86
PRIVATE CITIZEN/RESIDENT	4272 COLLEGE AVE	NE 1/2 - 1 (0.638 mi.)	47	89
Not reported	4340 WINONA	NW 1/2 - 1 (0.662 mi.)	48	89
Not reported	4613 CONTOUR BLVD.	NNW 1/2 - 1 (0.831 mi.)	51	90
4717 UNIVERSITY AVE	IN ALLEY EAST	W 1/2 - 1 (0.838 mi.)	52	91
47TH AND POLK		W 1/2 - 1 (0.874 mi.)	53	91
HARTSON, ROBERT L.	4318 47TH STREET	W 1/2 - 1 (0.921 mi.)	54	91
MADISON AVE & ALTADENA AVE	IN ALLEY	NNW 1/2 - 1 (0.925 mi.)	55	92
Not reported	4569 DWIGHT ST	W 1/2 - 1 (0.965 mi.)	56	92
Not reported	5345 COLLIER AVENUE	N 1/2 - 1 (0.970 mi.)	57	92

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	3751 WINONA	W 1/4 - 1/2 (0.492 mi.)	42	84
Not reported	3000 WINONA AVE	SW 1/2 - 1 (0.776 mi.)	50	90

### EDR PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

EDR Historical Auto Stations: 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.

A review of the EDR Historical Auto Stations list, as provided by EDR, has revealed that there are 9 EDR Historical Auto Stations 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>
UNIVERSITY FRAME & AXLE	5404 UNIVERSITY AV	0 - 1/8 (0.000 mi.)	A2	8
NIK S GARAGE	5494 UNIVERSITY AVE	0 - 1/8 (0.000 mi.)	B3	8
ED S SELF SERVICE SHELL	5401 UNIVERSITY AVE	0 - 1/8 (0.000 mi.)	A7	21
RALPH S GARAGE	5555 UNIVERSITY AV	0 - 1/8 (0.000 mi.)	C11	22



## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PIT STOP THE	5498 UNIVERSITY AVE	0 - 1/8 (0.000 mi.)	B14	28
UNIVERSITY FRAME & AXLE	5405 UNIVERSITY PL	0 - 1/8 (0.000 mi.)	A17	31
JOHNSON S TEXACO SERVICE	5296 UNIVERSITY PL	W 0 - 1/8 (0.119 mi.)	D22	36
GEORGE S GARAGE	5296 UNIVERSITY AVE	W 0 - 1/8 (0.123 mi.)	D23	36
OWEN & SON TEXACO SERVICE	5909 UNIVERSITY AVE	ENE 1/8 - 1/4 (0.190 mi.)	E26	39

EDR Historical Cleaners: 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.

A review of the EDR Historical Cleaners list, as provided by EDR, has revealed that there are 4 EDR Historical Cleaners sites within approximately 0.25 miles of the target property.

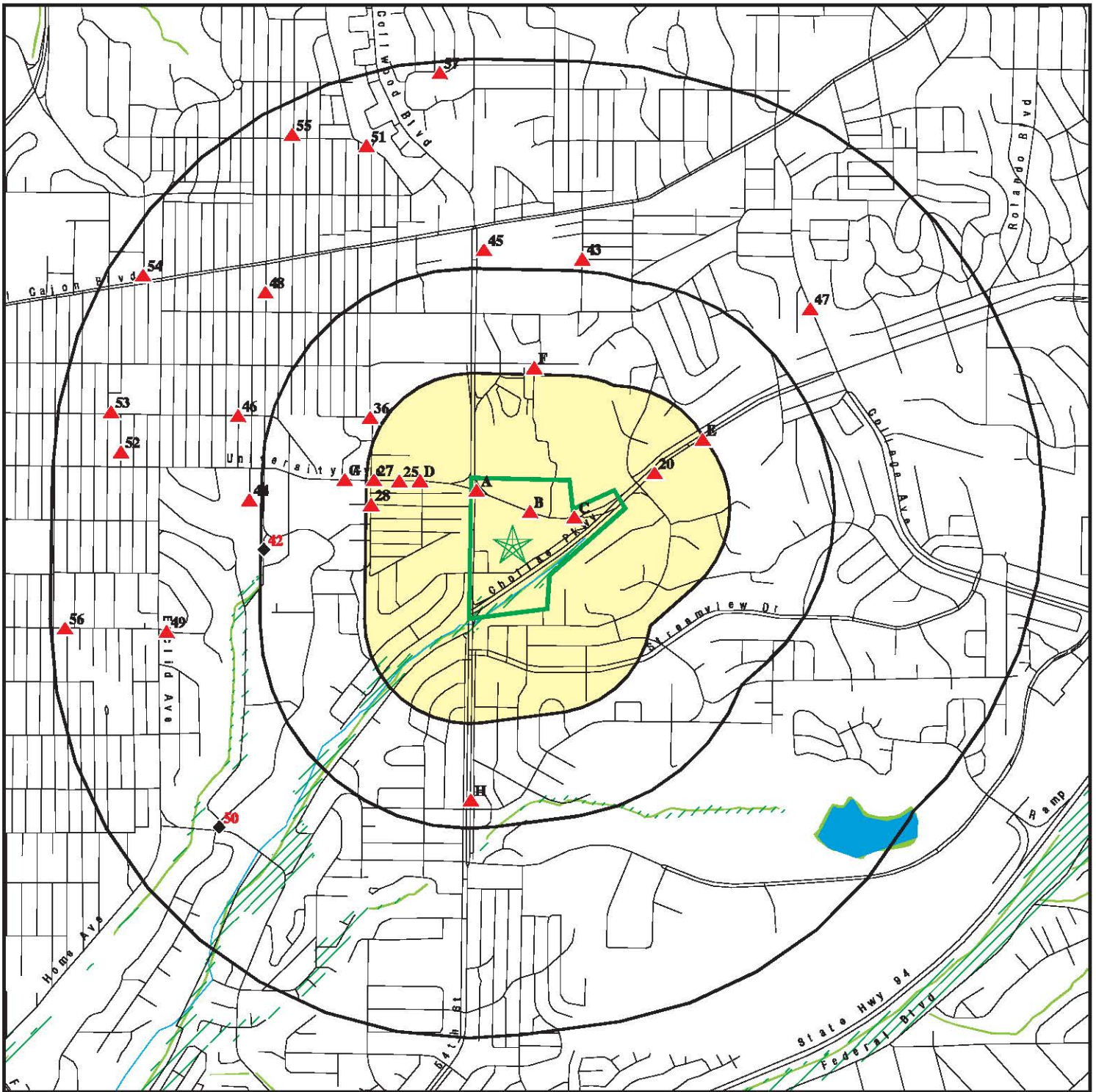
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MASTER CLEANERS INC	5586 UNIVERSITY AV	0 - 1/8 (0.000 mi.)	C9	22
SPEEDWAY CLEANERS	5498 UNIVERSITY AVE	0 - 1/8 (0.000 mi.)	B13	27
ECON O-WASH LAUNDRY	5368 UNIVERSITY AV	W 0 - 1/8 (0.071 mi.)	D19	34
MAYTAG LAUNDRY	5837 UNIVERSITY AVE	ENE 0 - 1/8 (0.104 mi.)	20	35

## 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>
SAN DIEGO PIPE AND SUPPLY	HIST CORTESE
SOUTH CHOLLAS LANDFILL SLOPE MODIF	NPDES
COMMERCIAL BASIN	WMUDS/SWAT, CHMIRS
NAVAL AIR STATION NORTH IS	WMUDS/SWAT, CHMIRS
OTAY LIMITED VOLUME TRANNSFER OPER	SWF/LF
OLD MCRD REFUSE DISPOSAL AREA	SWF/LF
BELL JR HIGH SLF/SWEETWATER II	SWF/LF
BRIDGE GOES OVER HARBOR DRIVE / CH	ERNS
NORTH CHOLLAS BURN SITE	FINDS
38TH & REDWOOD BURN SITE #8	SAN DIEGO CO. SAM

# OVERVIEW MAP - 3121078.2s



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

Oil & Gas pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern



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:** Chollas Triangle  
**ADDRESS:** Chollas Parkway and University Avenue  
 San Diego CA 92105  
**LAT/LONG:** 32.7469 / 117.0778

**CLIENT:** Ninyo & Moore  
**CONTACT:** Caren Carlson  
**INQUIRY #:** 3121078.2s  
**DATE:** July 12, 2011 2:03 pm



# DETAIL MAP - 3121078.2s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern

0 1/16 1/8 1/4 Miles



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:** Chollas Triangle  
**ADDRESS:** Chollas Parkway and University Avenue  
 San Diego CA 92105  
**LAT/LONG:** 32.7469 / 117.0778

**CLIENT:** Ninyo & Moore  
**CONTACT:** Caren Carlson  
**INQUIRY #:** 3121078.2s  
**DATE:** July 12, 2011 2:04 pm

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL		1.000	0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS		1.000	0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	2	2	NR	NR	NR	4
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS		TP	NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL</i></b>								
RESPONSE		1.000	0	0	0	0	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
ENVIROSTOR		1.000	0	1	2	2	NR	5
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF		0.500	0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST		0.500	3	3	5	NR	NR	11
SLIC		0.500	1	0	0	NR	NR	1

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SAN DIEGO CO. SAM		0.500	2	1	3	NR	NR	6
INDIAN LUST		0.500	0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
UST		0.250	1	0	NR	NR	NR	1
AST		0.250	0	1	NR	NR	NR	1
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP		0.500	0	0	0	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
SWRCY		0.500	2	0	1	NR	NR	3
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	0	NR	0
SCH		0.250	0	1	NR	NR	NR	1
Toxic Pits		1.000	0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
San Diego Co. HMMD	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	2	0	NR	NR	NR	2
SWEEPS UST		0.250	2	1	NR	NR	NR	3
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0



## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS		TP	NR	NR	NR	NR	NR	0
LDS		TP	NR	NR	NR	NR	NR	0
MCS		TP	NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
WDS		TP	NR	NR	NR	NR	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
HIST CORTESE		0.500	1	2	3	NR	NR	6
Notify 65		1.000	1	0	2	13	NR	16
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
<b>EDR PROPRIETARY RECORDS</b>								
<b>EDR Proprietary Records</b>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	8	1	NR	NR	NR	9

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
EDR Historical Cleaners		0.250	4	0	NR	NR	NR	4

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**A1**      **KMART ENTERPRISES**  
**5404 UNIVERSITY AVE**  
**< 1/8**      **SAN DIEGO, CA 92105**  
**1 ft.**

**HIST UST**      **U001572712**  
                         **N/A**

**Site 1 of 9 in cluster A**

**Relative:**  
**Higher**

HIST UST:  
Region:            STATE  
Facility ID:        00000014462  
Facility Type:     Other  
Other Type:        AUTO REPAIR  
Total Tanks:       0001  
Contact Name:     Not reported  
Telephone:         6192860560  
Owner Name:       KMART CORPORATION  
Owner Address:    P.O. BOX 3150  
Owner City,St,Zip: TROY, MI 48084

**Actual:**  
**328 ft.**

Tank Num:            001  
Container Num:      4290  
Year Installed:      1969  
Tank Capacity:      00000500  
Tank Used for:       WASTE  
Type of Fuel:        WASTE OIL  
Tank Construction: 3/16" unknown  
Leak Detection:     Pressure Test

**A2**      **UNIVERSITY FRAME & AXLE**  
**5404 UNIVERSITY AV**  
**< 1/8**      **SAN DIEGO, CA**  
**1 ft.**

**EDR Historical Auto Stations**      **1008997752**  
   **N/A**

**Site 2 of 9 in cluster A**

**Relative:**  
**Higher**

EDR Historical Auto Stations:  
Name:                UNIVERSITY FRAME & AXLE  
Year:                 1952  
Type:                  AUTOMOBILE REPAIRING

**Actual:**  
**328 ft.**

**B3**      **NIK S GARAGE**  
**5494 UNIVERSITY AVE**  
**< 1/8**      **SAN DIEGO, CA**  
**1 ft.**

**EDR Historical Auto Stations**      **1008998262**  
   **N/A**

**Site 1 of 4 in cluster B**

**Relative:**  
**Higher**

EDR Historical Auto Stations:  
Name:                MEL S SERVICE  
Year:                 1952  
Type:                  AUTOMOBILE REPAIRING  
  
Name:                MEL S SERVICE  
Year:                 1961  
Type:                  AUTOMOBILE REPAIRING  
  
Name:                OR NIK S GARAGE  
Year:                 1966  
Type:                  AUTOMOBILE REPAIRING  
  
Name:                NIK S GARAGE

**Actual:**  
**308 ft.**

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**NIK S GARAGE (Continued)**

**1008998262**

Year: 1970  
 Type: AUTOMOBILE REPAIRING

Name: NIK S GARAGE  
 Year: 1975  
 Type: AUTOMOBILE REPAIRING

Name: NIK S GARAGE  
 Year: 1980  
 Type: A T S AUTOMATIC

Name: NIK S GARAGE  
 Year: 1984  
 Type: A T S AUTOMATIC

A4

**M. BRAMMER INC, SHELL STATION**  
**5401 UNIVERSITY AV**  
**SAN DIEGO, CA 92105**

**SAN DIEGO CO. SAM**

**S108407110**  
**N/A**

< 1/8  
 1 ft.

**Site 3 of 9 in cluster A**

**Relative:  
 Higher**

SAN DIEGO CO. SAM:

Case Number: H03209-001  
 Agency: DEH Site Assessment & Mitigation  
**Funding: Non Billable**  
 FType: Failed Integrity Test  
 FStatus: 9  
 Date: 11/21/1988  
 Date Began: 10/20/1988

**Actual:  
 325 ft.**

Case Number: H03209-002  
 Agency: DEH Site Assessment & Mitigation  
**Funding: LOP - Federal Fund**  
 FType: Soils Only  
 FStatus: 9  
 Date: 4/17/2006  
 Date Began: 6/5/2003

A5

**M. BRAMMER INC, SHELL STATION**  
**5401 UNIVERSITY AV**  
**SAN DIEGO, CA 92105**

**LUST**  
**SLIC**  
**San Diego Co. HMMD**  
**EMI**

**S104745633**  
**N/A**

< 1/8  
 1 ft.

**Site 4 of 9 in cluster A**

**Relative:  
 Higher**

LUST:

Region: STATE  
 Global Id: T0607382470  
 Latitude: 32.74835  
 Longitude: -117.079119  
 Case Type: LUST Cleanup Site  
 Status: Completed - Case Closed  
 Status Date: 2006-04-17 00:00:00  
 Lead Agency: SAN DIEGO COUNTY LOP  
 Case Worker: JS  
 Local Agency: SAN DIEGO COUNTY LOP  
 RB Case Number: Not reported

**Actual:  
 325 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

LOC Case Number: H03209-002  
File Location: Local Agency  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

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

LUST:

Global Id: T0607382470  
Contact Type: Regional Board Caseworker  
Contact Name: UNASSIGNED  
Organization Name: SAN DIEGO RWQCB (REGION 9)  
Address: 9174 SKY PARK COURT, SUITE 100  
City: SAN DIEGO  
Email: Not reported  
Phone Number: Not reported

Global Id: T0607382470  
Contact Type: Local Agency Caseworker  
Contact Name: JON SENAHA  
Organization Name: SAN DIEGO COUNTY LOP  
Address: P.O. Box 129261  
City: San Diego  
Email: jon.senaha@sdcounty.ca.gov  
Phone Number: Not reported

LUST:

Global Id: T0607382470  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Stopped

Global Id: T0607382470  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Began

Global Id: T0607382470  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

Global Id: T0607382470  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Discovery

Global Id: T0607382470  
Action Type: ENFORCEMENT  
Date: 2003-06-10 00:00:00  
Action: Notice of Responsibility

SLIC:

Region: STATE  
Facility Status: **Completed - Case Closed**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

Status Date: 1988-11-21 00:00:00  
Global Id: T0608120176  
Lead Agency: SAN DIEGO COUNTY LOP  
Lead Agency Case Number: H03209-001  
Latitude: 32.74835  
Longitude: -117.079119  
Case Type: Cleanup Program Site  
Case Worker: MV  
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:](#)

**San Diego Co. HMMD:**

Facility ID: 103209  
Inactive Indicator: Active  
Business Code: 6HK28  
SIC: Not reported  
Permit Expiration: Not reported  
Owner: EQUILON ENTERPRISES LLC  
2nd Name: ATTN: MICHELLE PONCE, HSE PERM  
Mailing Address: 20945 S. WILMINGTON  
Mailing City,St,Zip: CARSON, CA 90810  
Map Code/Business Plan on File: Not reported  
Corporate Code: Not reported  
Fire Dept District: San Diego  
Census Tract Number: 27.03  
EPA ID: CAR000066787  
Gas Station: Not reported  
Inspection Date: 10/04/06  
Reinspection Date: Not reported  
Inspector Name: RHANSEN  
Violation Notice Issued: Not reported  
Facility Contact: TAMI FAHEY  
Delinquent Flag: Not Delinquent  
Last Update: 08/30/10  
Last Delinquent Letter: Not reported  
Delinquent Comment: Not reported  
Last Letter Type: Not reported  
Property Owner: BRAMMER M INC  
Property Address: 5401 UNIVERSITY AVE  
Property City,St,Zip: SAN DIEGO, CA 92105  
Tank Owner: EQUILON ENTERPRISES LLC  
Tank Address: P.O. BOX 4453  
Tank City,St,Zip: Houston, TX 77210  
Business Plan Acceptance Date: Not reported  
Reinspection Date Y2K Compatible: Not reported  
Facility Phone: 619-286-1475

**HMMD DISCLOSURE INVENTORY:**

Item Number: Not reported  
Chemical Name: Not reported  
Case Number: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: Not reported  
2nd Hazard Category: Not reported

**HMMD UNDERGROUND TANKS:**

Tank Number: T001  
Tank ID Number: RT0786/NT2  
Waste or Product: 10000  
Tank Contents: Not reported

Tank Number: T002  
Tank ID Number: RT0786/NT2  
Waste or Product: 10000  
Tank Contents: Not reported

Tank Number: T003  
Tank ID Number: RT0786NT23  
Waste or Product: 10000  
Tank Contents: Not reported

Tank Number: T004  
Tank ID Number: RT0786NT23  
Waste or Product: 10000  
Tank Contents: Not reported

Tank Number: T005  
Tank ID Number: NT2356/RT3  
Waste or Product: 20000  
Tank Contents: Not reported

Tank Number: T006  
Tank ID Number: NT2356/RT3  
Waste or Product: 12000  
Tank Contents: Not reported

Tank Number: T007  
Tank ID Number: NT2356/RT3  
Waste or Product: 10000  
Tank Contents: Not reported

**HMMD VIOLATIONS:**

Inspection Date: 02/24/00  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 8983

Inspection Date: 10/03/05  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 9845

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

Inspection Date: 08/01/02  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 6073

Inspection Date: 08/01/02  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 6074

Inspection Date: 06/03/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 0221

Inspection Date: 06/03/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 0222

Inspection Date: 09/13/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 0538

Inspection Date: 09/13/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 0539

Inspection Date: 09/13/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 0540

Inspection Date: 09/13/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 0541

Inspection Date: 09/13/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 0542

**HMMD WASTE STREAMS:**

Inspection Date: Not reported  
Waste Item #: Not reported  
Waste Code: Not reported  
Waste Name: Not reported  
Qty at Inspection: Not reported  
Quantity String: Not reported  
Annual Qty: Not reported  
Annual Qty String: Not reported  
Measurement Unit: Not reported  
Treatment Method: Not reported  
Storage Method: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

Haz Waste Hauler: Not reported  
Waste Desc: Not reported  
Carcinogen: No

Facility ID: 208603  
Inactive Indicator: Active  
Business Code: 6HK28  
SIC: Not reported  
Permit Expiration: Not reported  
Owner: M BRAMMER INC  
2nd Name: Not reported  
Mailing Address: 5401 UNIVERSITY AV  
Mailing City,St,Zip: SAN DIEGO, CA 92105  
Map Code/Business Plan on File: Not reported  
Corporate Code: Not reported  
Fire Dept District: San Diego  
Census Tract Number: 27.03  
EPA ID: CAL000314332  
Gas Station: Not reported  
Inspection Date: 10/26/09  
Reinspection Date: Not reported  
Inspector Name: RHANSEN  
Violation Notice Issued: Not reported  
Facility Contact: MARGE BRAMMER, OWNER  
Delinquent Flag: Not Delinquent  
Last Update: 08/30/10  
Last Delinquent Letter: Not reported  
Delinquent Comment: Not reported  
Last Letter Type: Not reported  
Property Owner: BRAMMER M INC  
Property Address: 5401 UNIVERSITY AVE  
Property City,St,Zip: SAN DIEGO, CA 92105  
Tank Owner: M BRAMMER INC  
Tank Address: 5401 UNIVERSITY AVE  
Tank City,St,Zip: San Diego, CA 92105  
Business Plan Acceptance Date: Not reported  
Reinspection Date Y2K Compatible: 10/26/10  
Facility Phone: 619-286-1475

**HMMD DISCLOSURE INVENTORY:**

Item Number: DIE  
Chemical Name: DIESEL UNDERGROUND TANK 103209 T004  
Case Number: 68476-34-6  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: Not reported  
2nd Hazard Category: Not reported

Item Number: PRE  
Chemical Name: PREMIUM UNLEADED UNDERGROUND TANK 103209 T006  
Case Number: 8006-61-9  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: Not reported  
2nd Hazard Category: Not reported

Item Number: REG  
Chemical Name: REGULAR UNLEADED UNDERGROUND TANK 103209 T005  
Case Number: 8006-61-9  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: Not reported  
2nd Hazard Category: Not reported

**HMMD UNDERGROUND TANKS:**

Tank Number: T005  
Tank ID Number: NT2356/RT3  
Waste or Product: 20000  
Tank Contents: Not reported

Tank Number: T006  
Tank ID Number: NT2356/RT3  
Waste or Product: 12000  
Tank Contents: Not reported

Tank Number: T007  
Tank ID Number: NT2356/RT3  
Waste or Product: 10000  
Tank Contents: Not reported

**HMMD VIOLATIONS:**

Inspection Date: 01/06/09  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1204

Inspection Date: 01/06/09  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1205

**HMMD WASTE STREAMS:**

Inspection Date: 10/26/09  
Waste Item #: 134  
Waste Code: 134  
Waste Name: AQUEOUS SOL'N W/LESS  
Qty at Inspection: 55  
Quantity String: 55  
Annual Qty: 55  
Annual Qty String: 55  
Measurement Unit: GAL

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

Treatment Method: 999 UNKNOWN  
Storage Method: METAL DRUM  
Haz Waste Hauler: 9998 UNKNOWN HAZ WST HAUL  
Waste Desc: WATER & FUEL  
Carcinogen: No

Inspection Date: 10/26/09  
Waste Item #: 352  
Waste Code: 352  
Waste Name: ORGANIC SOLIDS (OTHE  
Qnty at Inspection: 5  
Quantity String: 5  
Annual Qty: 20  
Annual Qty String: 20  
Measurement Unit: GAL  
Treatment Method: 999 UNKNOWN  
Storage Method: METAL DRUM  
Haz Waste Hauler: 9998 UNKNOWN HAZ WST HAUL  
Waste Desc: FUEL FILTERS  
Carcinogen: No

EMI:

Year: 2000  
County Code: 37  
Air Basin: SD  
Facility ID: 1281  
Air District Name: SD  
SIC Code: 5541  
Air District Name: SAN DIEGO COUNTY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2  
Reactive Organic Gases Tons/Yr: 2  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Year: 2001  
County Code: 37  
Air Basin: SD  
Facility ID: 1281  
Air District Name: SD  
SIC Code: 5541  
Air District Name: SAN DIEGO COUNTY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2  
Reactive Organic Gases Tons/Yr: 2  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

Year: 2002  
County Code: 37  
Air Basin: SD  
Facility ID: 1281  
Air District Name: SD  
SIC Code: 5541  
Air District Name: SAN DIEGO COUNTY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2  
Reactive Organic Gases Tons/Yr: 2  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2003  
County Code: 37  
Air Basin: SD  
Facility ID: 1281  
Air District Name: SD  
SIC Code: 5541  
Air District Name: SAN DIEGO COUNTY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2  
Reactive Organic Gases Tons/Yr: 2  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2004  
County Code: 37  
Air Basin: SD  
Facility ID: 1281  
Air District Name: SD  
SIC Code: 5541  
Air District Name: SAN DIEGO COUNTY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.759268  
Reactive Organic Gases Tons/Yr: 1.759268  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2005  
County Code: 37  
Air Basin: SD  
Facility ID: 1281  
Air District Name: SD  
SIC Code: 5541



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

Air District Name: SAN DIEGO COUNTY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.759268  
Reactive Organic Gases Tons/Yr: 1.759268  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2006  
County Code: 37  
Air Basin: SD  
Facility ID: 1281  
Air District Name: SD  
SIC Code: 5541  
Air District Name: SAN DIEGO COUNTY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.77  
Reactive Organic Gases Tons/Yr: 1.77  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2007  
County Code: 37  
Air Basin: SD  
Facility ID: 1281  
Air District Name: SD  
SIC Code: 5541  
Air District Name: SAN DIEGO COUNTY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.77  
Reactive Organic Gases Tons/Yr: 1.77  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2007  
County Code: 37  
Air Basin: SD  
Facility ID: 1281  
Air District Name: SD  
SIC Code: 5541  
Air District Name: SAN DIEGO COUNTY APCD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.77  
Reactive Organic Gases Tons/Yr: 1.77  
Carbon Monoxide Emissions Tons/Yr: 0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**M. BRAMMER INC, SHELL STATION (Continued)**

**S104745633**

NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

**A6**  
**< 1/8**  
**1 ft.**

**ED'S SHELL**  
**5401 UNIVERSITY AVE**  
**SAN DIEGO, CA 92105**

**HIST UST** **U001572708**  
**SWEEPS UST** **N/A**

**Site 5 of 9 in cluster A**

**Relative:**  
**Higher**

**HIST UST:**

**Actual:**  
**325 ft.**

Region: STATE  
Facility ID: 00000008813  
Facility Type: Gas Station  
Other Type: Not reported  
Total Tanks: 0004  
Contact Name: EDWARD E. BRAMMAR INC.  
Telephone: 6192875221  
Owner Name: SHELL OIL COMPANY  
Owner Address: P.O. BOX 4848  
Owner City,St,Zip: ANAHEIM, CA 92803

Tank Num: 001  
Container Num: 1  
Year Installed: 1982  
Tank Capacity: 00000000  
Tank Used for: PRODUCT  
Type of Fuel: UNLEADED  
Tank Construction: 1/4 inches  
Leak Detection: Stock Inventor, Groundwater Monitoring Well, 10

Tank Num: 002  
Container Num: 2  
Year Installed: 1982  
Tank Capacity: 00000000  
Tank Used for: PRODUCT  
Type of Fuel: REGULAR  
Tank Construction: 1/4 inches  
Leak Detection: Stock Inventor, Groundwater Monitoring Well, 10

Tank Num: 003  
Container Num: 3  
Year Installed: 1982  
Tank Capacity: 00000000  
Tank Used for: PRODUCT  
Type of Fuel: PREMIUM  
Tank Construction: 1/4 inches  
Leak Detection: Stock Inventor, Groundwater Monitoring Well, 10

Tank Num: 004  
Container Num: 4  
Year Installed: 1982  
Tank Capacity: 00000000  
Tank Used for: PRODUCT  
Type of Fuel: PREMIUM  
Tank Construction: 1/4 inches  
Leak Detection: Stock Inventor, Groundwater Monitoring Well, 10

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

ED'S SHELL (Continued)

U001572708

SWEEPS UST:

Status: A  
Comp Number: 3209  
Number: 9  
Board Of Equalization: 44-000074  
Ref Date: Not reported  
Act Date: 06-26-92  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-003209-000001  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: P  
Content: REG UNLEADED  
Number Of Tanks: 4

Status: A  
Comp Number: 3209  
Number: 9  
Board Of Equalization: 44-000074  
Ref Date: Not reported  
Act Date: 06-26-92  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-003209-000002  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: P  
Content: LEADED  
Number Of Tanks: Not reported

Status: A  
Comp Number: 3209  
Number: 9  
Board Of Equalization: 44-000074  
Ref Date: Not reported  
Act Date: 06-26-92  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-003209-000003  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: P  
Content: LEADED  
Number Of Tanks: Not reported

Status: A  
Comp Number: 3209  
Number: 9  
Board Of Equalization: 44-000074  
Ref Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ED'S SHELL (Continued)**

**U001572708**

Act Date: 06-26-92  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-003209-000004  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: P  
Content: OTHER  
Number Of Tanks: Not reported

**A7**

**ED S SELF SERVICE SHELL  
5401 UNIVERSITY AVE  
SAN DIEGO, CA**

**EDR Historical Auto Stations 1008997358  
N/A**

**< 1/8  
1 ft.**

**Site 6 of 9 in cluster A**

**Relative:  
Higher**

EDR Historical Auto Stations:

Name: AMERICAN OIL CO  
Year: 1970  
Type: GASOLINE STATIONS

**Actual:  
325 ft.**

Name: MAC S SHELL SERVICE  
Year: 1975  
Type: GASOLINE STATIONS

Name: ED S SELF SERVICE SHELL  
Year: 1980  
Type: GASOLINE STATIONS

Name: ED S SELF SERVICE SHELL  
Year: 1984  
Type: GASOLINE STATIONS

**B8**

**54TH RECYCLING INC  
5496 UNIVERSITY AVE  
SAN DIEGO, CA 92105**

**SWRCY S107136561  
N/A**

**< 1/8  
1 ft.**

**Site 2 of 4 in cluster B**

**Relative:  
Higher**

SWRCY:

Facility Phone Number: Not reported  
Whether The Facility Is Grandfathered: N  
Effective Date: 05/19/2010  
Rural: N  
As Of: 2011-02-22 00:00:00  
Party Number: 54370

**Actual:  
308 ft.**

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
C9		< 1/8	1 ft.	<b>MASTER CLEANERS INC</b> <b>5586 UNIVERSITY AV</b> <b>SAN DIEGO, CA</b>  <b>Site 1 of 5 in cluster C</b>	EDR Historical Cleaners	1009128033	N/A
<b>Relative:</b>				EDR Historical Cleaners:			
<b>Higher</b>				Name: MASTER CLEANERS INC			
				Year: 1970			
<b>Actual:</b>				Type: CLEANERS AND DYERS			
<b>303 ft.</b>							
C10		< 1/8	1 ft.	<b>5553 UNIVERSITY AVE</b> <b>SAN DIEGO, CA 92105</b>  <b>Site 2 of 5 in cluster C</b>	Notify 65	S100178186	N/A
<b>Relative:</b>				Notify 65:			
<b>Higher</b>				Date Reported: Not reported			
				Staff Initials: Not reported			
<b>Actual:</b>				Board File Number: Not reported			
<b>304 ft.</b>				Facility Type: Not reported			
				Discharge Date: Not reported			
				Incident Description: 92105-2306			
C11		< 1/8	1 ft.	<b>RALPH S GARAGE</b> <b>5555 UNIVERSITY AV</b> <b>SAN DIEGO, CA</b>  <b>Site 3 of 5 in cluster C</b>	EDR Historical Auto Stations	1008996944	N/A
<b>Relative:</b>				EDR Historical Auto Stations:			
<b>Higher</b>				Name: RALPH S TWENTY FOUR HOUR TOWING			
				Year: 1970			
<b>Actual:</b>				Type: AUTOMOBILE REPAIRING			
<b>304 ft.</b>							
				Name: RALPH S GARAGE			
				Year: 1970			
				Type: AUTOMOBILE REPAIRING			
C12		< 1/8	1 ft.	<b>2-B RENTALS</b> <b>5586 UNIVERSITY</b> <b>SAN DIEGO, CA 92105</b>  <b>Site 4 of 5 in cluster C</b>	<b>HIST CORTESE</b> <b>LUST</b> <b>San Diego Co. HMMD</b> <b>SAN DIEGO CO. SAM</b>	S104753064	N/A
<b>Relative:</b>				CORTESE:			
<b>Higher</b>				Region: CORTESE			
				Facility County Code: 37			
<b>Actual:</b>				Reg By: LTNKA			
<b>303 ft.</b>				Reg Id: 9UT2256			
				LUST:			
				Region: STATE			
				Global Id: T0607301022			
				Latitude: 32.7478771			

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**2-B RENTALS (Continued)**

**S104753064**

Longitude: -117.0762525  
Case Type: LUST Cleanup Site  
Status: Open - Site Assessment  
Status Date: 2009-09-30 00:00:00  
Lead Agency: SAN DIEGO COUNTY LOP  
Case Worker: EB  
Local Agency: SAN DIEGO COUNTY LOP  
RB Case Number: 9UT2256  
LOC Case Number: H32242-001  
File Location: Local Agency  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Gasoline, Stoddard solvent / Mineral Sprits / Distillates  
Site History: This case was opened based on observations made during the removal of five underground storage tanks on June 9, 1992. Stoddard Solvent (mineral spirits) was detected in soil at a maximum of 14,430 mg/kg. Soil borings were drilled at the site September 1992 and Stoddard Solvent was detected in soil at a maximum of 13,723 mg/kg. Groundwater monitoring wells were installed in 2007. Gasoline constituents (not mineral spirits) were detected in the groundwater. See Environmental Data Tab for additional information.

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

LUST:

Global Id: T0607301022  
Contact Type: Regional Board Caseworker  
Contact Name: UNASSIGNED  
Organization Name: SAN DIEGO RWQCB (REGION 9)  
Address: 9174 SKY PARK COURT, SUITE 100  
City: SAN DIEGO  
Email: Not reported  
Phone Number: Not reported

Global Id: T0607301022  
Contact Type: Local Agency Caseworker  
Contact Name: Ellen Beacon  
Organization Name: SAN DIEGO COUNTY LOP  
Address: P.O. Box 129261  
City: San Diego  
Email: ellen.beacon@sdcounty.ca.gov  
Phone Number: Not reported

LUST:

Global Id: T0607301022  
Action Type: RESPONSE  
Date: 2010-08-02 00:00:00  
Action: Well Installation Workplan

Global Id: T0607301022  
Action Type: RESPONSE  
Date: 2011-01-30 00:00:00  
Action: Monitoring Report - Semi-Annually

Global Id: T0607301022  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Discovery



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**2-B RENTALS (Continued)**

**S104753064**

Global Id:	T0607301022
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Stopped
Global Id:	T0607301022
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported
Global Id:	T0607301022
Action Type:	ENFORCEMENT
Date:	2009-07-08 00:00:00
Action:	Letter - Notice
Global Id:	T0607301022
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Began
Global Id:	T0607301022
Action Type:	ENFORCEMENT
Date:	2009-03-11 00:00:00
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0607301022
Action Type:	ENFORCEMENT
Date:	2011-03-21 00:00:00
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0607301022
Action Type:	ENFORCEMENT
Date:	2010-08-11 00:00:00
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0607301022
Action Type:	ENFORCEMENT
Date:	2009-10-22 00:00:00
Action:	Letter - Notice
Global Id:	T0607301022
Action Type:	ENFORCEMENT
Date:	2011-01-31 00:00:00
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0607301022
Action Type:	RESPONSE
Date:	2011-01-25 00:00:00
Action:	Well Installation Report
Global Id:	T0607301022
Action Type:	RESPONSE
Date:	2011-04-30 00:00:00
Action:	Other Workplan
Global Id:	T0607301022
Action Type:	RESPONSE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**2-B RENTALS (Continued)**

**S104753064**

Date: 2011-04-30 00:00:00  
Action: Sensitive Receptor Survey Report

Global Id: T0607301022  
Action Type: RESPONSE  
Date: 2010-07-30 00:00:00  
Action: Monitoring Report - Semi-Annually

Global Id: T0607301022  
Action Type: ENFORCEMENT  
Date: 2008-09-09 00:00:00  
Action: Technical Correspondence / Assistance / Other

Global Id: T0607301022  
Action Type: ENFORCEMENT  
Date: 2009-02-10 00:00:00  
Action: Technical Correspondence / Assistance / Other

Global Id: T0607301022  
Action Type: ENFORCEMENT  
Date: 2010-08-11 00:00:00  
Action: Technical Correspondence / Assistance / Other

Global Id: T0607301022  
Action Type: ENFORCEMENT  
Date: 2011-05-17 00:00:00  
Action: Technical Correspondence / Assistance / Other

Global Id: T0607301022  
Action Type: ENFORCEMENT  
Date: 2010-08-03 00:00:00  
Action: Technical Correspondence / Assistance / Other

Global Id: T0607301022  
Action Type: ENFORCEMENT  
Date: 2011-01-19 00:00:00  
Action: Technical Correspondence / Assistance / Other

Global Id: T0607301022  
Action Type: RESPONSE  
Date: 2011-03-03 00:00:00  
Action: Site Assessment Report

Global Id: T0607301022  
Action Type: ENFORCEMENT  
Date: 2007-02-01 00:00:00  
Action: Notice of Responsibility

San Diego Co. HMMD:

Facility ID: 132242  
Inactive Indicator: Active  
Business Code: 6HK03  
SIC: Not reported  
Permit Expiration: Not reported  
Owner: 2-B RENTALS  
2nd Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**2-B RENTALS (Continued)**

**S104753064**

Mailing Address: 6212 LAKE ARIANA  
Mailing City,St,Zip: SAN DIEGO, CA 92119  
Map Code/Business Plan on File: Not reported  
Corporate Code: Not reported  
Fire Dept District: San Diego  
Census Tract Number: 27.02  
EPA ID: Not reported  
Gas Station: Not reported  
Inspection Date: Not reported  
Reinspection Date: Not reported  
Inspector Name: Not reported  
Violation Notice Issued: Not reported  
Facility Contact: WILLIAM BAKER  
Delinquent Flag: Not Delinquent  
Last Update: 08/30/10  
Last Delinquent Letter: Not reported  
Delinquent Comment: Not reported  
Last Letter Type: Not reported  
Property Owner: UNIVERSITY AVE MANOR L L C  
Property Address: 8051 MAIN ST  
Property City,St,Zip: STANTON, CA 90680  
Tank Owner: Not reported  
Tank Address: Not reported  
Tank City,St,Zip: Not reported  
Business Plan Acceptance Date: Not reported  
Reinspection Date Y2K Compatible: Not reported  
Facility Phone: 619-463-7395

**HMMD DISCLOSURE INVENTORY:**

Item Number: Not reported  
Chemical Name: Not reported  
Case Number: Not reported  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: Not reported  
2nd Hazard Category: Not reported

**HMMD UNDERGROUND TANKS:**

Tank Number: T001  
Tank ID Number: AT2595  
Waste or Product: 4000  
Tank Contents: Not reported

Tank Number: T002  
Tank ID Number: AT2595  
Waste or Product: 2000  
Tank Contents: Not reported

Tank Number: T003  
Tank ID Number: AT259  
Waste or Product: 1000  
Tank Contents: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**2-B RENTALS (Continued)**

**S104753064**

Tank Number: T004  
Tank ID Number: AT2595  
Waste or Product: 2000  
Tank Contents: Not reported

Tank Number: T005  
Tank ID Number: AT2595  
Waste or Product: 2000  
Tank Contents: Not reported

**HMMD VIOLATIONS:**

Inspection Date: Not reported  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: Not reported

**HMMD WASTE STREAMS:**

Inspection Date: Not reported  
Waste Item #: Not reported  
Waste Code: Not reported  
Waste Name: Not reported  
Qty at Inspection: Not reported  
Quantity String: Not reported  
Annual Qty: Not reported  
Annual Qty String: Not reported  
Measurement Unit: Not reported  
Treatment Method: Not reported  
Storage Method: Not reported  
Haz Waste Hauler: Not reported  
Waste Desc: Not reported  
Carcinogen: No

**SAN DIEGO CO. SAM:**

Case Number: H32242-001  
Agency: DEH Site Assessment & Mitigation  
**Funding: LOP - State Fund**  
FType: OX  
FStatus: 5  
Date: 4/22/2004  
Date Began: 6/9/1992

**B13**

**SPEEDWAY CLEANERS  
5498 UNIVERSITY AVE  
SAN DIEGO, CA**

**EDR Historical Cleaners 1009129190  
N/A**

**< 1/8  
1 ft.**

**Site 3 of 4 in cluster B**

**Relative:  
Higher**

EDR Historical Cleaners:  
Name: SPEEDWAY CLEANERS  
Year: 1980  
Type: CLEANERS AND DYERS

**Actual:  
307 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**B14** **PIT STOP THE** **EDR Historical Auto Stations** **1008997991**  
**5498 UNIVERSITY AVE** **N/A**  
**< 1/8** **SAN DIEGO, CA**  
**1 ft.**

**Site 4 of 4 in cluster B**

**Relative:** EDR Historical Auto Stations:  
**Higher** Name: PIT STOP THE  
Year: 1975  
**Actual:** Type: GASOLINE STATIONS  
**307 ft.**  
Name: PIT STOP THE  
Year: 1980  
Type: GASOLINE STATIONS

**C15** **2-B RENTALS** **LUST** **S102423397**  
**5586 UNIVERSITY AVE** **SWEEPS UST** **N/A**  
**< 1/8** **SAN DIEGO, CA 92105**  
**1 ft.**

**Site 5 of 5 in cluster C**

**Relative:** LUST REG 9:  
**Higher** Region: 9  
Status: Preliminary site assessment underway  
**Actual:** Case Number: 9UT2256  
**303 ft.** Local Case: H32242-001  
Substance: Mineral Spirits  
Qty Leaked: Not reported  
Abate Method: Not reported  
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: 06/09/1992  
Date Stopped: 06/09/1992  
Confirm Date: 06/09/1992  
Submit Workplan: 6/30/92  
Prelim Assess: 06/30/1992  
Desc Pollution: Not reported  
Remed Plan: / /  
Remed Action: Not reported  
Began Monitor: Not reported  
Release Date: 06/09/1992  
Enforce Date: Not reported  
Closed Date: Not reported  
Enforce Type: Not reported  
Pilot Program: LOP  
Basin Number: 908.21  
GW Depth: >16  
Beneficial Use: No Beneficial groundwater use  
NPDES Number: Not reported  
Priority: 2B  
File Dispn: File discarded, case closed  
Interim Remedial Actions: No  
Cleanup and Abatement order Number: Not reported  
Waste Discharge Requirement Number: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**2-B RENTALS (Continued)**

**S102423397**

SWEEPS UST:

Status: A  
Comp Number: 32242  
Number: 9  
Board Of Equalization: Not reported  
Ref Date: Not reported  
Act Date: 06-26-92  
Created Date: 02-29-88  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: Not reported  
Actv Date: Not reported  
Capacity: Not reported  
Tank Use: Not reported  
Stg: Not reported  
Content: Not reported  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 32242  
Number: Not reported  
Board Of Equalization: Not reported  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-032242-000001  
Actv Date: Not reported  
Capacity: 4000  
Tank Use: OIL  
Stg: PRODUCT  
Content: Not reported  
Number Of Tanks: 5

Status: Not reported  
Comp Number: 32242  
Number: Not reported  
Board Of Equalization: Not reported  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-032242-000002  
Actv Date: Not reported  
Capacity: 2000  
Tank Use: OIL  
Stg: PRODUCT  
Content: Not reported  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 32242  
Number: Not reported  
Board Of Equalization: Not reported  
Ref Date: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**2-B RENTALS (Continued)**

**S102423397**

Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-032242-000003  
Actv Date: Not reported  
Capacity: 1000  
Tank Use: OIL  
Stg: PRODUCT  
Content: Not reported  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 32242  
Number: Not reported  
Board Of Equalization: Not reported  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-032242-000004  
Actv Date: Not reported  
Capacity: 2000  
Tank Use: OIL  
Stg: PRODUCT  
Content: Not reported  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 32242  
Number: Not reported  
Board Of Equalization: Not reported  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-032242-000005  
Actv Date: Not reported  
Capacity: 2000  
Tank Use: OIL  
Stg: PRODUCT  
Content: Not reported  
Number Of Tanks: Not reported

A16

**M. BRAMMER INC, SHELL STATION  
5401 UNIVERSITY AVE  
SAN DIEGO, CA 92105**

**UST U003789102  
N/A**

< 1/8  
1 ft.

**Site 7 of 9 in cluster A**

**Relative:  
Higher**

UST:  
Facility ID: 18634  
Latitude: 32.74871  
Longitude: -117.07927

**Actual:  
325 ft.**

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**A17**      **UNIVERSITY FRAME & AXLE**  
**5405 UNIVERSITY PL**  
**SAN DIEGO, CA**

**EDR Historical Auto Stations**      **1008996669**  
**N/A**

< 1/8  
1 ft.

**Site 8 of 9 in cluster A**

**Relative:**      EDR Historical Auto Stations:  
**Higher**          Name:                      UNIVERSITY FRAME & AXLE  
                         Year:                        1961  
**Actual:**          Type:                        AUTOMOBILE REPAIRING  
**326 ft.**

**A18**      **SHELL SERVICE STATION**  
**5401 UNIVERSITY / 54TH**  
**SAN DIEGO, CA 92105**

**RCRA-SQG**      **1001967295**  
**FINDS**          **CAR000066787**  
**HAZNET**

< 1/8  
1 ft.

**Site 9 of 9 in cluster A**

**Relative:**      RCRA-SQG:  
**Higher**          Date form received by agency: 02/26/2004  
                         Facility name:              SHELL SERVICE STATION  
**Actual:**          Facility address:            5401 UNIVERSITY / 54TH  
**325 ft.**                      SAP #135932  
                                                      SAN DIEGO, CA 92105  
                         EPA ID:                        CAR000066787  
                         Mailing address:            SHELL OIL PRODUCTS US  
                                                      12700 NORTHBOROUGH DR MFT240-G  
                                                      HOUSTON, TX 770672508  
                         Contact:                        GARY V WING  
                         Contact address:            Not reported  
                                                      Not reported  
                         Contact country:            Not reported  
                         Contact telephone:        (714) 731-8337  
                         Contact email:              GVWING@SHELLOPUS.COM  
                         EPA Region:                 09  
                         Classification:              Small Small Quantity Generator  
                         Description:                 Handler: generates more than 100 and less than 1000 kg of hazardous  
                            waste during any calendar month and accumulates less than 6000 kg of  
                            hazardous waste at any time; or generates 100 kg or less of hazardous  
                            waste during any calendar month, and accumulates more than 1000 kg of  
                            hazardous waste at any time

**Owner/Operator Summary:**  
Owner/operator name:      EQUILON ENTERPRISES L L C  
Owner/operator address:    P O BOX 2099 ROOM 1341  
                                                      HOUSTON, TX 77252  
Owner/operator country:    Not reported  
Owner/operator telephone: (713) 241-2258  
Legal status:                 Private  
Owner/Operator Type:      Owner  
Owner/Op start date:        Not reported  
Owner/Op end date:         Not reported  
  
Owner/operator name:      SHELL OIL PRODUCTS US  
Owner/operator address:    Not reported  
                                                      Not reported  
Owner/operator country:    US  
Owner/operator telephone: Not reported  
Legal status:                 Private  
Owner/Operator Type:      Operator

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHELL SERVICE STATION (Continued)**

**1001967295**

Owner/Op start date: 08/01/1998  
Owner/Op end date: Not reported  
  
Owner/operator name: EQUILON ENTERPRISES LLC DBA SHELL OIL PR  
Owner/operator address: PO BOX 2648  
HOUSTON, TX 77252  
  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 08/01/1998  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/26/2004  
Facility name: SHELL SERVICE STATION  
Classification: Large Quantity Generator

Date form received by agency: 03/03/2000  
Facility name: SHELL SERVICE STATION  
Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D018  
Waste name: BENZENE

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHELL SERVICE STATION (Continued)**

**1001967295**

FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D018  
Waste name: BENZENE

Violation Status: No violations found

**FINDS:**

Registry ID: 110002933283

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HAZNET:**

Year: 2007  
Gepaid: CAR000066787  
Contact: R HULL/ENV. REPORTING ANALYST  
Telephone: 2818742224  
Mailing Name: Not reported  
Mailing Address: 12700 NORTHBOROUGH DR 300G03  
Mailing City,St,Zip: HOUSTON, TX 77067  
Gen County: San Diego  
TSD EPA ID: CAD008830290  
TSD County: Not reported  
Waste Category: Other organic solids  
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  
Tons: 0.01  
Facility County: San Diego

Year: 2004  
Gepaid: CAR000066787  
Contact: RACHEL WILLIAMSON  
Telephone: 2818742224  
Mailing Name: Not reported  
Mailing Address: 12700 NORTHBOUROUGH DR  
Mailing City,St,Zip: HOUSTON, TX 77067  
Gen County: San Diego  
TSD EPA ID: CAD008364432  
TSD County: Los Angeles  
Waste Category: Other organic solids  
Disposal Method: R01  
Tons: 0.01  
Facility County: Not reported

Year: 2002  
Gepaid: CAR000066787

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**SHELL SERVICE STATION (Continued)**

**1001967295**

Contact: MARGE BRAMMER  
 Telephone: 6192861475  
 Mailing Name: Not reported  
 Mailing Address: 5401 UNIVERSITY AVE  
 Mailing City,St,Zip: SAN DIEGO, CA 921050000  
 Gen County: San Diego  
 TSD EPA ID: Not reported  
 TSD County: Los Angeles  
 Waste Category: Other organic solids  
 Disposal Method: H01  
 Tons: 0.03  
 Facility County: Not reported

Year: 2002  
 Gepaid: CAR000066787  
 Contact: MARGE BRAMMER  
 Telephone: 6192861475  
 Mailing Name: Not reported  
 Mailing Address: 5401 UNIVERSITY AVE  
 Mailing City,St,Zip: SAN DIEGO, CA 921050000  
 Gen County: San Diego  
 TSD EPA ID: Not reported  
 TSD County: Los Angeles  
 Waste Category: Tank bottom waste  
 Disposal Method: T01  
 Tons: 0.65  
 Facility County: Not reported

Year: 2001  
 Gepaid: CAR000066787  
 Contact: MARGE BRAMMER  
 Telephone: 6192861475  
 Mailing Name: Not reported  
 Mailing Address: 5401 UNIVERSITY AVE  
 Mailing City,St,Zip: SAN DIEGO, CA 921050000  
 Gen County: San Diego  
 TSD EPA ID: Not reported  
 TSD County: Los Angeles  
 Waste Category: Other organic solids  
 Disposal Method: H01  
 Tons: 0.09  
 Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access  
 1 additional CA\_HAZNET: record(s) in the EDR Site Report.

**D19**  
**West**  
**< 1/8**  
**0.071 mi.**  
**374 ft.**

**ECON O-WASH LAUNDRY**  
**5368 UNIVERSITY AV**  
**SAN DIEGO, CA**  
**Site 1 of 5 in cluster D**

**EDR Historical Cleaners**    **1009129104**  
**N/A**

**Relative:**  
**Higher**

EDR Historical Cleaners:  
 Name: ECON O-WASH LAUNDRY  
 Year: 1966  
 Type: LAUNDRIES - SELF SERVE

**Actual:**  
**335 ft.**

Name: ECON O-WASH LAUNDRY

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**ECON O-WASH LAUNDRY (Continued)**

**1009129104**

Year: 1970  
 Type: LAUNDRIES SELF SERVE

**20**  
**ENE**  
 < 1/8  
 0.104 mi.  
 550 ft.

**MAYTAG LAUNDRY**  
**5837 UNIVERSITY AVE**  
**SAN DIEGO, CA**

**EDR Historical Cleaners**

**1009127975**  
**N/A**

**Relative:**  
**Higher**

EDR Historical Cleaners:

Name: BELLEVIEW CENTER LAUNDROMAT  
 Year: 1966  
 Type: LAUNDRIES - SELF SERVE

**Actual:**  
**310 ft.**

Name: GAINES LAUNDRY  
 Year: 1966  
 Type: CLEANERS AND DYERS

Name: BELLEVIEW CENTER LAUNDROMAT  
 Year: 1970  
 Type: LAUNDRIES SELF SERVE

Name: CASH COIN CO INC  
 Year: 1975  
 Type: LAUNDRIES SELF SERVE

Name: MAYTAG LAUNDRY  
 Year: 1980  
 Type: LAUNDRIES SELF SERVE

Name: MAYTAG LAUNDRY  
 Year: 1984  
 Type: LAUNDRIES SELF SERVE

**D21**  
**West**  
 < 1/8  
 0.114 mi.  
 600 ft.

**JAMIE PRINCE RECYCLING**  
**5303 UNIVERSITY AVE**  
**SAN DIEGO, CA 92105**

**SWRCY**

**S107136777**  
**N/A**

**Site 2 of 5 in cluster D**

**Relative:**  
**Higher**

SWRCY:

Facility Phone Number: Not reported  
 Whether The Facility Is Grandfathered: N  
 Effective Date: 10/28/2009  
 Rural: N  
 As Of: 2011-02-22 00:00:00  
 Party Number: 45373

**Actual:**  
**337 ft.**

Facility Phone Number: Not reported  
 Whether The Facility Is Grandfathered: N  
 Effective Date: 08/13/2005  
 Rural: N  
 As Of: 2011-02-22 00:00:00  
 Party Number: 25948



MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

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<b>D22</b> West < 1/8 0.119 mi. 630 ft.	<b>JOHNSON S TEXACO SERVICE</b> 5296 UNIVERSITY PL SAN DIEGO, CA  Site 3 of 5 in cluster D  EDR Historical Auto Stations: Name: JOHNSON S TEXACO SERVICE Year: 1961 Type: GASOLINE STATIONS	<b>EDR Historical Auto Stations</b>	1008998430 N/A
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<b>D23</b> West < 1/8 0.123 mi. 647 ft.	<b>GEORGE S GARAGE</b> 5296 UNIVERSITY AVE SAN DIEGO, CA  Site 4 of 5 in cluster D  EDR Historical Auto Stations: Name: JOHNSON S TEXACO SERVICE Year: 1970 Type: GASOLINE STATIONS  Name: GEORGE S GARAGE Year: 1984 Type: A T S AUTOMATIC	<b>EDR Historical Auto Stations</b>	1008998477 N/A
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<b>D24</b> West < 1/8 0.125 mi. 659 ft.	<b>DONNYS TRANSMISSION</b> 5295 UNIVERSITY AVE SAN DIEGO, CA 92105  Site 5 of 5 in cluster D  RCRA-SQG: Date form received by agency: 03/06/1990 Facility name: DONNYS TRANSMISSION Facility address: 5295 UNIVERSITY AVE SAN DIEGO, CA 92105 EPA ID: CAD982483240 Mailing address: UNIVERSITY AVE SAN DIEGO, CA 92105 Contact: ENVIRONMENTAL MANAGER Contact address: 5295 UNIVERSITY AVE SAN DIEGO, CA 92105 Contact country: US Contact telephone: (415) 555-1212 Contact email: Not reported EPA Region: 09 Classification: Small Small Quantity Generator Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time  Owner/Operator Summary: Owner/operator name: GIAN NGUYEN Owner/operator address: NOT REQUIRED NOT REQUIRED, ME 99999	<b>RCRA-SQG                  FINDS</b>	1000323829 CAD982483240
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Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DONNYS TRANSMISSION (Continued)**

**1000323829**

Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999

Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

**FINDS:**

Registry ID: 110002826265

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

25  
 West  
 1/8-1/4  
 0.172 mi.  
 906 ft.

**HONGS RADIATOR**  
**5255 UNIVERSITY AVE**  
**SAN DIEGO, CA 92105**

**RCRA-SQG 1000237019**  
**FINDS CAD981435589**

**Relative:**  
**Higher**

RCRA-SQG:

Date form received by agency: 08/11/1986  
 Facility name: HONGS RADIATOR  
 Facility address: 5255 UNIVERSITY AVE  
 SAN DIEGO, CA 92105  
 EPA ID: CAD981435589  
 Mailing address: UNIVERSITY AVE  
 SAN DIEGO, CA 92105  
 Contact: ENVIRONMENTAL MANAGER  
 Contact address: 5255 UNIVERSITY AVE  
 SAN DIEGO, CA 92105  
 Contact country: US  
 Contact telephone: (415) 555-1212  
 Contact email: Not reported  
 EPA Region: 09  
 Classification: Small Small Quantity Generator  
 Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Actual:**  
**328 ft.**

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED  
 Owner/operator address: NOT REQUIRED  
 NOT REQUIRED, ME 99999  
 Owner/operator country: Not reported  
 Owner/operator telephone: (415) 555-1212  
 Legal status: Private  
 Owner/Operator Type: Operator  
 Owner/Op start date: Not reported  
 Owner/Op end date: Not reported  
 Owner/operator name: CHAU MYLE  
 Owner/operator address: NOT REQUIRED  
 NOT REQUIRED, ME 99999  
 Owner/operator country: Not reported  
 Owner/operator telephone: (415) 555-1212  
 Legal status: Private  
 Owner/Operator Type: Owner  
 Owner/Op start date: Not reported  
 Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
 Mixed waste (haz. and radioactive): No  
 Recycler of hazardous waste: No  
 Transporter of hazardous waste: No  
 Treater, storer or disposer of HW: No  
 Underground injection activity: No  
 On-site burner exemption: No  
 Furnace exemption: No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**HONGS RADIATOR (Continued)**

**1000237019**

Used oil fuel burner: No  
 Used oil processor: No  
 User oil refiner: No  
 Used oil fuel marketer to burner: No  
 Used oil Specification marketer: No  
 Used oil transfer facility: No  
 Used oil transporter: No

Violation Status: No violations found

**FINDS:**

Registry ID: 110002704404

**Environmental Interest/Information System**

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**E26  
 ENE  
 1/8-1/4  
 0.190 mi.  
 1004 ft.**

**OWEN & SON TEXACO SERVICE  
 5909 UNIVERSITY AVE  
 SAN DIEGO, CA**

**EDR Historical Auto Stations**

**1008998719  
 N/A**

**Site 1 of 5 in cluster E**

**Relative:  
 Higher**

**EDR Historical Auto Stations:**

Name: TEXACO SERVICE STATION  
 Year: 1961  
 Type: GASOLINE STATIONS

**Actual:  
 320 ft.**

Name: LEGAULT PETE TEXACO SERVICE  
 Year: 1966  
 Type: GASOLINE STATIONS

Name: OWEN & SON TEXACO SERVICE  
 Year: 1975  
 Type: GASOLINE STATIONS

**27  
 West  
 1/8-1/4  
 0.232 mi.  
 1227 ft.**

**SAN DIEGO COUNTY PUBLIC HEALTH SERVICE  
 5202 UNIVERSITY AVENUE  
 SAN DIEGO, CA 92105**

**RCRA-SQG  
 FINDS**

**1000375762  
 CAD981404270**

**Relative:  
 Higher**

**RCRA-SQG:**

Date form received by agency: 09/01/1996  
 Facility name: DOHS SAN DIEGO CO  
 Facility address: 714 P STREET  
 SAN DIEGO, CA 92114

**Actual:  
 319 ft.**

EPA ID: CAD981404270  
 Contact: Not reported  
 Contact address: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN DIEGO COUNTY PUBLIC HEALTH SERVICE (Continued)**

**1000375762**

Contact country: Not reported  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Land type: Facility is not located on Indian land. Additional information is not known.  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: STATE OF CALIFORNIA  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: State  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: State  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 05/16/1986  
Facility name: DOHS SAN DIEGO CO  
Classification: Large Quantity Generator

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN DIEGO COUNTY PUBLIC HEALTH SERVICE (Continued)**

**1000375762**

Facility Has Received Notices of Violations:

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 04/15/1993  
Date achieved compliance: 04/15/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 01/29/1992  
Date achieved compliance: 04/15/1993  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 03/21/1990  
Date achieved compliance: 01/29/1992  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 04/15/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 04/15/1998  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 01/29/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 04/15/1993  
Evaluation lead agency: State Contractor/Grantee



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**SAN DIEGO COUNTY PUBLIC HEALTH SERVICE (Continued)**

**1000375762**

Evaluation date: 03/21/1990  
 Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
 Area of violation: Generators - General  
 Date achieved compliance: 01/29/1992  
 Evaluation lead agency: State Contractor/Grantee

**FINDS:**

Registry ID: 110008268007

**Environmental Interest/Information System**

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**28**  
**West**  
**1/8-1/4**  
**0.238 mi.**  
**1257 ft.**

**52ND STREET PREFERRED SITE**  
**52ND/REX**  
**SAN DIEGO, CA 92105**

**SCH S105954575**  
**ENVIROSTOR N/A**

**Relative:**  
**Higher**

**SCH:**

**Actual:**  
**345 ft.**

Facility ID: 37880010  
 Site Type: School Investigation  
 Site Type Detail: School  
 Site Mgmt. Req.: NONE SPECIFIED  
 Acres: 8.0  
 National Priorities List: NO  
 Cleanup Oversight Agencies: SMBRP  
 Lead Agency: NONE SPECIFIED  
 Lead Agency Description: Not reported  
 Project Manager: Not reported  
 Supervisor: \* Tawfiq Deek  
 Division Branch: Cleanup Cypress  
 Site Code: 404381  
 Assembly: 78  
 Senate: 39  
 Special Program Status: Not reported  
 Status: No Further Action  
 Status Date: 2005-11-18 00:00:00  
 Restricted Use: NO  
 Funding: School District  
 Latitude: 32.7478434939759  
 Longitude: -117.083185  
 APN: NONE SPECIFIED  
 Past Use: ELECTRIC GENERATION/SUBSTATION, PESTICIDE/INSECTIDE/RODENTICIDE STORAGE  
 Potential COC: 30004, 30013, 30018  
 Confirmed COC: 30004,30013,30018  
 Potential Description: SOIL  
 Alias Name: 52ND STREET PREFERRED SITE  
 Alias Type: Alternate Name  
 Alias Name: Fay Elementary School

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**52ND STREET PREFERRED SITE (Continued)**

**S105954575**

Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-52ND STREET ES  
Alias Type: Alternate Name  
Alias Name: 404381  
Alias Type: Project Code (Site Code)  
Alias Name: 37880010  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 2003-02-06 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Supplemental Site Investigation Workplan  
Completed Date: 2005-06-28 00:00:00  
Comments: DTSC recieve SSI on June 23, 2005

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 2005-10-19 00:00:00  
Comments: Addendum included a site boundary change however same contiguous residential properties.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Supplemental Site Investigation Report  
Completed Date: 2005-11-18 00:00:00  
Comments: NFA.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 2006-01-04 00:00:00  
Comments: Not reported

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  
Schedule Revised Date: Not reported

ENVIROSTOR:

Site Type: School Investigation  
Site Type Detailed: School  
Acres: 8.0  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: NONE SPECIFIED

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**52ND STREET PREFERRED SITE (Continued)**

**S105954575**

Program Manager: Not reported  
Supervisor: \* Tawfiq Deek  
Division Branch: Cleanup Cypress  
Facility ID: 37880010  
Site Code: 404381  
Assembly: 78  
Senate: 39  
Special Program: Not reported  
Status: No Further Action  
Status Date: 2005-11-18 00:00:00  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: School District  
Latitude: 32.7478434939759  
Longitude: -117.083185  
APN: NONE SPECIFIED  
Past Use: ELECTRIC GENERATION/SUBSTATION, PESTICIDE/INSECTIDE/RODENTICIDE STORAGE  
Potential COC: 30004, 30013, 30018  
Confirmed COC: 30004,30013,30018  
Potential Description: SOIL  
Alias Name: 52ND STREET PREFERRED SITE  
Alias Type: Alternate Name  
Alias Name: Fay Elementary School  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-52ND STREET ES  
Alias Type: Alternate Name  
Alias Name: 404381  
Alias Type: Project Code (Site Code)  
Alias Name: 37880010  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 2003-02-06 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Supplemental Site Investigation Workplan  
Completed Date: 2005-06-28 00:00:00  
Comments: DTSC recieve SSI on June 23, 2005

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 2005-10-19 00:00:00  
Comments: Addendum included a site boundary change however same contiguous residential properties.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Supplemental Site Investigation Report  
Completed Date: 2005-11-18 00:00:00  
Comments: NFA.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**52ND STREET PREFERRED SITE (Continued)**

**S105954575**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 2006-01-04 00:00:00  
Comments: Not reported

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  
Schedule Revised Date: Not reported

**E29** CLASSIC CAR WASH  
**ENE** 59852 UNIVERSITY  
**1/8-1/4** SAN DIEGO, CA 92115  
**0.244 mi.**  
**1286 ft.** Site 2 of 5 in cluster E

**HIST CORTESE** S105026133  
N/A

**Relative:** CORTESE:  
**Higher** Region: CORTESE  
Facility County Code: 37  
**Actual:** Reg By: LTNKA  
**321 ft.** Reg Id: 9UT1834

**E30** CLASSIC CAR WASH  
**ENE** 5985 UNIVERSITY  
**1/8-1/4** SAN DIEGO, CA 92115  
**0.244 mi.**  
**1286 ft.** Site 3 of 5 in cluster E

**HIST CORTESE** S104751449  
**LUST** N/A  
**AST**  
San Diego Co. HMMD  
SAN DIEGO CO. SAM

**Relative:** CORTESE:  
**Higher** Region: CORTESE  
Facility County Code: 37  
**Actual:** Reg By: LTNKA  
**321 ft.** Reg Id: 9UT788

LUST:  
Region: STATE  
Global Id: T0607303040  
Latitude: 32.751565  
Longitude: -117.067301  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 1988-11-16 00:00:00  
Lead Agency: SAN DIEGO COUNTY LOP  
Case Worker: FA  
Local Agency: Not reported  
RB Case Number: 9UT788  
LOC Case Number: H28275-001  
File Location: Local Agency  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S104751449**

Site History: Not reported

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

LUST:

Global Id: T0607303040  
Contact Type: Regional Board Caseworker  
Contact Name: UNASSIGNED  
Organization Name: SAN DIEGO RWQCB (REGION 9)  
Address: 9174 SKY PARK COURT, SUITE 100  
City: SAN DIEGO  
Email: Not reported  
Phone Number: Not reported

LUST:

Global Id: T0607303040  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Stopped

Global Id: T0607303040  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Began

Global Id: T0607303040  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

Global Id: T0607303040  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Discovery

Region: STATE  
Global Id: T0607300618  
Latitude: 32.751565  
Longitude: -117.067301  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 1991-02-08 00:00:00  
Lead Agency: SAN DIEGO COUNTY LOP  
Case Worker: CS  
Local Agency: Not reported  
RB Case Number: 9UT1834  
LOC Case Number: H28275-002  
File Location: Local Agency  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

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

LUST:

Global Id: T0607300618  
Contact Type: Regional Board Caseworker

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S104751449**

Contact Name: UNASSIGNED  
Organization Name: SAN DIEGO RWQCB (REGION 9)  
Address: 9174 SKY PARK COURT, SUITE 100  
City: SAN DIEGO  
Email: Not reported  
Phone Number: Not reported

**LUST:**

Global Id: T0607300618  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Discovery

Global Id: T0607300618  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Stopped

Global Id: T0607300618  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Began

Global Id: T0607300618  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

**AST:**

Owner: RAFIDAIN, INC  
Total Gallons: 1560  
Certified Unified Program Agencies: San Diego

**San Diego Co. HMMD:**

Facility ID: 128275  
Inactive Indicator: Active  
Business Code: Not reported  
SIC: Not reported  
Permit Expiration: Not reported  
Owner: Not reported  
2nd Name: Not reported  
Mailing Address: Not reported  
Mailing City,St,Zip: Not reported  
Map Code/Business Plan on File: Not reported  
Corporate Code: Not reported  
Fire Dept District: San Diego  
Census Tract Number: 27.03  
EPA ID: Not reported  
Gas Station: Not reported  
Inspection Date: 04/27/88  
Reinspection Date: Not reported  
Inspector Name: LEGACY  
Violation Notice Issued: Not reported  
Facility Contact: AARRON KNOX  
Delinquent Flag: Not Delinquent



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S104751449**

Last Update: 08/30/10  
Last Delinquent Letter: Not reported  
Delinquent Comment: Not reported  
Last Letter Type: Not reported  
Property Owner: RAFIDAIN INC <LF> LAKHA PROPER  
Property Address: 500 108TH AVE NE #20  
Property City,St,Zip: BELLEVUE, WA 98004  
Tank Owner: Not reported  
Tank Address: Not reported  
Tank City,St,Zip: Not reported  
Business Plan Acceptance Date: Not reported  
Reinspection Date Y2K Compatible: Not reported  
Facility Phone: Not reported

**HMMD DISCLOSURE INVENTORY:**

Item Number: Not reported  
Chemical Name: Not reported  
Case Number: Not reported  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: Not reported  
2nd Hazard Category: Not reported

**HMMD UNDERGROUND TANKS:**

Tank Number: T001  
Tank ID Number: 01  
Waste or Product: 10000  
Tank Contents: Not reported

Tank Number: T002  
Tank ID Number: 02  
Waste or Product: 8000  
Tank Contents: Not reported

Tank Number: T003  
Tank ID Number: 03  
Waste or Product: 8000  
Tank Contents: Not reported

**HMMD VIOLATIONS:**

Inspection Date: 04/27/88  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 2732

Inspection Date: 04/27/88  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 2733

Inspection Date: 04/27/88  
Waste Code: Not reported  
Occurrences: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S104751449**

Item Number: 2734

**HMMD WASTE STREAMS:**

Inspection Date: Not reported  
Waste Item #: Not reported  
Waste Code: Not reported  
Waste Name: Not reported  
Qnty at Inspection: Not reported  
Quantity String: Not reported  
Annual Qty: Not reported  
Annual Qty String: Not reported  
Measurement Unit: Not reported  
Treatment Method: Not reported  
Storage Method: Not reported  
Haz Waste Hauler: Not reported  
Waste Desc: Not reported  
Carcinogen: No

Facility ID: 136036  
Inactive Indicator: Active  
Business Code: 6HK26  
SIC: Not reported  
Permit Expiration: Not reported  
Owner: RAFIDAIN, INC  
2nd Name: Not reported  
Mailing Address: 5985 UNIVERSITY AV  
Mailing City,St,Zip: SAN DIEGO, CA 92115  
Map Code/Business Plan on File: Not reported  
Corporate Code: Not reported  
Fire Dept District: San Diego  
Census Tract Number: 27.03  
EPA ID: CAL000306147  
Gas Station: Not reported  
Inspection Date: 12/26/07  
Reinspection Date: Not reported  
Inspector Name: SANDERSO  
Violation Notice Issued: Not reported  
Facility Contact: MAX YOUNAN  
Delinquent Flag: Not Delinquent  
Last Update: 08/30/10  
Last Delinquent Letter: Not reported  
Delinquent Comment: Not reported  
Last Letter Type: Not reported  
Property Owner: RAFIDAIN INC <LF> LAKHA PROPER  
Property Address: 500 108TH AVE NE #20  
Property City,St,Zip: BELLEVUE, WA 98004  
Tank Owner: Not reported  
Tank Address: Not reported  
Tank City,St,Zip: Not reported  
Business Plan Acceptance Date: Not reported  
Reinspection Date Y2K Compatible: 06/26/09  
Facility Phone: 619-583-1433

**HMMD DISCLOSURE INVENTORY:**

Item Number: CAR  
Chemical Name: CAR SHAMPOO CAR SHAMPOO

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S104751449**

Case Number: 1310-73-2  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: CHRONIC  
2nd Hazard Category: Not reported

Item Number: OIL  
Chemical Name: OIL, LUBRICATING: MOTOR OIL  
Case Number: 8002-05-9  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: FIRE  
2nd Hazard Category: ACUTE

Item Number: SOD  
Chemical Name: SODIUM HYDROXIDE  
Case Number: 1310-73-2  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: CHRONIC  
2nd Hazard Category: Not reported

Item Number: WIN  
Chemical Name: WINDEX (AMMONIA) WINDEX (AMMONIA)  
Case Number: 111-76-2  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: CHRONIC  
2nd Hazard Category: Not reported

**HMMD UNDERGROUND TANKS:**

Tank Number: Not reported  
Tank ID Number: Not reported  
Waste or Product: Not reported  
Tank Contents: Not reported

**HMMD VIOLATIONS:**

Inspection Date: 02/18/99  
Waste Code: Not reported  
Occurrences: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S104751449**

Item Number:	7779
Inspection Date:	02/18/99
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	7780
Inspection Date:	03/03/06
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	3484
Inspection Date:	07/17/01
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	3300
Inspection Date:	07/17/01
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	3301
Inspection Date:	07/17/01
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	3302
Inspection Date:	05/24/00
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	1314
Inspection Date:	05/24/00
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	1315
Inspection Date:	05/24/00
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	1316
Inspection Date:	12/26/07
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	7613
Inspection Date:	12/26/07
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	7614
Inspection Date:	10/17/02
Waste Code:	Not reported
Occurrences:	Not reported
Item Number:	9366

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S104751449**

Inspection Date: 02/18/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7365

Inspection Date: 02/18/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7366

Inspection Date: 04/06/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 6177

Inspection Date: 04/06/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 6178

Inspection Date: 04/06/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 6179

Inspection Date: 04/06/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 6180

**HMMD WASTE STREAMS:**

Inspection Date: 12/26/07  
Waste Item #: 221  
Waste Code: 221  
Waste Name: WASTE OIL & MIXED OI  
Qty at Inspection: 480  
Quantity String: 480  
Annual Qty: 4800  
Annual Qty String: 4800  
Measurement Unit: GAL  
Treatment Method: 001 RECYCLE  
Storage Method: ABVG TNK  
Haz Waste Hauler: 5346 PROLEUM  
Waste Desc: Not reported  
Carcinogen: No

Inspection Date: 12/26/07  
Waste Item #: 342  
Waste Code: 342  
Waste Name: ORGANIC LIQUIDS W/ME  
Qty at Inspection: 110  
Quantity String: 110  
Annual Qty: 600  
Annual Qty String: 600  
Measurement Unit: GAL  
Treatment Method: 001 RECYCLE  
Storage Method: PLASTIC DRUM

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S104751449**

Haz Waste Hauler: 4611 ENV. AUTOMOTIVE PROD  
Waste Desc: ANTIFREEZE  
Carcinogen: No  
  
Inspection Date: 12/26/07  
Waste Item #: 451  
Waste Code: 451  
Waste Name: DEGREASING SLUDGE  
Qty at Inspection: 55  
Quantity String: 55  
Annual Qty: 110  
Annual Qty String: 110  
Measurement Unit: GAL  
Treatment Method: 101 AUTOCLAVE  
Storage Method: METAL DRUM  
Haz Waste Hauler: 0015 ASBURY ENVIRONMENTAL  
Waste Desc: SUMP SLUDGE  
Carcinogen: No

Inspection Date: 12/26/07  
Waste Item #: 888  
Waste Code: 888  
Waste Name: USED OIL FILTERS  
Qty at Inspection: 1200  
Quantity String: 1200  
Annual Qty: 4800  
Annual Qty String: 4800  
Measurement Unit: LBS  
Treatment Method: 001 RECYCLE  
Storage Method: METAL DRUM  
Haz Waste Hauler: 9997 UNREGISTERED HAZ WST  
Waste Desc: USED OIL FILTERS- VORTEX  
Carcinogen: No

**SAN DIEGO CO. SAM:**

Case Number: H28275-002  
Agency: DEH Site Assessment & Mitigation  
**Funding: LOP - Federal Fund**  
FType: Soils Only  
FStatus: 9  
Date: 2/8/1991  
Date Began: 7/12/1988

Case Number: H28275-001  
Agency: DEH Site Assessment & Mitigation  
**Funding: LOP - State Fund**  
FType: Soils Only  
FStatus: 9  
Date: 11/16/1988  
Date Began: 7/12/1988



MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**E31**  
**ENE**  
**1/8-1/4**  
**0.244 mi.**  
**1286 ft.**

**CLASSIC CAR WASH**  
**5985-2 UNIVERSITY AVE**  
**SAN DIEGO, CA 92115**

**LUST**    **S102428125**  
**N/A**

**Site 4 of 5 in cluster E**

**Relative:**  
**Higher**

LUST REG 9:

Region: 9  
Status: Case Closed  
Case Number: 9UT1834  
Local Case: H28275-002  
Substance: Gasoline  
Qty Leaked: Not reported  
Abate Method: Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants

**Actual:**  
**321 ft.**

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: 10/30/1990  
Date Stopped: 10/30/1990  
Confirm Date: 10/26/1990  
Submit Workplan: 11/6/90  
Prelim Assess: / /  
Desc Pollution: Not reported  
Remed Plan: / /  
Remed Action: Not reported  
Began Monitor: Not reported  
Release Date: 10/30/1990  
Enforce Date: Not reported  
Closed Date: 2/8/91  
Enforce Type: Not reported  
Pilot Program: LOP  
Basin Number: Not reported  
GW Depth: Not reported  
Beneficial Use: Not reported  
NPDES Number: Not reported  
Priority: Low priority. Priority ranking can change over time.  
File Dispn: File discarded, case closed  
Interim Remedial Actions: No  
Cleanup and Abatement order Number: Not reported  
Waste Discharge Requirement Number: Not reported

**E32**  
**ENE**  
**1/8-1/4**  
**0.244 mi.**  
**1286 ft.**

**CLASSIC CAR WASH**  
**5985 UNIVERSITY AVE**  
**SAN DIEGO, CA 92115**

**LUST**    **S102428124**  
**SWEEPS UST**    **N/A**

**Site 5 of 5 in cluster E**

**Relative:**  
**Higher**

LUST REG 9:

Region: 9  
Status: Case Closed  
Case Number: 9UT788  
Local Case: H28275-001  
Substance: Unleaded Gasoline  
Qty Leaked: 0  
Abate Method: Not reported

**Actual:**  
**321 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S102428124**

Local Agency: San Diego  
How Found: Tank Closure  
How Stopped: Close Tank  
Source: Unknown  
Cause: Unknown  
Lead Agency: Local Agency  
Case Type: Soil only  
Date Found: 05/14/1987  
Date Stopped: 07/14/1988  
Confirm Date: 07/12/1988  
Submit Workplan: Not reported  
Prelim Assess: 08/20/1987  
Desc Pollution: Not reported  
Remed Plan: / /  
Remed Action: Not reported  
Began Monitor: Not reported  
Release Date: 08/17/1987  
Enforce Date: Not reported  
Closed Date: 1/23/91  
Enforce Type: Not reported  
Pilot Program: LOP  
Basin Number: 908.22  
GW Depth: Not reported  
Beneficial Use: Not reported  
NPDES Number: Not reported  
Priority: Low priority. Priority ranking can change over time.  
File Dispn: File discarded, case closed  
Interim Remedial Actions: Yes  
Cleanup and Abatement order Number: Not reported  
Waste Discharge Requirement Number: Not reported

**SWEEPS UST:**

Status: Not reported  
Comp Number: 28275  
Number: Not reported  
Board Of Equalization: 44-023745  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-028275-000001  
Actv Date: Not reported  
Capacity: 10000  
Tank Use: M.V. FUEL  
Stg: PRODUCT  
Content: REG UNLEADED  
Number Of Tanks: 3

Status: Not reported  
Comp Number: 28275  
Number: Not reported  
Board Of Equalization: 44-023745  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CLASSIC CAR WASH (Continued)**

**S102428124**

Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-028275-000002  
Actv Date: Not reported  
Capacity: 8000  
Tank Use: M.V. FUEL  
Stg: PRODUCT  
Content: LEADED  
Number Of Tanks: Not reported

Status: Not reported  
Comp Number: 28275  
Number: Not reported  
Board Of Equalization: 44-023745  
Ref Date: Not reported  
Act Date: Not reported  
Created Date: Not reported  
Tank Status: Not reported  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-028275-000003  
Actv Date: Not reported  
Capacity: 8000  
Tank Use: M.V. FUEL  
Stg: PRODUCT  
Content: REG UNLEADED  
Number Of Tanks: Not reported

**F33**  
**North**  
**1/4-1/2**  
**0.267 mi.**  
**1408 ft.**

**CRAWFORD HIGH SCHOOL**  
**4191 COLTS**  
**SAN DIEGO, CA 92115**

**HIST CORTESE**  
**LUST**  
**HAZNET**

**S101336304**  
**N/A**

**Site 1 of 3 in cluster F**

**Relative:**  
**Higher**

CORTESE:  
Region: CORTESE  
Facility County Code: 37  
Reg By: LTNKA  
Reg Id: 9UT1067

**Actual:**  
**373 ft.**

LUST REG 9:

Region: 9  
Status: Case Closed  
Case Number: 9UT1067  
Local Case: H14074-001  
Substance: Diesel  
Qty Leaked: Not reported  
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site  
Local Agency: San Diego  
How Found: Tank Closure  
How Stopped: Close Tank  
Source: Unknown  
Cause: Other Cause  
Lead Agency: Local Agency  
Case Type: Soil only  
Date Found: 07/25/1988  
Date Stopped: 07/25/1988  
Confirm Date: 07/25/1988

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRAWFORD HIGH SCHOOL (Continued)**

**S101336304**

Submit Workplan: Not reported  
Prelim Assess: 08/08/1988  
Desc Pollution: Not reported  
Remed Plan: / /  
Remed Action: Not reported  
Began Monitor: Not reported  
Release Date: 08/08/1988  
Enforce Date: Not reported  
Closed Date: 4/26/00  
Enforce Type: Not reported  
Pilot Program: LOP  
Basin Number: 908.22  
GW Depth: 15  
Beneficial Use: No Beneficial groundwater use  
NPDES Number: Not reported  
Priority: Low priority. Priority ranking can change over time.  
File Dispn: File discarded, case closed  
Interim Remedial Actions: Yes  
Cleanup and Abatement order Number: Not reported  
Waste Discharge Requirement Number: Not reported

**HAZNET:**

Year: 2009  
Gepaid: CAD981452394  
Contact: JOHN BAKER  
Telephone: 8586277350  
Mailing Name: Not reported  
Mailing Address: 4100 NORMAL ST  
Mailing City,St,Zip: SAN DIEGO, CA 921032653  
Gen County: San Diego  
TSD EPA ID: CAD028409019  
TSD County: Los Angeles  
Waste Category: Off-specification, aged or surplus organics  
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  
Tons: 0.015  
Facility County: San Diego

Year: 2009  
Gepaid: CAD981452394  
Contact: JOHN BAKER  
Telephone: 8586277350  
Mailing Name: Not reported  
Mailing Address: 4100 NORMAL ST  
Mailing City,St,Zip: SAN DIEGO, CA 921032653  
Gen County: San Diego  
TSD EPA ID: CAD028409019  
TSD County: Los Angeles  
Waste Category: Off-specification, aged or surplus organics  
Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE  
Tons: 0.0462  
Facility County: San Diego

Year: 2009  
Gepaid: CAD981452394  
Contact: JOHN BAKER  
Telephone: 8586277350

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRAWFORD HIGH SCHOOL (Continued)**

**S101336304**

Mailing Name: Not reported  
Mailing Address: 4100 NORMAL ST  
Mailing City,St,Zip: SAN DIEGO, CA 921032653  
Gen County: San Diego  
TSD EPA ID: CAD008364432  
TSD County: Los Angeles  
Waste Category: Laboratory waste chemicals  
Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE  
Tons: 0.00417  
Facility County: San Diego

Year: 2009  
Gepaid: CAD981452394  
Contact: JOHN BAKER  
Telephone: 8586277350  
Mailing Name: Not reported  
Mailing Address: 4100 NORMAL ST  
Mailing City,St,Zip: SAN DIEGO, CA 921032653  
Gen County: San Diego  
TSD EPA ID: CAD028409019  
TSD County: Los Angeles  
Waste Category: Organic liquids with metals (Alkaline solution (pH >= 12.5) with metals)  
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  
Tons: 0.02085  
Facility County: San Diego

Year: 2009  
Gepaid: CAD981452394  
Contact: JOHN BAKER  
Telephone: 8586277350  
Mailing Name: Not reported  
Mailing Address: 4100 NORMAL ST  
Mailing City,St,Zip: SAN DIEGO, CA 921032653  
Gen County: San Diego  
TSD EPA ID: CAD008364432  
TSD County: Los Angeles  
Waste Category: Off-specification, aged or surplus organics  
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  
Tons: 0.005  
Facility County: San Diego

[Click this hyperlink](#) while viewing on your computer to access 43 additional CA\_HAZNET: record(s) in the EDR Site Report.

**F34**  
**North**  
**1/4-1/2**  
**0.267 mi.**  
**1408 ft.**

**CRAWFORD HIGH SCHOOL ADDITION**  
**4191 COLTS WAY**  
**SAN DIEGO, CA 92115**  
**Site 2 of 3 in cluster F**

**SCH S107736191**  
**ENVIROSTOR N/A**

**Relative:**  
**Higher**

SCH:

**Actual:**  
**373 ft.**

Facility ID: 60000003  
Site Type: School Investigation  
Site Type Detail: School

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRAWFORD HIGH SCHOOL ADDITION (Continued)**

**S107736191**

Site Mgmt. Req.: NONE SPECIFIED  
Acres: 10  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Mitigation And Brownfield Reuse Program  
Project Manager: Not reported  
Supervisor: \* Tawfiq Deek  
Division Branch: Cleanup Cypress  
Site Code: 404426  
Assembly: Not reported  
Senate: Not reported  
Special Program Status: Not reported  
Status: Inactive - Needs Evaluation  
Status Date: 2005-09-22 00:00:00  
Restricted Use: NO  
Funding: School District  
Latitude: 32.7523  
Longitude: -117.0755  
APN: NONE SPECIFIED  
Past Use: \* EDUCATIONAL SERVICES  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: SAN DIEGO CITY SCHOOLS-CRAWFORD HIGH SCL  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-CRAWFORD HIGH SCHOOL ADDT  
Alias Type: Alternate Name  
Alias Name: 110021882168  
Alias Type: EPA (FRS #)  
Alias Name: 404421  
Alias Type: Project Code (Site Code)  
Alias Name: 404426  
Alias Type: Project Code (Site Code)  
Alias Name: 60000003  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 2004-05-13 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 2005-06-16 00:00:00  
Comments: Not reported

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

**CRAWFORD HIGH SCHOOL ADDITION (Continued)**

**S107736191**

Schedule Revised Date: Not reported

**ENVIROSTOR:**

Site Type: School Investigation  
Site Type Detailed: School  
Acres: 10  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: \* Tawfiq Deek  
Division Branch: Cleanup Cypress  
Facility ID: 60000003  
Site Code: 404426  
Assembly: Not reported  
Senate: Not reported  
Special Program: Not reported  
Status: Inactive - Needs Evaluation  
Status Date: 2005-09-22 00:00:00  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: School District  
Latitude: 32.7523  
Longitude: -117.0755  
APN: NONE SPECIFIED  
Past Use: \* EDUCATIONAL SERVICES  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: SAN DIEGO CITY SCHOOLS-CRAWFORD HIGH SCL  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-CRAWFORD HIGH SCHOOL ADDT  
Alias Type: Alternate Name  
Alias Name: 110021882168  
Alias Type: EPA (FRS #)  
Alias Name: 404421  
Alias Type: Project Code (Site Code)  
Alias Name: 404426  
Alias Type: Project Code (Site Code)  
Alias Name: 60000003  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 2004-05-13 00:00:00  
Comments: Not reported  
  
Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 2005-06-16 00:00:00  
Comments: Not reported  
  
Future Area Name: Not reported  
Future Sub Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CRAWFORD HIGH SCHOOL ADDITION (Continued)**

**S107736191**

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  
Schedule Revised Date: Not reported

**F35**  
**North**  
**1/4-1/2**  
**0.267 mi.**  
**1408 ft.**

**SDUSD CRAWFORD HIGH SCHOOL**  
**4191 COLTS WY**  
**SAN DIEGO, CA 92115**  
**Site 3 of 3 in cluster F**

**San Diego Co. HMMD**  
**SAN DIEGO CO. SAM**

**LUST** **S104748085**  
**N/A**

**Relative:**  
**Higher**

**LUST:**  
Region: STATE  
Global Id: T0607300079  
Latitude: 32.7530404  
Longitude: -117.0769841  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 2000-04-26 00:00:00  
Lead Agency: SAN DIEGO COUNTY LOP  
Case Worker: JN  
Local Agency: Not reported  
RB Case Number: 9UT1067  
LOC Case Number: H14074-001  
File Location: Local Agency  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Heating Oil / Fuel Oil  
Site History: Not reported

**Actual:**  
**373 ft.**

Click here to access the California GeoTracker records for this facility:

**LUST:**  
Global Id: T0607300079  
Contact Type: Regional Board Caseworker  
Contact Name: UNASSIGNED  
Organization Name: SAN DIEGO RWQCB (REGION 9)  
Address: 9174 SKY PARK COURT, SUITE 100  
City: SAN DIEGO  
Email: Not reported  
Phone Number: Not reported

**LUST:**  
Global Id: T0607300079  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Discovery

Global Id: T0607300079  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Stopped

Global Id: T0607300079  
Action Type: Other  
Date: 1950-01-01 00:00:00

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SDUSD CRAWFORD HIGH SCHOOL (Continued)**

**S104748085**

Action: Leak Began  
  
Global Id: T0607300079  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

San Diego Co. HMMD:

Facility ID: 114074  
Inactive Indicator: Active  
Business Code: 6HK56  
SIC: Not reported  
Permit Expiration: Not reported  
Owner: S D UNIFIED SCHOOL DISTRICT  
2nd Name: ATTN: RISK MANAGEMENT DEPARTME  
Mailing Address: 4100 NORMAL ST  
Mailing City,St,Zip: SAN DIEGO, CA 92103  
Map Code/Business Plan on File: Not reported  
Corporate Code: Not reported  
Fire Dept District: San Diego  
Census Tract Number: 27.02  
EPA ID: CAD981452394  
Gas Station: Not reported  
Inspection Date: 03/07/08  
Reinspection Date: Not reported  
Inspector Name: RRAPISTA  
Violation Notice Issued: Not reported  
Facility Contact: ANN RUNGE  
Delinquent Flag: Not Delinquent  
Last Update: 08/30/10  
Last Delinquent Letter: Not reported  
Delinquent Comment: Not reported  
Last Letter Type: Not reported  
Property Owner: SAN DIEGO UNIFIED SCHOOL DISTR  
Property Address: Not reported  
Property City,St,Zip: 00000  
Tank Owner: Not reported  
Tank Address: Not reported  
Tank City,St,Zip: Not reported  
Business Plan Acceptance Date: Not reported  
Reinspection Date Y2K Compatible: 09/07/09  
Facility Phone: 619-583-2500

HMMD DISCLOSURE INVENTORY:

Item Number: CAR  
Chemical Name: CARCINOGENS &/OR REPRODUCTIVE TOXINS BELOW STATE DISCLOSURE AMTS  
ARE/MAY BE  
  
Case Number: Not reported  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: Not reported  
2nd Hazard Category: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SDUSD CRAWFORD HIGH SCHOOL (Continued)**

**S104748085**

**HMMD UNDERGROUND TANKS:**

Tank Number: Not reported  
Tank ID Number: Not reported  
Waste or Product: Not reported  
Tank Contents: Not reported

**HMMD VIOLATIONS:**

Inspection Date: 12/28/99  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7438

Inspection Date: 12/28/99  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7439

Inspection Date: 12/28/99  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7440

Inspection Date: 06/15/05  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7268

Inspection Date: 06/15/05  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7269

Inspection Date: 06/15/05  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7270

Inspection Date: 01/08/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1643

Inspection Date: 01/08/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1644

Inspection Date: 01/08/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1645

Inspection Date: 01/08/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1646

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SDUSD CRAWFORD HIGH SCHOOL (Continued)**

**S104748085**

Inspection Date: 05/06/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 9509

Inspection Date: 05/06/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 9510

Inspection Date: 05/06/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 9511

Inspection Date: 05/06/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 9512

Inspection Date: 05/06/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 9513

Inspection Date: 05/06/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 9514

Inspection Date: 10/23/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1267

Inspection Date: 10/23/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1268

Inspection Date: 10/23/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1269

**HMMD WASTE STREAMS:**

Inspection Date: 03/07/08  
Waste Item #: 221  
Waste Code: 221  
Waste Name: WASTE OIL & MIXED OI  
Qty at Inspection: 30  
Quantity String: 30  
Annual Qty: 60  
Annual Qty String: 60  
Measurement Unit: GAL  
Treatment Method: 001 RECYCLE  
Storage Method: METAL DRUM

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SDUSD CRAWFORD HIGH SCHOOL (Continued)**

**S104748085**

Haz Waste Hauler: 0015 ASBURY ENVIRONMENTAL  
Waste Desc: FROM AUTO SHOP  
Carcinogen: No

Inspection Date: 03/07/08  
Waste Item #: 342  
Waste Code: 342  
Waste Name: ORGANIC LIQUIDS W/ME  
Qty at Inspection: 1  
Quantity String: 1  
Annual Qty: 5  
Annual Qty String: 5  
Measurement Unit: GAL  
Treatment Method: 001 RECYCLE  
Storage Method: PLASTIC DRUM  
Haz Waste Hauler: 3354 OCEAN BLUE ENVIRONME  
Waste Desc: ANTIFREEZE  
Carcinogen: No

Inspection Date: 03/07/08  
Waste Item #: 551  
Waste Code: 551  
Waste Name: LABORATORY WASTE CHE  
Qty at Inspection: 5  
Quantity String: 5  
Annual Qty: 5  
Annual Qty String: 5  
Measurement Unit: GAL  
Treatment Method: 007 INCINERATION  
Storage Method: PLASTIC DRUM  
Haz Waste Hauler: 3354 OCEAN BLUE ENVIRONME  
Waste Desc: SCIENCE WASTE  
Carcinogen: No

Inspection Date: 03/07/08  
Waste Item #: 888  
Waste Code: 888  
Waste Name: USED OIL FILTERS  
Qty at Inspection: 200  
Quantity String: 200  
Annual Qty: 200  
Annual Qty String: 200  
Measurement Unit: LBS  
Treatment Method: 888 FILTERS/METAL RE  
Storage Method: METAL DRUM  
Haz Waste Hauler: 0015 ASBURY ENVIR. SERVIC  
Waste Desc: AUTO SHOP  
Carcinogen: No

Inspection Date: 03/07/08  
Waste Item #: 902  
Waste Code: 902  
Waste Name: INFECTIOUS WASTE, SH  
Qty at Inspection: 5  
Quantity String: 5  
Annual Qty: 20  
Annual Qty String: 20



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SDUSD CRAWFORD HIGH SCHOOL (Continued)**

**S104748085**

Measurement Unit: LBS  
Treatment Method: 101 AUTOCLAVE  
Storage Method: BOX  
Haz Waste Hauler: 9999 SELF:SMALL QTY EXEMP  
Waste Desc: LQHE  
Carcinogen: No

SAN DIEGO CO. SAM:

Case Number: H14074-001  
Agency: DEH Site Assessment & Mitigation  
**Funding: LOP - State Fund**  
FType: Soils Only  
FStatus: 9  
Date: 4/26/2000  
Date Began: 7/25/1988

36  
WNW  
1/4-1/2  
0.281 mi.  
1486 ft.

**52ND STREET ELEMENTARY SCHOOL - SITE 2**  
**52ND STREET/POLK AVENUE**  
**SAN DIEGO, CA 92105**

**SCH S105628903**  
**ENVIROSTOR N/A**

**Relative:**  
**Higher**

SCH:

**Actual:**  
**336 ft.**

Facility ID: 37650008  
Site Type: School Cleanup  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: 8  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: NONE SPECIFIED  
Lead Agency Description: Not reported  
Project Manager: Not reported  
Supervisor: \* Rafat Abbasi  
Division Branch: Cleanup Cypress  
Site Code: 404390  
Assembly: 78  
Senate: 39  
Special Program Status: Not reported  
Status: Inactive - Needs Evaluation  
Status Date: 2005-09-12 00:00:00  
Restricted Use: NO  
Funding: School District  
Latitude: 32.749747  
Longitude: -117.082953  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: , 30013, 30004  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 52ND STREET ELEMENTARY SCHOOL - SITE 2  
Alias Type: Alternate Name  
Alias Name: S.D. USD-52ND ST EL AKA JK MRSH EL SITE2  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO UNIFIED SCHOOL DISTRICT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**52ND STREET ELEMENTARY SCHOOL - SITE 2 (Continued)**

**S105628903**

Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-PRPSD 52ND ST ALTER NO. 2  
Alias Type: Alternate Name  
Alias Name: 110033612927  
Alias Type: EPA (FRS #)  
Alias Name: 404198  
Alias Type: Project Code (Site Code)  
Alias Name: 404390  
Alias Type: Project Code (Site Code)  
Alias Name: 37650008  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 2003-02-06 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 2001-02-14 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 2003-06-25 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 2001-01-10 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 2001-03-14 00:00:00  
Comments: Not reported

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  
Schedule Revised Date: Not reported

ENVIROSTOR:

Site Type: School Cleanup  
Site Type Detailed: School  
Acres: 8

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**52ND STREET ELEMENTARY SCHOOL - SITE 2 (Continued)**

**S105628903**

NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: \* Rafat Abbasi  
Division Branch: Cleanup Cypress  
Facility ID: 37650008  
Site Code: 404390  
Assembly: 78  
Senate: 39  
Special Program: Not reported  
Status: Inactive - Needs Evaluation  
Status Date: 2005-09-12 00:00:00  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: School District  
Latitude: 32.749747  
Longitude: -117.082953  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: , 30013, 30004  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 52ND STREET ELEMENTARY SCHOOL - SITE 2  
Alias Type: Alternate Name  
Alias Name: S.D. USD-52ND ST EL AKA JK MRSH EL SITE2  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO UNIFIED SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-PRPSD 52ND ST ALTER NO. 2  
Alias Type: Alternate Name  
Alias Name: 110033612927  
Alias Type: EPA (FRS #)  
Alias Name: 404198  
Alias Type: Project Code (Site Code)  
Alias Name: 404390  
Alias Type: Project Code (Site Code)  
Alias Name: 37650008  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 2003-02-06 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 2001-02-14 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 2003-06-25 00:00:00  
Comments: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**52ND STREET ELEMENTARY SCHOOL - SITE 2 (Continued)**

**S105628903**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 2001-01-10 00:00:00  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 2001-03-14 00:00:00  
Comments: Not reported

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  
Schedule Revised Date: Not reported

**G37 WESTBURNE PIPE & SUPPLY**  
**West 5150 UNIVERSITY AV**  
**1/4-1/2 SAN DIEGO, CA 92105**  
**0.302 mi.**  
**1595 ft. Site 1 of 3 in cluster G**

**LUST S104746153**  
**San Diego Co. HMMD N/A**  
**SAN DIEGO CO. SAM**

**Relative:**  
**Higher**

LUST:

**Actual:**  
**311 ft.**

Region: STATE  
Global Id: T0607300135  
Latitude: 32.749635  
Longitude: -117.084182  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 1998-10-14 00:00:00  
Lead Agency: SAN DIEGO COUNTY LOP  
Case Worker: AN  
Local Agency: Not reported  
RB Case Number: 9UT1146  
LOC Case Number: H05330-001  
File Location: Local Agency  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id: T0607300135  
Contact Type: Regional Board Caseworker  
Contact Name: UNASSIGNED  
Organization Name: SAN DIEGO RWQCB (REGION 9)  
Address: 9174 SKY PARK COURT, SUITE 100  
City: SAN DIEGO  
Email: Not reported  
Phone Number: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

WESTBURNE PIPE & SUPPLY (Continued)

S104746153

LUST:

Global Id: T0607300135  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Discovery

Global Id: T0607300135  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Stopped

Global Id: T0607300135  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Began

Global Id: T0607300135  
Action Type: ENFORCEMENT  
Date: 1998-10-05 00:00:00  
Action: Clean Up Fund - Case Closure Summary

Global Id: T0607300135  
Action Type: ENFORCEMENT  
Date: 1988-10-06 00:00:00  
Action: Notice of Responsibility

Global Id: T0607300135  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

Region: STATE  
Global Id: T0607300278  
Latitude: 32.749635  
Longitude: -117.084182  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 1998-10-14 00:00:00  
Lead Agency: SAN DIEGO COUNTY LOP  
Case Worker: JS  
Local Agency: Not reported  
RB Case Number: 9UT1453  
LOC Case Number: H05330-002  
File Location: Local Agency  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

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

LUST:

Global Id: T0607300278  
Contact Type: Regional Board Caseworker  
Contact Name: UNASSIGNED  
Organization Name: SAN DIEGO RWQCB (REGION 9)  
Address: 9174 SKY PARK COURT, SUITE 100

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WESTBURNE PIPE & SUPPLY (Continued)**

**S104746153**

City: SAN DIEGO  
Email: Not reported  
Phone Number: Not reported

**LUST:**

Global Id: T0607300278  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Discovery

Global Id: T0607300278  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Stopped

Global Id: T0607300278  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Began

Global Id: T0607300278  
Action Type: ENFORCEMENT  
Date: 1998-10-05 00:00:00  
Action: Clean Up Fund - Case Closure Summary

Global Id: T0607300278  
Action Type: ENFORCEMENT  
Date: 1989-06-16 00:00:00  
Action: Notice of Responsibility

Global Id: T0607300278  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

**San Diego Co. HMMD:**

Facility ID: 105330  
Inactive Indicator: Active  
Business Code: Not reported  
SIC: Not reported  
Permit Expiration: Not reported  
Owner: WESTBURNE SUPPLY INC  
2nd Name: ATTN: MISC PAYABLES  
Mailing Address: 741 E BALL RD #205  
Mailing City,St,Zip: ANAHEIM, CA 92805  
Map Code/Business Plan on File: Not reported  
Corporate Code: Not reported  
Fire Dept District: Not reported  
Census Tract Number: 27.08  
EPA ID: Not reported  
Gas Station: Not reported  
Inspection Date: 05/26/98  
Reinspection Date: Not reported  
Inspector Name: LEGACY  
Violation Notice Issued: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WESTBURNE PIPE & SUPPLY (Continued)**

**S104746153**

Facility Contact: MARK WALTON  
Delinquent Flag: Not Delinquent  
Last Update: 08/30/10  
Last Delinquent Letter: Not reported  
Delinquent Comment: Not reported  
Last Letter Type: Not reported  
Property Owner: SAN DIEGO RESCUE MISSION INC  
Property Address: P O BOX 80427  
Property City,St,Zip: SAN DIEGO, CA 92138  
Tank Owner: SANDO PARTNERSHIP  
Tank Address: 1076 BROOKLAWN  
Tank City,St,Zip: Los Angeles, CA 90077  
Business Plan Acceptance Date: Not reported  
Reinspection Date Y2K Compatible: Not reported  
Facility Phone: 619-282-8154

**HMMD DISCLOSURE INVENTORY:**

Item Number: Not reported  
Chemical Name: Not reported  
Case Number: Not reported  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: Not reported  
2nd Hazard Category: Not reported

**HMMD UNDERGROUND TANKS:**

Tank Number: T001  
Tank ID Number: 1  
Waste or Product: 1000  
Tank Contents: Not reported

Tank Number: T002  
Tank ID Number: 2  
Waste or Product: 1000  
Tank Contents: Not reported

**HMMD VIOLATIONS:**

Inspection Date: 07/02/96  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 0416

Inspection Date: 07/02/96  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 0417

Inspection Date: 09/30/96  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1101

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WESTBURNE PIPE & SUPPLY (Continued)**

**S104746153**

**HMMD WASTE STREAMS:**

Inspection Date: Not reported  
Waste Item #: Not reported  
Waste Code: Not reported  
Waste Name: Not reported  
Qnty at Inspection: Not reported  
Quantity String: Not reported  
Annual Qty: Not reported  
Annual Qty String: Not reported  
Measurement Unit: Not reported  
Treatment Method: Not reported  
Storage Method: Not reported  
Haz Waste Hauler: Not reported  
Waste Desc: Not reported  
Carcinogen: No

**SAN DIEGO CO. SAM:**

Case Number: H05330-001  
Agency: DEH Site Assessment & Mitigation  
**Funding: LOP - Federal Fund**  
FType: Soils Only  
FStatus: 9  
Date: 10/14/1998  
Date Began: 10/4/1988

Case Number: H05330-002  
Agency: DEH Site Assessment & Mitigation  
**Funding: LOP - Federal Fund**  
FType: Soils Only  
FStatus: 9  
Date: 10/14/1998  
Date Began: 6/13/1989

**G38**  
**West**  
**1/4-1/2**  
**0.302 mi.**  
**1595 ft.**

**SAN DIEGO PIPE & SUPPLY**  
**5150 UNIVERSITY AVENUE**  
**SAN DIEGO, CA 92105**

**Notify 65** **U000030840**  
**N/A**

**Site 2 of 3 in cluster G**

**Relative:**  
**Higher**

Notify 65:  
Date Reported: Not reported  
Staff Initials: Not reported  
Board File Number: Not reported  
Facility Type: Not reported  
Discharge Date: Not reported  
Incident Description: 92105-2119

**Actual:**  
**311 ft.**

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**G39**            **SAN DIEGO PIPE AND SUPPLY**  
**West**        **51501 UNIVERSITY**  
**1/4-1/2**      **SAN DIEGO, CA 92105**  
**0.302 mi.**  
**1595 ft.**      **Site 3 of 3 in cluster G**

**HIST CORTESE**    **S104160514**  
**LUST**            **N/A**

**Relative:**      **CORTESE:**  
**Higher**        Region:                    **CORTESE**  
                   Facility County Code:    **37**  
**Actual:**        Reg By:                    **LTNKA**  
**311 ft.**         Reg Id:                    **9UT1146**

**LUST REG 9:**  
 Region:            9  
 Status:            Case Closed  
 Case Number:     9UT1453  
 Local Case:       H05330-002  
 Substance:        Regular Gasoline  
 Qty Leaked:       0  
 Abate Method:    Not reported  
 Local Agency:    San Diego  
 How Found:        Tank Closure  
 How Stopped:     Close Tank  
 Source:            Piping  
 Cause:             Overfill  
 Lead Agency:     Local Agency  
 Case Type:        Soil only  
 Date Found:       06/13/1989  
 Date Stopped:    06/13/1989  
 Confirm Date:    06/13/1989  
 Submit Workplan: 6/20/89  
 Prelim Assess:    11/10/1989  
 Desc Pollution:   Not reported  
 Remed Plan:       / /  
 Remed Action:    Not reported  
 Began Monitor:   Not reported  
 Release Date:     06/13/1989  
 Enforce Date:     Not reported  
 Closed Date:      10/14/98  
 Enforce Type:     Not reported  
 Pilot Program:    LOP  
 Basin Number:    908.22  
 GW Depth:        Not reported  
 Beneficial Use:   No Beneficial groundwater use  
 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

Region:            9  
 Status:            Case Closed  
 Case Number:     9UT1146  
 Local Case:       H05330-001  
 Substance:        Diesel  
 Qty Leaked:       Not reported  
 Abate Method:    Not reported  
 Local Agency:    San Diego

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**SAN DIEGO PIPE AND SUPPLY (Continued)**

**S104160514**

How Found: Tank Test  
 How Stopped: Other Means  
 Source: Piping  
 Cause: Not reported  
 Lead Agency: Local Agency  
 Case Type: Soil only  
 Date Found: 10/03/1988  
 Date Stopped: 10/03/1988  
 Confirm Date: 10/25/1988  
 Submit Workplan: Not reported  
 Prelim Assess: 02/13/1989  
 Desc Pollution: Not reported  
 Remed Plan: / /  
 Remed Action: Not reported  
 Began Monitor: Not reported  
 Release Date: 02/13/1989  
 Enforce Date: Not reported  
 Closed Date: 10/14/98  
 Enforce Type: Not reported  
 Pilot Program: LOP  
 Basin Number: 908.22  
 GW Depth: Not reported  
 Beneficial Use: No Beneficial groundwater use  
 NPDES Number: Not reported  
 Priority: 2B  
 File Dispn: File discarded, case closed  
 Interim Remedial Actions: No  
 Cleanup and Abatement order Number: Not reported  
 Waste Discharge Requirement Number: Not reported

**H40**  
**South**  
**1/4-1/2**  
**0.432 mi.**  
**2280 ft.**

**OAK PARK RECYCLE**  
**3117 54TH ST**  
**SAN DIEGO, CA 92105**

**SWRCY S110656517**  
**N/A**

**Site 1 of 2 in cluster H**

**Relative:**  
**Higher**

SWRCY:  
 Facility Phone Number: Not reported  
 Whether The Facility Is Grandfathered: N  
 Effective Date: 09/27/2010  
 Rural: N  
 As Of: 2011-02-22 00:00:00  
 Party Number: 64530

**Actual:**  
**305 ft.**

**H41**  
**South**  
**1/4-1/2**  
**0.460 mi.**  
**2428 ft.**

**NU'S AUTO REPAIR & BODY**  
**3095 54TH ST**  
**SAN DIEGO, CA 92105**

**HIST CORTESE S100940921**  
**LUST N/A**  
**SWEEPS UST**  
**San Diego Co. HMMD**  
**HAZNET**  
**SAN DIEGO CO. SAM**

**Site 2 of 2 in cluster H**

**Relative:**  
**Higher**

CORTESE:  
 Region: CORTESE  
 Facility County Code: 37  
 Reg By: LTNKA  
 Reg Id: 9UT3476

**Actual:**  
**301 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NU'S AUTO REPAIR & BODY (Continued)**

**S100940921**

LUST:

Region: STATE  
Global Id: T0607302240  
Latitude: 32.737495  
Longitude: -117.079216  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 1999-11-18 00:00:00  
Lead Agency: SAN DIEGO COUNTY LOP  
Case Worker: DM  
Local Agency: Not reported  
RB Case Number: 9UT3476  
LOC Case Number: H15015-001  
File Location: Local Agency  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating  
Site History: Not reported

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

LUST:

Global Id: T0607302240  
Contact Type: Regional Board Caseworker  
Contact Name: UNASSIGNED  
Organization Name: SAN DIEGO RWQCB (REGION 9)  
Address: 9174 SKY PARK COURT, SUITE 100  
City: SAN DIEGO  
Email: Not reported  
Phone Number: Not reported

LUST:

Global Id: T0607302240  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Stopped

Global Id: T0607302240  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Reported

Global Id: T0607302240  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Began

Global Id: T0607302240  
Action Type: Other  
Date: 1950-01-01 00:00:00  
Action: Leak Discovery

Global Id: T0607302240  
Action Type: ENFORCEMENT  
Date: 1995-08-30 00:00:00  
Action: Notice of Responsibility

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NU'S AUTO REPAIR & BODY (Continued)**

**S100940921**

LUST REG 9:

Region: 9  
Status: Case Closed  
Case Number: 9UT3476  
Local Case: H15015-001  
Substance: Waste Oil  
Qty Leaked: 0  
Abate Method: Not reported  
Local Agency: San Diego  
How Found: Tank Closure  
How Stopped: Close Tank  
Source: Piping  
Cause: Unknown  
Lead Agency: Local Agency  
Case Type: Soil only  
Date Found: 08/17/1995  
Date Stopped: 08/17/1995  
Confirm Date: / /  
Submit Workplan: Not reported  
Prelim Assess: 08/29/1995  
Desc Pollution: Not reported  
Remed Plan: / /  
Remed Action: Not reported  
Began Monitor: Not reported  
Release Date: 08/23/1995  
Enforce Date: 8/30/95  
Closed Date: 11/18/99  
Enforce Type: SEL  
Pilot Program: LOP  
Basin Number: 908.22  
GW Depth: >10'  
Beneficial Use: No Beneficial groundwater use  
NPDES Number: Not reported  
Priority: Low priority. Priority ranking can change over time.  
File Disp: Administratively opened on database, however no file physically exists  
Interim Remedial Actions: Not reported  
Cleanup and Abatement order Number: Not reported  
Waste Discharge Requirement Number: Not reported

SWEEPS UST:

Status: A  
Comp Number: 15015  
Number: 9  
Board Of Equalization: Not reported  
Ref Date: Not reported  
Act Date: 06-26-92  
Created Date: 02-29-88  
Tank Status: A  
Owner Tank Id: Not reported  
Swrcb Tank Id: 37-000-015015-000001  
Actv Date: Not reported  
Capacity: 1000  
Tank Use: PETROLEUM  
Stg: W  
Content: Not reported  
Number Of Tanks: 1



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NU'S AUTO REPAIR & BODY (Continued)**

**S100940921**

San Diego Co. HMMD:

Facility ID: 115015  
Inactive Indicator: Active  
Business Code: 6HK26  
SIC: Not reported  
Permit Expiration: Not reported  
Owner: THAI ANH  
2nd Name: Not reported  
Mailing Address: 3095 54TH ST  
Mailing City,St,Zip: SAN DIEGO, CA 92105  
Map Code/Business Plan on File: Not reported  
Corporate Code: Not reported  
Fire Dept District: San Diego  
Census Tract Number: 27.06  
EPA ID: CAL000038835  
Gas Station: Not reported  
Inspection Date: 07/14/09  
Reinspection Date: Not reported  
Inspector Name: CFUENTEC  
Violation Notice Issued: Not reported  
Facility Contact: ANDI THAI  
Delinquent Flag: Not Delinquent  
Last Update: 08/30/10  
Last Delinquent Letter: Not reported  
Delinquent Comment: Not reported  
Last Letter Type: Not reported  
Property Owner: NGUYEN NU VAN&THAI SAU THI  
Property Address: 5637 BROMLEY WAY  
Property City,St,Zip: SAN DIEGO, CA 92120  
Tank Owner: NGUYEN NU VAN & THAI SAUTHI  
Tank Address: 5637 BRAMLEY WY  
Tank City,St,Zip: San Diego, CA 92120  
Business Plan Acceptance Date: Not reported  
Reinspection Date Y2K Compatible: 01/14/11  
Facility Phone: 619-287-5668

HMMD DISCLOSURE INVENTORY:

Item Number: Not reported  
Chemical Name: Not reported  
Case Number: Not reported  
Quantity Stored At One Time: Not reported  
Quantity Stored at One Time: Not reported  
Annual Quantity String: Not reported  
Annual Quantity String: Not reported  
Measurement Units: Not reported  
Carcinogen: No  
1st Hazard Category: Not reported  
2nd Hazard Category: Not reported

HMMD UNDERGROUND TANKS:

Tank Number: Not reported  
Tank ID Number: Not reported  
Waste or Product: Not reported  
Tank Contents: Not reported

HMMD VIOLATIONS:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NU'S AUTO REPAIR & BODY (Continued)**

**S100940921**

Inspection Date: 04/15/99  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 9455

Inspection Date: 04/15/99  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 9456

Inspection Date: 04/28/06  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5097

Inspection Date: 04/28/06  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5098

Inspection Date: 04/28/06  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5099

Inspection Date: 04/28/06  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5100

Inspection Date: 04/28/06  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5101

Inspection Date: 01/14/02  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 8752

Inspection Date: 01/14/02  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 8753

Inspection Date: 01/14/02  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 8754

Inspection Date: 01/14/02  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 8755

Inspection Date: 12/26/84  
Waste Code: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NU'S AUTO REPAIR & BODY (Continued)**

**S100940921**

Occurrences: Not reported  
Item Number: 1758

Inspection Date: 12/26/84  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1759

Inspection Date: 12/26/84  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1760

Inspection Date: 12/26/84  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1761

Inspection Date: 04/21/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5250

Inspection Date: 04/21/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5251

Inspection Date: 04/21/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5252

Inspection Date: 04/21/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5253

Inspection Date: 04/21/03  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 5254

Inspection Date: 02/12/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7254

Inspection Date: 02/12/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7255

Inspection Date: 02/12/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7256

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NU'S AUTO REPAIR & BODY (Continued)**

**S100940921**

Inspection Date: 02/12/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7257

Inspection Date: 02/12/98  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 7258

Inspection Date: 09/29/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1286

Inspection Date: 09/29/04  
Waste Code: Not reported  
Occurrences: Not reported  
Item Number: 1287

**HMMD WASTE STREAMS:**

Inspection Date: 07/14/09  
Waste Item #: 181  
Waste Code: 181  
Waste Name: INORGANIC SOLID WAST  
Qty at Inspection: 55  
Quantity String: 55  
Annual Qty: 55  
Annual Qty String: 55  
Measurement Unit: LBS  
Treatment Method: 999 UNKNOWN  
Storage Method: BOX  
Haz Waste Hauler: 9998 UNKNOWN HAZ WST HAUL  
Waste Desc: SPRAY BOOTH FILTERS  
Carcinogen: No

Inspection Date: 07/14/09  
Waste Item #: 213  
Waste Code: 213  
Waste Name: HYDROCARBON SOLVENTS  
Qty at Inspection: 55  
Quantity String: 55  
Annual Qty: 55  
Annual Qty String: 55  
Measurement Unit: GAL  
Treatment Method: 999 UNKNOWN  
Storage Method: PROCESSING EQUIPMENT  
Haz Waste Hauler: 2986 INDUSTRIAL SOLVENT &  
Waste Desc: KEROSENE/HOT TANK  
Carcinogen: No

Inspection Date: 07/14/09  
Waste Item #: 221  
Waste Code: 221  
Waste Name: WASTE OIL & MIXED OI  
Qty at Inspection: 300  
Quantity String: 300

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NU'S AUTO REPAIR & BODY (Continued)**

**S100940921**

Annual Qty: 400  
Annual Qty String: 400  
Measurement Unit: GAL  
Treatment Method: 001 RECYCLE  
Storage Method: ABVG TNK  
Haz Waste Hauler: 0015 ASBURY ENVIR. SERVIC  
Waste Desc: WASTE OIL & MIXED OIL  
Carcinogen: No

Inspection Date: 07/14/09  
Waste Item #: 342  
Waste Code: 342  
Waste Name: ORGANIC LIQUIDS W/ME  
Qty at Inspection: 110  
Quantity String: 110  
Annual Qty: 110  
Annual Qty String: 110  
Measurement Unit: GAL  
Treatment Method: 999 UNKNOWN  
Storage Method: METAL DRUM  
Haz Waste Hauler: 0015 ASBURY ENVIRONMENTAL  
Waste Desc: Not reported  
Carcinogen: No

Inspection Date: 07/14/09  
Waste Item #: 461  
Waste Code: 461  
Waste Name: PAINT SLUDGE  
Qty at Inspection: 15  
Quantity String: 15  
Annual Qty: 30  
Annual Qty String: 30  
Measurement Unit: GAL  
Treatment Method: 001 RECYCLE  
Storage Method: METAL DRUM  
Haz Waste Hauler: 0971 PACIFIC COAST LACQUE  
Waste Desc: PAINTING WASTE  
Carcinogen: No

Inspection Date: 07/14/09  
Waste Item #: 888  
Waste Code: 888  
Waste Name: USED OIL FILTERS  
Qty at Inspection: 110  
Quantity String: 110  
Annual Qty: 110  
Annual Qty String: 110  
Measurement Unit: GAL  
Treatment Method: 888 FILTERS/METAL RE  
Storage Method: METAL DRUM  
Haz Waste Hauler: 9997 UNREGISTERED HAZ WST  
Waste Desc: VORTEX HAULER  
Carcinogen: No

HAZNET:

Year: 1998

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NU'S AUTO REPAIR & BODY (Continued)**

**S100940921**

Gepaid: CAL000038835  
Contact: THAI ANH  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 3095 54TH ST  
Mailing City,St,Zip: SAN DIEGO, CA 921054923  
Gen County: San Diego  
TSD EPA ID: CAD008302903  
TSD County: Los Angeles  
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)  
Disposal Method: R01  
Tons: .0667  
Facility County: San Diego

Year: 1995  
Gepaid: CAL000038835  
Contact: THAI ANH  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 3095 54TH ST  
Mailing City,St,Zip: SAN DIEGO, CA 921054923  
Gen County: San Diego  
TSD EPA ID: CAD028409019  
TSD County: Los Angeles  
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)  
Disposal Method: Not reported  
Tons: .1251  
Facility County: San Diego

Year: 1995  
Gepaid: CAL000038835  
Contact: THAI ANH  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 3095 54TH ST  
Mailing City,St,Zip: SAN DIEGO, CA 921054923  
Gen County: San Diego  
TSD EPA ID: CAT080013352  
TSD County: Los Angeles  
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)  
Disposal Method: R01  
Tons: .1251  
Facility County: San Diego

Year: 1993  
Gepaid: CAL000038835  
Contact: THAI ANH  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 3095 54TH ST  
Mailing City,St,Zip: SAN DIEGO, CA 921054923  
Gen County: San Diego  
TSD EPA ID: CAD008252405  
TSD County: Los Angeles  
Waste Category: Unspecified solvent mixture  
Disposal Method: R01  
Tons: .2293



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NU'S AUTO REPAIR & BODY (Continued)**

**S100940921**

Facility County: San Diego

SAN DIEGO CO. SAM:

Case Number: H15015-001  
Agency: DEH Site Assessment & Mitigation  
**Funding: LOP - Federal Fund**  
FType: Soils Only  
FStatus: 9  
Date: 11/18/1999  
Date Began: 8/17/1995

42  
West  
1/4-1/2  
0.492 mi.  
2598 ft.

**3751 WINONA  
SAN DIEGO, CA 92105**

**Notify 65 S100178498  
N/A**

**Relative:  
Lower  
Actual:  
292 ft.**

Notify 65:  
Date Reported: Not reported  
Staff Initials: Not reported  
Board File Number: Not reported  
Facility Type: Not reported  
Discharge Date: Not reported  
Incident Description: 92105-3012

43  
North  
1/2-1  
0.529 mi.  
2792 ft.

**56TH ST & MEADE AVE  
SAN DIEGO, CA**

**Notify 65 S100178337  
N/A**

**Relative:  
Higher  
Actual:  
432 ft.**

Notify 65:  
Date Reported: Not reported  
Staff Initials: Not reported  
Board File Number: Not reported  
Facility Type: Not reported  
Discharge Date: Not reported  
Incident Description: Not reported

44  
West  
1/2-1  
0.529 mi.  
2792 ft.

**3802 49TH ST  
SAN DIEGO, CA 92105**

**CHMIRS S100178111  
Notify 65 N/A**

**Relative:  
Higher  
Actual:  
327 ft.**

CHMIRS:  
OES Incident Number: 97-0207  
OES notification: 1/15/199709:38:21 PM  
OES Date: Not reported  
OES Time: Not reported  
Incident Date: Not reported  
**Date Completed: Not reported**  
Property Use: Not reported  
Agency Id Number: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

(Continued)

S100178111

Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
Special Studies 1:	Not reported
Special Studies 2:	Not reported
Special Studies 3:	Not reported
Special Studies 4:	Not reported
Special Studies 5:	Not reported
Special Studies 6:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agency Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA/DOT/PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Comments:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Yes
Waterway:	San Diego Bay
Spill Site:	Not reported
Cleanup By:	Not reported
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1997
Agency:	City of San Diego Waste Water
Incident Date:	1/15/1997 12:00:00 AM
Admin Agency:	San Diego County Health Services Dept.
Amount:	Not reported
Contained:	No
Site Type:	Other
E Date:	Not reported
Substance:	Raw Sewage
Quantity Released:	Not reported
BBLs:	0
Cups:	0
CUFT:	0
Gallons:	5,540
Grams:	0
Pounds:	0
Liters:	0
Ounces:	0

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**(Continued)**

**S100178111**

Pints: 0  
 Quarts: 0  
 Sheen: 0  
 Tons: 0  
 Unknown: 0  
 Evacuations: 0  
 Number of Injuries: 0  
 Number of Fatalities: 0  
 Description: Sewer main stoppage caused overflow. Main unplugged to stop leakage, cleanup not feasible due to heavy rains.

Notify 65:

Date Reported: Not reported  
 Staff Initials: Not reported  
 Board File Number: Not reported  
 Facility Type: Not reported  
 Discharge Date: Not reported  
 Incident Description: 92105-2101

**45**  
**North**  
**1/2-1**  
**0.545 mi.**  
**2878 ft.**

**4500 BLK COLLWOOD BLVD.**  
**SAN DIEGO, CA**

**Notify 65** **S100178230**  
**N/A**

**Relative:**  
**Higher**

Notify 65:

Date Reported: Not reported  
 Staff Initials: Not reported  
 Board File Number: Not reported  
 Facility Type: Not reported  
 Discharge Date: Not reported  
 Incident Description: Not reported

**Actual:**  
**411 ft.**

**46**  
**WNW**  
**1/2-1**  
**0.576 mi.**  
**3041 ft.**

**WINONA AREA ELEMENTARY SCHOOL**  
**49TH STREET/POLK STREET**  
**SAN DIEGO, CA 92105**

**SCH** **S105628921**  
**ENVIROSTOR** **N/A**

**Relative:**  
**Higher**

SCH:

Facility ID: 37880007  
 Site Type: School Investigation  
 Site Type Detail: School  
 Site Mgmt. Req.: NONE SPECIFIED  
 Acres: Not reported  
 National Priorities List: NO  
 Cleanup Oversight Agencies: SMBRP  
 Lead Agency: SMBRP  
 Lead Agency Description: DTSC - Site Mitigation And Brownfield Reuse Program  
 Project Manager: GREG NEAL  
 Supervisor: Javier Hinojosa  
 Division Branch: Cleanup Cypress  
 Site Code: 404310  
 Assembly: 78  
 Senate: 39

**Actual:**  
**351 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WINONA AREA ELEMENTARY SCHOOL (Continued)**

**S105628921**

Special Program Status: Not reported  
Status: Inactive - Needs Evaluation  
Status Date: 2001-08-29 00:00:00  
Restricted Use: NO  
Funding: School District  
Latitude: 32.75222  
Longitude: -117.089429  
APN: NONE SPECIFIED  
Past Use: RESIDENTIAL AREA  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: SAN DIEGO UNIFIED SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-WINONA AREA ELEM-ALT. 2  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-WINONA AREA ES ALT 2  
Alias Type: Alternate Name  
Alias Name: WINONA AREA ELEMENTARY SCHOOL  
Alias Type: Alternate Name  
Alias Name: WINONA AREA ELEMENTARY SCHOOL (PROPOSED)  
Alias Type: Alternate Name  
Alias Name: 404195  
Alias Type: Project Code (Site Code)  
Alias Name: 404310  
Alias Type: Project Code (Site Code)  
Alias Name: 37880007  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 2001-08-29 00:00:00  
Comments: Not reported

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  
Schedule Revised Date: Not reported

**ENVIROSTOR:**

Site Type: School Investigation  
Site Type Detailed: School  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: GREG NEAL  
Supervisor: Javier Hinojosa  
Division Branch: Cleanup Cypress  
Facility ID: 37880007

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WINONA AREA ELEMENTARY SCHOOL (Continued)**

**S105628921**

Site Code: 404310  
Assembly: 78  
Senate: 39  
Special Program: Not reported  
Status: Inactive - Needs Evaluation  
Status Date: 2001-08-29 00:00:00  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: School District  
Latitude: 32.75222  
Longitude: -117.089429  
APN: NONE SPECIFIED  
Past Use: RESIDENTIAL AREA  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: SAN DIEGO UNIFIED SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-WINONA AREA ELEM-ALT. 2  
Alias Type: Alternate Name  
Alias Name: SAN DIEGO USD-WINONA AREA ES ALT 2  
Alias Type: Alternate Name  
Alias Name: WINONA AREA ELEMENTARY SCHOOL  
Alias Type: Alternate Name  
Alias Name: WINONA AREA ELEMENTARY SCHOOL (PROPOSED)  
Alias Type: Alternate Name  
Alias Name: 404195  
Alias Type: Project Code (Site Code)  
Alias Name: 404310  
Alias Type: Project Code (Site Code)  
Alias Name: 37880007  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 2001-08-29 00:00:00  
Comments: Not reported

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  
Schedule Revised Date: Not reported

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

47  
NE  
1/2-1  
0.638 mi.  
3368 ft.

**PRIVATE CITIZEN/RESIDENT**  
4272 COLLEGE AVE  
SAN DIEGO, CA 92115

Notify 65 S100178200  
N/A

Relative:  
Higher

Notify 65:  
Date Reported: Not reported  
Staff Initials: Not reported  
Board File Number: Not reported  
Facility Type: Not reported  
Discharge Date: Not reported  
Incident Description: 92115-5722

Actual:  
406 ft.

48  
NW  
1/2-1  
0.662 mi.  
3495 ft.

**4340 WINONA**  
SAN DIEGO, CA 92115

Notify 65 S100178500  
N/A

Relative:  
Higher

Notify 65:  
Date Reported: Not reported  
Staff Initials: Not reported  
Board File Number: Not reported  
Facility Type: Not reported  
Discharge Date: Not reported  
Incident Description: 92115-5056

Actual:  
377 ft.

49  
West  
1/2-1  
0.722 mi.  
3814 ft.

**ELECTRICAL TRANSFORMER STORAGE YARD**  
4759 DWIGHT STREET  
SAN DIEGO, CA 92105

ENVIROSTOR 1000181331  
N/A

Relative:  
Higher

ENVIROSTOR:  
Site Type: Historical  
Site Type Detailed: \* Historical  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: \* MMONROY  
Division Branch: Cleanup Cypress  
Facility ID: 37420001  
Site Code: Not reported  
Assembly: 78  
Senate: 39  
Special Program: \* Site Char & Assess Grant (CERCLA 104)  
Status: Refer: Other Agency  
Status Date: 1995-08-21 00:00:00  
Restricted Use: NO  
Site Mgmt. Req.: NONE SPECIFIED  
Funding: Not reported  
Latitude: 32.7435633101188  
Longitude: -117.092007478258  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED

Actual:  
349 ft.



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**ELECTRICAL TRANSFORMER STORAGE YARD (Continued)**

**1000181331**

Potential COC: 10097, 10194, 30018, 30153  
 Confirmed COC: NONE SPECIFIED  
 Potential Description: NONE SPECIFIED  
 Alias Name: SAN DIEGO ELECTRIC  
 Alias Type: Alternate Name  
 Alias Name: 37420001  
 Alias Type: Envirostor ID Number

Completed Info:  
 Completed Area Name: PROJECT WIDE  
 Completed Sub Area Name: Not reported  
 Completed Document Type: Site Screening  
 Completed Date: 1994-11-17 00:00:00  
 Comments: CALSITES VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Completed Area Name: PROJECT WIDE  
 Completed Sub Area Name: Not reported  
 Completed Document Type: \* Discovery  
 Completed Date: 1983-02-11 00:00:00  
 Comments: FACILITY IDENTIFIED VIA NEIGHBORHOOD TIP

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  
 Schedule Revised Date: Not reported

**50**  
**SW**  
**1/2-1**  
**0.776 mi.**  
**4099 ft.**

**3000 WINONA AVE**  
**SAN DIEGO, CA**

**Notify 65 S100178424**  
**N/A**

**Relative:**  
**Lower**

Notify 65:  
 Date Reported: Not reported  
 Staff Initials: Not reported  
 Board File Number: Not reported  
 Facility Type: Not reported  
 Discharge Date: Not reported  
 Incident Description: Not reported

**Actual:**  
**249 ft.**

**51**  
**NNW**  
**1/2-1**  
**0.831 mi.**  
**4389 ft.**

**4613 CONTOUR BLVD.**  
**SAN DIEGO, CA 92115**

**Notify 65 S100178071**  
**N/A**

**Relative:**  
**Higher**

Notify 65:  
 Date Reported: Not reported  
 Staff Initials: Not reported  
 Board File Number: Not reported  
 Facility Type: Not reported  
 Discharge Date: Not reported

**Actual:**  
**382 ft.**

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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**(Continued)**

**S100178071**

Incident Description: 92115-3423

**52**  
**West**  
**1/2-1**  
**0.838 mi.**  
**4427 ft.**

**4717 UNIVERSITY AVE**  
**IN ALLEY EAST**  
**SAN DIEGO, CA**

**Notify 65**    **S100178046**  
**N/A**

**Relative:**  
**Higher**

Notify 65:  
Date Reported:    Not reported  
Staff Initials:    Not reported  
Board File Number: Not reported  
Facility Type:    Not reported  
Discharge Date:   Not reported  
Incident Description: Not reported

**Actual:**  
**353 ft.**

**53**  
**West**  
**1/2-1**  
**0.874 mi.**  
**4617 ft.**

**47TH AND POLK**  
**SAN DIEGO, CA**

**Notify 65**    **S100178147**  
**N/A**

**Relative:**  
**Higher**

Notify 65:  
Date Reported:    Not reported  
Staff Initials:    Not reported  
Board File Number: Not reported  
Facility Type:    Not reported  
Discharge Date:   Not reported  
Incident Description: Not reported

**Actual:**  
**353 ft.**

**54**  
**WNW**  
**1/2-1**  
**0.921 mi.**  
**4862 ft.**

**HARTSON, ROBERT L.**  
**4318 47TH STREET**  
**SAN DIEGO, CA 92115**

**Notify 65**    **S100179007**  
**N/A**

**Relative:**  
**Higher**

Notify 65:  
Date Reported:    Not reported  
Staff Initials:    Not reported  
Board File Number: Not reported  
Facility Type:    Not reported  
Discharge Date:   Not reported  
Incident Description: 92115-4524

**Actual:**  
**356 ft.**

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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<b>55</b> <b>NNW</b> <b>1/2-1</b> <b>0.925 mi.</b> <b>4882 ft.</b>	<b>MADISON AVE &amp; ALTADENA AVE</b> <b>IN ALLEY</b> <b>SAN DIEGO, CA</b>	<b>Notify 65</b>	<b>S100178272</b> <b>N/A</b>
--	--	------------------	---------------------------------

<b>Relative:</b> <b>Higher</b>	Notify 65: Date Reported: Not reported Staff Initials: Not reported Board File Number: Not reported Facility Type: Not reported Discharge Date: Not reported Incident Description: Not reported
<b>Actual:</b> <b>395 ft.</b>	

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<b>56</b> <b>West</b> <b>1/2-1</b> <b>0.965 mi.</b> <b>5094 ft.</b>	<b>4569 DWIGHT ST</b> <b>SAN DIEGO, CA 92105</b>	<b>Notify 65</b>	<b>S100178024</b> <b>N/A</b>
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<b>Relative:</b> <b>Higher</b>	Notify 65: Date Reported: Not reported Staff Initials: Not reported Board File Number: Not reported Facility Type: Not reported Discharge Date: Not reported Incident Description: 92105-3541
<b>Actual:</b> <b>339 ft.</b>	

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<b>57</b> <b>North</b> <b>1/2-1</b> <b>0.970 mi.</b> <b>5123 ft.</b>	<b>5345 COLLIER AVENUE</b> <b>SAN DIEGO, CA 92115</b>	<b>Notify 65</b>	<b>S100178110</b> <b>N/A</b>
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<b>Relative:</b> <b>Higher</b>	Notify 65: Date Reported: Not reported Staff Initials: Not reported Board File Number: Not reported Facility Type: Not reported Discharge Date: Not reported Incident Description: 92115-3525
<b>Actual:</b> <b>422 ft.</b>	

Count: 10 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SAN DIEGO	S110986767	OTAY LIMITED VOLUME TRANNSEFER OPER	3310 BEYER BLVD		SWF/LF
SAN DIEGO	S109821513	OLD MCRD REFUSE DISPOSAL AREA	4000 BLK N HARBOR DR		SWF/LF
SAN DIEGO	S109821581	BELL JR HIGH SLF/SWEETWATER II	7300 BLOCK PARADISE VALLEY RD		SWF/LF
SAN DIEGO	2010935861	BRIDGE GOES OVER HARBOR DRIVE / CH	BRIDGE GOES OVER HARBOR DR &		ERNS
SAN DIEGO	S108406921	38TH & REDWOOD BURN SITE #8	CAL TRANS RT OF WAY	92105	SAN DIEGO CO. SAM
SAN DIEGO	1006838146	NORTH CHOLLAS BURN SITE	2781 CAMINITO DR; N OF COLLEGE	92115	FINDS
SAN DIEGO	S109458890	SOUTH CHOLLAS LANDFILL SLOPE MODIF	SOUTH CHOLLAS LANDFILL COLLEGE	92105	NPDES
SAN DIEGO	S103866782		COMMERCIAL BASIN		WMUDS/SWAT, CHMIRS
SAN DIEGO	S102006413		NAVAL AIR STATION NORTH IS		WMUDS/SWAT, CHMIRS
SAN DIEGO	S103066037	SAN DIEGO PIPE AND SUPPLY	51502 UNIVERSITY	92105	HIST CORTESE

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

#### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/31/2011	Source: EPA
Date Data Arrived at EDR: 04/13/2011	Telephone: N/A
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 07/12/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/24/2011
	Data Release Frequency: Quarterly

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/31/2011	Source: EPA
Date Data Arrived at EDR: 04/13/2011	Telephone: N/A
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 07/12/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/24/2011
	Data Release Frequency: Quarterly

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 05/16/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 08/29/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/31/2011	Source: EPA
Date Data Arrived at EDR: 04/13/2011	Telephone: N/A
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 07/12/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/24/2011
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 06/14/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA's Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/11/2011	Telephone: 703-603-8704
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/15/2011
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Varies

## ***Federal CERCLIS NFRAP site List***

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 06/14/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/09/2011  
Date Data Arrived at EDR: 03/15/2011  
Date Made Active in Reports: 06/14/2011  
Number of Days to Update: 91

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 05/16/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Quarterly

## ***Federal RCRA non-CORRACTS TSD facilities list***

### **RCRA-TSDF: RCRA - Treatment, Storage and Disposal**

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). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 07/07/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Quarterly

## ***Federal RCRA generators list***

### **RCRA-LQG: RCRA - Large Quantity Generators**

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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 07/07/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Quarterly

### **RCRA-SQG: RCRA - Small Quantity Generators**

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.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 07/07/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Quarterly

### **RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators**

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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 07/07/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal institutional controls / engineering controls registries***

### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/16/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/25/2011	Telephone: 703-603-0695
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 06/13/2011
Number of Days to Update: 81	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Varies

### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/16/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/25/2011	Telephone: 703-603-0695
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 06/13/2011
Number of Days to Update: 81	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Varies

## ***Federal ERNS list***

### ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 04/05/2011	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 04/05/2011	Telephone: 202-267-2180
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 07/05/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: Annually

## ***State- and tribal - equivalent NPL***

### RESPONSE: State Response Sites

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.

Date of Government Version: 05/10/2011	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/11/2011	Telephone: 916-323-3400
Date Made Active in Reports: 06/15/2011	Last EDR Contact: 06/16/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 08/22/2011
	Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

### ENVIROSTOR: EnviroStor Database

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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/10/2011  
Date Data Arrived at EDR: 05/11/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 35

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 06/16/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Quarterly

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

### SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/23/2011  
Date Data Arrived at EDR: 05/24/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 22

Source: Department of Resources Recycling and Recovery  
Telephone: 916-341-6320  
Last EDR Contact: 05/24/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Quarterly

## **State and tribal leaking storage tank lists**

### LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001  
Date Data Arrived at EDR: 04/23/2001  
Date Made Active in Reports: 05/21/2001  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-637-5595  
Last EDR Contact: 06/27/2011  
Next Scheduled EDR Contact: 10/10/2011  
Data Release Frequency: No Update Planned

### LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004  
Date Data Arrived at EDR: 02/26/2004  
Date Made Active in Reports: 03/24/2004  
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)  
Telephone: 760-776-8943  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: No Update Planned

### LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005  
Date Data Arrived at EDR: 06/07/2005  
Date Made Active in Reports: 06/29/2005  
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)  
Telephone: 760-241-7365  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 09/26/2011  
Data Release Frequency: No Update Planned

### LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003  
Date Data Arrived at EDR: 09/10/2003  
Date Made Active in Reports: 10/07/2003  
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)  
Telephone: 530-542-5572  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 09/26/2011  
Data Release Frequency: No Update Planned

### LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2008  
Date Data Arrived at EDR: 07/22/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-4834  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Quarterly

## LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6710  
Last EDR Contact: 06/06/2011  
Next Scheduled EDR Contact: 09/19/2011  
Data Release Frequency: No Update Planned

## LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003  
Date Data Arrived at EDR: 05/19/2003  
Date Made Active in Reports: 06/02/2003  
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-542-4786  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: No Update Planned

## LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-622-2433  
Last EDR Contact: 06/20/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Quarterly

## LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001  
Date Data Arrived at EDR: 02/28/2001  
Date Made Active in Reports: 03/29/2001  
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)  
Telephone: 707-570-3769  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: No Update Planned

## LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 06/20/2011  
Date Data Arrived at EDR: 06/21/2011  
Date Made Active in Reports: 07/08/2011  
Number of Days to Update: 17

Source: State Water Resources Control Board  
Telephone: see region list  
Last EDR Contact: 06/21/2011  
Next Scheduled EDR Contact: 10/03/2011  
Data Release Frequency: Quarterly

## LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/14/2005  
Date Data Arrived at EDR: 02/15/2005  
Date Made Active in Reports: 03/28/2005  
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)  
Telephone: 909-782-4496  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Varies

## SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 06/20/2011  
Date Data Arrived at EDR: 06/21/2011  
Date Made Active in Reports: 07/08/2011  
Number of Days to Update: 17

Source: State Water Resources Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 06/21/2011  
Next Scheduled EDR Contact: 10/03/2011  
Data Release Frequency: Varies

## SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003  
Date Data Arrived at EDR: 04/07/2003  
Date Made Active in Reports: 04/25/2003  
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)  
Telephone: 707-576-2220  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: No Update Planned

## SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-286-0457  
Last EDR Contact: 06/20/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Quarterly

## SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006  
Date Data Arrived at EDR: 05/18/2006  
Date Made Active in Reports: 06/15/2006  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-549-3147  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004  
Date Data Arrived at EDR: 11/18/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6600  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

## SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2005  
Date Data Arrived at EDR: 04/05/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-3291  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 09/26/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005  
Date Data Arrived at EDR: 05/25/2005  
Date Made Active in Reports: 06/16/2005  
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch  
Telephone: 619-241-6583  
Last EDR Contact: 05/16/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region  
Telephone: 530-542-5574  
Last EDR Contact: 05/16/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: No Update Planned

## SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004  
Date Data Arrived at EDR: 11/29/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region  
Telephone: 760-346-7491  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: No Update Planned

## SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008  
Date Data Arrived at EDR: 04/03/2008  
Date Made Active in Reports: 04/14/2008  
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)  
Telephone: 951-782-3298  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 09/13/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007  
Date Data Arrived at EDR: 09/11/2007  
Date Made Active in Reports: 09/28/2007  
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-467-2980  
Last EDR Contact: 05/09/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Annually

## INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/17/2011	Source: EPA Region 10
Date Data Arrived at EDR: 05/19/2011	Telephone: 206-553-2857
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 26	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land  
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 03/07/2011	Source: EPA Region 1
Date Data Arrived at EDR: 05/20/2011	Telephone: 617-918-1313
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 05/03/2011
Number of Days to Update: 25	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/16/2011	Source: EPA Region 8
Date Data Arrived at EDR: 05/17/2011	Telephone: 303-312-6271
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/10/2011	Source: EPA Region 6
Date Data Arrived at EDR: 05/11/2011	Telephone: 214-665-6597
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011	Source: EPA Region 4
Date Data Arrived at EDR: 03/18/2011	Telephone: 404-562-8677
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/01/2011	Telephone: 415-972-3372
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 48	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009	Source: EPA Region 7
Date Data Arrived at EDR: 05/04/2010	Telephone: 913-551-7003
Date Made Active in Reports: 07/07/2010	Last EDR Contact: 05/04/2010
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Varies

***State and tribal registered storage tank lists***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/20/2011	Source: SWRCB
Date Data Arrived at EDR: 06/21/2011	Telephone: 916-480-1028
Date Made Active in Reports: 07/08/2011	Last EDR Contact: 06/21/2011
Number of Days to Update: 17	Next Scheduled EDR Contact: 10/03/2011
	Data Release Frequency: Semi-Annually

## AST: Aboveground Petroleum Storage Tank Facilities

Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-341-5712
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 07/08/2011
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/24/2011
	Data Release Frequency: Quarterly

## INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/17/2011	Source: EPA Region 10
Date Data Arrived at EDR: 05/19/2011	Telephone: 206-553-2857
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 26	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

## INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/18/2011	Source: EPA Region 9
Date Data Arrived at EDR: 05/26/2011	Telephone: 415-972-3368
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 19	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

## INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/16/2011	Source: EPA Region 8
Date Data Arrived at EDR: 05/17/2011	Telephone: 303-312-6137
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/01/2011	Source: EPA Region 7
Date Data Arrived at EDR: 06/01/2011	Telephone: 913-551-7003
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 02/03/2011
Number of Days to Update: 13	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Varies

## INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/10/2011  
Date Data Arrived at EDR: 05/11/2011  
Date Made Active in Reports: 06/14/2011  
Number of Days to Update: 34

Source: EPA Region 6  
Telephone: 214-665-7591  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Semi-Annually

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/01/2011  
Date Data Arrived at EDR: 02/23/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 68

Source: EPA Region 5  
Telephone: 312-886-6136  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 03/03/2011  
Date Data Arrived at EDR: 03/18/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 45

Source: EPA Region 4  
Telephone: 404-562-9424  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Semi-Annually

## INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 03/07/2011  
Date Data Arrived at EDR: 05/04/2011  
Date Made Active in Reports: 06/14/2011  
Number of Days to Update: 41

Source: EPA, Region 1  
Telephone: 617-918-1313  
Last EDR Contact: 05/03/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010  
Date Data Arrived at EDR: 02/16/2010  
Date Made Active in Reports: 04/12/2010  
Number of Days to Update: 55

Source: FEMA  
Telephone: 202-646-5797  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Varies

## **State and tribal voluntary cleanup sites**

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008  
Date Data Arrived at EDR: 04/22/2008  
Date Made Active in Reports: 05/19/2008  
Number of Days to Update: 27

Source: EPA, Region 7  
Telephone: 913-551-7365  
Last EDR Contact: 04/20/2009  
Next Scheduled EDR Contact: 07/20/2009  
Data Release Frequency: Varies

### VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/10/2011  
Date Data Arrived at EDR: 05/11/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 35

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 06/16/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Quarterly

## INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 02/25/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 06/14/2011  
Number of Days to Update: 70

Source: EPA, Region 1  
Telephone: 617-918-1102  
Last EDR Contact: 07/05/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

## ADDITIONAL ENVIRONMENTAL RECORDS

### **Local Brownfield lists**

#### US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 03/29/2011  
Date Data Arrived at EDR: 03/29/2011  
Date Made Active in Reports: 06/14/2011  
Number of Days to Update: 77

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 06/27/2011  
Next Scheduled EDR Contact: 10/10/2011  
Data Release Frequency: Semi-Annually

### **Local Lists of Landfill / Solid Waste Disposal Sites**

#### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 06/27/2011  
Next Scheduled EDR Contact: 10/10/2011  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 05/16/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 08/29/2011
	Data Release Frequency: No Update Planned

## SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 02/24/2011	Source: Department of Conservation
Date Data Arrived at EDR: 03/23/2011	Telephone: 916-323-3836
Date Made Active in Reports: 04/21/2011	Last EDR Contact: 06/21/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/03/2011
	Data Release Frequency: Quarterly

## HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 05/24/2011	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 05/24/2011	Telephone: 916-341-6422
Date Made Active in Reports: 06/15/2011	Last EDR Contact: 05/24/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/05/2011
	Data Release Frequency: Varies

## INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 05/09/2011
Number of Days to Update: 52	Next Scheduled EDR Contact: 08/22/2011
	Data Release Frequency: Varies

## **Local Lists of Hazardous waste / Contaminated Sites**

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/02/2011	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/17/2011	Telephone: 202-307-1000
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 06/07/2011
Number of Days to Update: 46	Next Scheduled EDR Contact: 09/19/2011
	Data Release Frequency: Quarterly

### HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/08/2005  
Date Data Arrived at EDR: 08/03/2006  
Date Made Active in Reports: 08/24/2006  
Number of Days to Update: 21

Source: Department of Toxic Substance Control  
Telephone: 916-323-3400  
Last EDR Contact: 02/23/2009  
Next Scheduled EDR Contact: 05/25/2009  
Data Release Frequency: No Update Planned

## SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 05/10/2011  
Date Data Arrived at EDR: 05/11/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 35

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 06/16/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Quarterly

## TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995  
Date Data Arrived at EDR: 08/30/1995  
Date Made Active in Reports: 09/26/1995  
Number of Days to Update: 27

Source: State Water Resources Control Board  
Telephone: 916-227-4364  
Last EDR Contact: 01/26/2009  
Next Scheduled EDR Contact: 04/27/2009  
Data Release Frequency: No Update Planned

## CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2010  
Date Data Arrived at EDR: 03/04/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 20

Source: Department of Toxic Substances Control  
Telephone: 916-255-6504  
Last EDR Contact: 07/05/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

## US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007  
Date Data Arrived at EDR: 11/19/2008  
Date Made Active in Reports: 03/30/2009  
Number of Days to Update: 131

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

## **Local Lists of Registered Storage Tanks**

### CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994  
Date Data Arrived at EDR: 09/05/1995  
Date Made Active in Reports: 09/29/1995  
Number of Days to Update: 24

Source: California Environmental Protection Agency  
Telephone: 916-341-5851  
Last EDR Contact: 12/28/1998  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 06/06/2011
Number of Days to Update: 8	Next Scheduled EDR Contact: 09/19/2011
	Data Release Frequency: Annually

## HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## SWEEPS UST: SWEEPS UST Listing

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.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## Local Land Records

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/04/2011	Telephone: 202-564-6023
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 87	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/11/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 09/05/2011
	Data Release Frequency: Varies

### LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 06/28/2011	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 06/29/2011	Telephone: 916-323-3400
Date Made Active in Reports: 07/08/2011	Last EDR Contact: 06/27/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/18/2011	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/18/2011	Telephone: 916-323-3400
Date Made Active in Reports: 04/20/2011	Last EDR Contact: 06/14/2011
Number of Days to Update: 33	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Semi-Annually

## **Records of Emergency Release Reports**

### HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2010	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 01/05/2011	Telephone: 202-366-4555
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 07/05/2011
Number of Days to Update: 51	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: Annually

### CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2010	Source: Office of Emergency Services
Date Data Arrived at EDR: 05/03/2011	Telephone: 916-845-8400
Date Made Active in Reports: 06/15/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 43	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

### LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 06/20/2011	Source: State Water Quality Control Board
Date Data Arrived at EDR: 06/21/2011	Telephone: 866-480-1028
Date Made Active in Reports: 07/08/2011	Last EDR Contact: 06/21/2011
Number of Days to Update: 17	Next Scheduled EDR Contact: 10/03/2011
	Data Release Frequency: Quarterly

### MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 06/20/2011	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/21/2011	Telephone: 866-480-1028
Date Made Active in Reports: 07/08/2011	Last EDR Contact: 06/21/2011
Number of Days to Update: 17	Next Scheduled EDR Contact: 10/03/2011
	Data Release Frequency: Quarterly

## **Other Ascertainable Records**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RCRA-NonGen: RCRA - Non Generators

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.

Date of Government Version: 03/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/05/2011	Telephone: (415) 495-8895
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 07/07/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: Varies

## DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2011	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 02/11/2011	Telephone: 202-366-4595
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/11/2011
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/22/2011
	Data Release Frequency: Varies

## DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/21/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Semi-Annually

## FUDS: Formerly Used Defense Sites

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.

Date of Government Version: 12/31/2009	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 08/12/2010	Telephone: 202-528-4285
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 06/14/2011
Number of Days to Update: 112	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Varies

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2010	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 04/05/2011	Telephone: Varies
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 07/01/2011
Number of Days to Update: 70	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: Varies

## ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/16/2011	Telephone: 703-416-0223
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 06/15/2011
Number of Days to Update: 5	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/21/2010	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 06/02/2011
Number of Days to Update: 99	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Varies

## MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2011	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 03/09/2011	Telephone: 303-231-5959
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 06/08/2011
Number of Days to Update: 54	Next Scheduled EDR Contact: 09/19/2011
	Data Release Frequency: Semi-Annually

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/17/2010	Telephone: 202-566-0250
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/27/2011
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Annually

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006	Source: EPA
Date Data Arrived at EDR: 09/29/2010	Telephone: 202-260-5521
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 06/30/2011
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/10/2011
	Data Release Frequency: Every 4 Years

## FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/27/2011
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Quarterly

## FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/27/2011
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

### HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

### SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Annually

### ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/21/2011	Telephone: 202-564-5088
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 06/27/2011
Number of Days to Update: 59	Next Scheduled EDR Contact: 10/10/2011
	Data Release Frequency: Quarterly

### PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010	Source: EPA
Date Data Arrived at EDR: 11/10/2010	Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/22/2011
Number of Days to Update: 98	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 04/06/2010	Telephone: 301-415-7169
Date Made Active in Reports: 05/27/2010	Last EDR Contact: 06/13/2011
Number of Days to Update: 51	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Quarterly

## RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/13/2011	Telephone: 202-343-9775
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 07/12/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/24/2011
	Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010	Source: EPA
Date Data Arrived at EDR: 04/16/2010	Telephone: (415) 947-8000
Date Made Active in Reports: 05/27/2010	Last EDR Contact: 06/14/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: Quarterly

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

## BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009	Source: EPA/NTIS
Date Data Arrived at EDR: 03/01/2011	Telephone: 800-424-9346
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/27/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Biennially



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989  
Date Data Arrived at EDR: 07/27/1994  
Date Made Active in Reports: 08/02/1994  
Number of Days to Update: 6

Source: Department of Health Services  
Telephone: 916-255-2118  
Last EDR Contact: 05/31/1994  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007  
Date Data Arrived at EDR: 06/20/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 9

Source: State Water Resources Control Board  
Telephone: 916-341-5227  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Quarterly

## NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/24/2011  
Date Data Arrived at EDR: 05/24/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 22

Source: State Water Resources Control Board  
Telephone: 916-445-9379  
Last EDR Contact: 05/24/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Quarterly

## CORTESE: "Cortese" Hazardous Waste & Substances Sites List

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). This listing is no longer updated by the state agency.

Date of Government Version: 04/05/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/04/2011  
Number of Days to Update: 29

Source: CAL EPA/Office of Emergency Information  
Telephone: 916-323-3400  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Quarterly

## HIST CORTESE: Hazardous Waste & Substance Site List

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 [CALSITES].

Date of Government Version: 04/01/2001  
Date Data Arrived at EDR: 01/22/2009  
Date Made Active in Reports: 04/08/2009  
Number of Days to Update: 76

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 01/22/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## NOTIFY 65: Proposition 65 Records

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.

Date of Government Version: 10/21/1993  
Date Data Arrived at EDR: 11/01/1993  
Date Made Active in Reports: 11/19/1993  
Number of Days to Update: 18

Source: State Water Resources Control Board  
Telephone: 916-445-3846  
Last EDR Contact: 06/27/2011  
Next Scheduled EDR Contact: 10/10/2011  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DRYCLEANERS: Cleaner Facilities

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 cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/15/2010  
Date Data Arrived at EDR: 09/16/2010  
Date Made Active in Reports: 09/29/2010  
Number of Days to Update: 13

Source: Department of Toxic Substance Control  
Telephone: 916-327-4498  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 09/26/2011  
Data Release Frequency: Annually

## WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009  
Date Data Arrived at EDR: 07/21/2009  
Date Made Active in Reports: 08/03/2009  
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board  
Telephone: 213-576-6726  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

## HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 07/07/2010  
Date Made Active in Reports: 08/12/2010  
Number of Days to Update: 36

Source: California Environmental Protection Agency  
Telephone: 916-255-1136  
Last EDR Contact: 04/22/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Annually

## EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2008  
Date Data Arrived at EDR: 09/29/2010  
Date Made Active in Reports: 10/18/2010  
Number of Days to Update: 19

Source: California Air Resources Board  
Telephone: 916-322-2990  
Last EDR Contact: 06/30/2011  
Next Scheduled EDR Contact: 10/10/2011  
Data Release Frequency: Varies

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 12/08/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 34

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 04/21/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

## SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011  
Date Data Arrived at EDR: 03/09/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 54

Source: Environmental Protection Agency  
Telephone: 615-532-8599  
Last EDR Contact: 06/06/2011  
Next Scheduled EDR Contact: 08/08/2011  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 02/28/2011  
Date Data Arrived at EDR: 03/23/2011  
Date Made Active in Reports: 04/21/2011  
Number of Days to Update: 29

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 06/21/2011  
Next Scheduled EDR Contact: 10/03/2011  
Data Release Frequency: Quarterly

### MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 03/04/2011  
Date Data Arrived at EDR: 03/17/2011  
Date Made Active in Reports: 04/20/2011  
Number of Days to Update: 34

Source: Department of Public Health  
Telephone: 916-558-1784  
Last EDR Contact: 06/14/2011  
Next Scheduled EDR Contact: 09/26/2011  
Data Release Frequency: Varies

### COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 08/07/2009  
Date Made Active in Reports: 10/22/2009  
Number of Days to Update: 76

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 04/19/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Varies

### COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010  
Date Data Arrived at EDR: 01/03/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 77

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 06/14/2011  
Next Scheduled EDR Contact: 09/26/2011  
Data Release Frequency: Varies

### HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/19/2011  
Date Data Arrived at EDR: 04/19/2011  
Date Made Active in Reports: 05/12/2011  
Number of Days to Update: 23

Source: Department of Toxic Substances Control  
Telephone: 916-440-7145  
Last EDR Contact: 04/19/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Quarterly

### HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/09/2010  
Date Data Arrived at EDR: 08/11/2010  
Date Made Active in Reports: 08/20/2010  
Number of Days to Update: 9

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 06/03/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Quarterly

### FINANCIAL ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/15/2011  
Date Data Arrived at EDR: 03/16/2011  
Date Made Active in Reports: 04/26/2011  
Number of Days to Update: 41

Source: California Integrated Waste Management Board  
Telephone: 916-341-6066  
Last EDR Contact: 05/23/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Varies

## FINANCIAL ASSURANCE 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 03/01/2007  
Date Data Arrived at EDR: 06/01/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 28

Source: Department of Toxic Substances Control  
Telephone: 916-255-3628  
Last EDR Contact: 05/05/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 02/06/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 339

Source: U.S. Geological Survey  
Telephone: 888-275-8747  
Last EDR Contact: 04/21/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: N/A

## PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008  
Date Data Arrived at EDR: 02/18/2009  
Date Made Active in Reports: 05/29/2009  
Number of Days to Update: 100

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 05/05/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## EDR PROPRIETARY RECORDS

### *EDR Proprietary Records*

#### Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

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.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

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.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## COUNTY RECORDS

### ALAMEDA COUNTY:

#### Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/12/2011  
Date Data Arrived at EDR: 04/15/2011  
Date Made Active in Reports: 05/12/2011  
Number of Days to Update: 27

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 07/05/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Semi-Annually

#### Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 04/12/2011  
Date Data Arrived at EDR: 04/15/2011  
Date Made Active in Reports: 05/18/2011  
Number of Days to Update: 33

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 07/05/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Semi-Annually

### BUTTE COUNTY:

#### CUPA Facility Listing

Cupa facility list.

Date of Government Version: 03/29/2011  
Date Data Arrived at EDR: 04/20/2011  
Date Made Active in Reports: 05/17/2011  
Number of Days to Update: 27

Source: Public Health Department  
Telephone: 530-538-7149  
Last EDR Contact: 03/03/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Varies

### COLUSA COUNTY:

#### CUPA Facility List

Cupa facility list.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/01/2010  
Date Data Arrived at EDR: 04/20/2011  
Date Made Active in Reports: 05/17/2011  
Number of Days to Update: 27

Source: Health & Human Services  
Telephone: 530-458-0396  
Last EDR Contact: 03/03/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Varies

## CONTRA COSTA COUNTY:

### Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 03/10/2011  
Date Data Arrived at EDR: 03/11/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 13

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Semi-Annually

## EL DORADO COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 03/28/2011  
Date Data Arrived at EDR: 05/13/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 33

Source: El Dorado County Environmental Management Department  
Telephone: 530-621-6623  
Last EDR Contact: 03/28/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Varies

## FRESNO COUNTY:

### CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 04/15/2011  
Date Data Arrived at EDR: 04/19/2011  
Date Made Active in Reports: 05/12/2011  
Number of Days to Update: 23

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

## HUMBOLDT COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 02/08/2011  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 06/30/2011  
Next Scheduled EDR Contact: 10/10/2011  
Data Release Frequency: Varies

## INYO COUNTY:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

Cupa facility list.

Date of Government Version: 11/29/2010  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Inyo County Environmental Health Services  
Telephone: 760-878-0238  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Varies

## KERN COUNTY:

### Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010  
Date Data Arrived at EDR: 09/01/2010  
Date Made Active in Reports: 09/30/2010  
Number of Days to Update: 29

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 06/16/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Quarterly

## KINGS COUNTY:

### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 06/09/2011  
Date Data Arrived at EDR: 06/09/2011  
Date Made Active in Reports: 07/08/2011  
Number of Days to Update: 29

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 05/31/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Varies

## LOS ANGELES COUNTY:

### San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009  
Date Data Arrived at EDR: 03/31/2009  
Date Made Active in Reports: 10/23/2009  
Number of Days to Update: 206

Source: EPA Region 9  
Telephone: 415-972-3178  
Last EDR Contact: 03/28/2011  
Next Scheduled EDR Contact: 10/10/2011  
Data Release Frequency: No Update Planned

### HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2011  
Date Data Arrived at EDR: 06/09/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 6

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

### List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/25/2011  
Date Data Arrived at EDR: 04/28/2011  
Date Made Active in Reports: 05/17/2011  
Number of Days to Update: 19

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 04/25/2011  
Next Scheduled EDR Contact: 08/08/2011  
Data Release Frequency: Varies

## City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009  
Date Data Arrived at EDR: 03/10/2009  
Date Made Active in Reports: 04/08/2009  
Number of Days to Update: 29

Source: Engineering & Construction Division  
Telephone: 213-473-7869  
Last EDR Contact: 05/24/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Varies

## Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/09/2011  
Date Data Arrived at EDR: 02/09/2011  
Date Made Active in Reports: 03/04/2011  
Number of Days to Update: 23

Source: Community Health Services  
Telephone: 323-890-7806  
Last EDR Contact: 04/25/2011  
Next Scheduled EDR Contact: 08/08/2011  
Data Release Frequency: Annually

## City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 02/03/2011  
Date Data Arrived at EDR: 02/08/2011  
Date Made Active in Reports: 03/03/2011  
Number of Days to Update: 23

Source: City of El Segundo Fire Department  
Telephone: 310-524-2236  
Last EDR Contact: 04/25/2011  
Next Scheduled EDR Contact: 08/08/2011  
Data Release Frequency: Semi-Annually

## City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003  
Date Data Arrived at EDR: 10/23/2003  
Date Made Active in Reports: 11/26/2003  
Number of Days to Update: 34

Source: City of Long Beach Fire Department  
Telephone: 562-570-2563  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Annually

## City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/18/2011  
Date Data Arrived at EDR: 04/20/2011  
Date Made Active in Reports: 05/18/2011  
Number of Days to Update: 28

Source: City of Torrance Fire Department  
Telephone: 310-618-2973  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

## MADERA COUNTY:

### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/07/2011  
Date Data Arrived at EDR: 06/08/2011  
Date Made Active in Reports: 07/08/2011  
Number of Days to Update: 30

Source: Madera County Environmental Health  
Telephone: 559-675-7823  
Last EDR Contact: 05/31/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Varies

## MARIN COUNTY:

### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 04/15/2011  
Date Data Arrived at EDR: 04/26/2011  
Date Made Active in Reports: 05/18/2011  
Number of Days to Update: 22

Source: Public Works Department Waste Management  
Telephone: 415-499-6647  
Last EDR Contact: 07/11/2011  
Next Scheduled EDR Contact: 10/24/2011  
Data Release Frequency: Semi-Annually

## MERCED COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 06/06/2011  
Date Data Arrived at EDR: 06/06/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 9

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 05/31/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Varies

## MONTEREY COUNTY:

### CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 01/20/2011  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 06/20/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Varies

## NAPA COUNTY:

### Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008  
Date Data Arrived at EDR: 07/09/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 22

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 03/07/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: No Update Planned

### Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008  
Date Data Arrived at EDR: 01/16/2008  
Date Made Active in Reports: 02/08/2008  
Number of Days to Update: 23

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 06/06/2011  
Next Scheduled EDR Contact: 09/19/2011  
Data Release Frequency: No Update Planned

## ORANGE COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 05/02/2011  
Date Data Arrived at EDR: 05/20/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 26

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 05/16/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Annually

## List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/05/2011  
Date Data Arrived at EDR: 05/20/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 26

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 05/16/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Quarterly

## List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/05/2011  
Date Data Arrived at EDR: 05/17/2011  
Date Made Active in Reports: 06/20/2011  
Number of Days to Update: 34

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 05/17/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Quarterly

## PLACER COUNTY:

### Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/20/2011  
Date Data Arrived at EDR: 06/21/2011  
Date Made Active in Reports: 07/08/2011  
Number of Days to Update: 17

Source: Placer County Health and Human Services  
Telephone: 530-889-7312  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 09/26/2011  
Data Release Frequency: Semi-Annually

## RIVERSIDE COUNTY:

### Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/26/2011  
Date Data Arrived at EDR: 04/28/2011  
Date Made Active in Reports: 05/17/2011  
Number of Days to Update: 19

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 06/27/2011  
Next Scheduled EDR Contact: 10/10/2011  
Data Release Frequency: Quarterly

### Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 04/26/2011  
Date Data Arrived at EDR: 04/28/2011  
Date Made Active in Reports: 05/18/2011  
Number of Days to Update: 20

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 06/27/2011  
Next Scheduled EDR Contact: 10/10/2011  
Data Release Frequency: Quarterly

## SACRAMENTO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/07/2011  
Date Data Arrived at EDR: 04/28/2011  
Date Made Active in Reports: 05/17/2011  
Number of Days to Update: 19

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 07/08/2011  
Next Scheduled EDR Contact: 10/24/2011  
Data Release Frequency: Quarterly

## Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/07/2011  
Date Data Arrived at EDR: 04/29/2011  
Date Made Active in Reports: 05/17/2011  
Number of Days to Update: 18

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 07/08/2011  
Next Scheduled EDR Contact: 10/24/2011  
Data Release Frequency: Quarterly

## SAN BERNARDINO COUNTY:

### Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/09/2011  
Date Data Arrived at EDR: 06/09/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division  
Telephone: 909-387-3041  
Last EDR Contact: 05/16/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Quarterly

## SAN DIEGO COUNTY:

### Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/09/2010  
Date Data Arrived at EDR: 09/15/2010  
Date Made Active in Reports: 09/29/2010  
Number of Days to Update: 14

Source: Hazardous Materials Management Division  
Telephone: 619-338-2268  
Last EDR Contact: 06/17/2011  
Next Scheduled EDR Contact: 09/26/2011  
Data Release Frequency: Quarterly

### Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2010  
Date Data Arrived at EDR: 11/16/2010  
Date Made Active in Reports: 01/25/2011  
Number of Days to Update: 70

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Environmental Case Listing

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.

Date of Government Version: 03/23/2010	Source: San Diego County Department of Environmental Health
Date Data Arrived at EDR: 06/15/2010	Telephone: 619-338-2371
Date Made Active in Reports: 07/09/2010	Last EDR Contact: 06/14/2011
Number of Days to Update: 24	Next Scheduled EDR Contact: 09/26/2011
	Data Release Frequency: No Update Planned

## SAN FRANCISCO COUNTY:

### Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008	Source: Department Of Public Health San Francisco County
Date Data Arrived at EDR: 09/19/2008	Telephone: 415-252-3920
Date Made Active in Reports: 09/29/2008	Last EDR Contact: 05/16/2011
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/16/2011
	Data Release Frequency: Quarterly

### Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010	Source: Department of Public Health
Date Data Arrived at EDR: 03/10/2011	Telephone: 415-252-3920
Date Made Active in Reports: 03/15/2011	Last EDR Contact: 05/31/2011
Number of Days to Update: 5	Next Scheduled EDR Contact: 08/29/2011
	Data Release Frequency: Quarterly

## SAN JOAQUIN COUNTY:

### San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/27/2011	Source: Environmental Health Department
Date Data Arrived at EDR: 06/29/2011	Telephone: N/A
Date Made Active in Reports: 07/08/2011	Last EDR Contact: 06/27/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/10/2011
	Data Release Frequency: Semi-Annually

## SAN LUIS OBISPO COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 05/31/2011	Source: San Luis Obispo County Public Health Department
Date Data Arrived at EDR: 05/31/2011	Telephone: 805-781-5596
Date Made Active in Reports: 07/08/2011	Last EDR Contact: 05/31/2011
Number of Days to Update: 38	Next Scheduled EDR Contact: 09/12/2011
	Data Release Frequency: Varies

## SAN MATEO COUNTY:

### Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/19/2011  
Date Data Arrived at EDR: 04/20/2011  
Date Made Active in Reports: 05/17/2011  
Number of Days to Update: 27

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 06/20/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Annually

## Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/21/2011  
Date Data Arrived at EDR: 03/22/2011  
Date Made Active in Reports: 04/20/2011  
Number of Days to Update: 29

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 06/20/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Semi-Annually

## SANTA BARBARA COUNTY:

### CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 11/22/2010  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Santa Barbara County Public Health Department  
Telephone: 805-686-8167  
Last EDR Contact: 06/29/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Varies

## SANTA CLARA COUNTY:

### HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005  
Date Data Arrived at EDR: 03/30/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 22

Source: Santa Clara Valley Water District  
Telephone: 408-265-2600  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

### LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 05/29/2009  
Date Data Arrived at EDR: 06/01/2009  
Date Made Active in Reports: 06/15/2009  
Number of Days to Update: 14

Source: Department of Environmental Health  
Telephone: 408-918-3417  
Last EDR Contact: 07/08/2011  
Next Scheduled EDR Contact: 09/19/2011  
Data Release Frequency: Annually

### Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/31/2009  
Date Data Arrived at EDR: 08/31/2009  
Date Made Active in Reports: 09/18/2009  
Number of Days to Update: 18

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Annually

## SANTA CRUZ COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

CUPA facility listing.

Date of Government Version: 05/31/2011  
Date Data Arrived at EDR: 05/31/2011  
Date Made Active in Reports: 07/08/2011  
Number of Days to Update: 38

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 05/31/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Varies

## SHASTA COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 05/31/2011  
Date Data Arrived at EDR: 05/31/2011  
Date Made Active in Reports: 07/08/2011  
Number of Days to Update: 38

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 05/31/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Varies

## SOLANO COUNTY:

### Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/09/2011  
Date Data Arrived at EDR: 06/29/2011  
Date Made Active in Reports: 07/08/2011  
Number of Days to Update: 9

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 06/20/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Quarterly

### Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 03/21/2011  
Date Data Arrived at EDR: 03/25/2011  
Date Made Active in Reports: 04/22/2011  
Number of Days to Update: 28

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 06/20/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Quarterly

## SONOMA COUNTY:

### Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/05/2011  
Date Data Arrived at EDR: 04/06/2011  
Date Made Active in Reports: 05/12/2011  
Number of Days to Update: 36

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 07/05/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Quarterly

## SUTTER COUNTY:

### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/14/2011  
Date Data Arrived at EDR: 03/15/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 9

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 06/13/2011  
Next Scheduled EDR Contact: 09/26/2011  
Data Release Frequency: Semi-Annually

## VENTURA COUNTY:

### Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 01/26/2011  
Date Data Arrived at EDR: 02/25/2011  
Date Made Active in Reports: 03/22/2011  
Number of Days to Update: 25

Source: Ventura County Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 05/24/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Quarterly

### Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 04/01/2011  
Date Data Arrived at EDR: 04/07/2011  
Date Made Active in Reports: 05/12/2011  
Number of Days to Update: 35

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 07/08/2011  
Next Scheduled EDR Contact: 10/24/2011  
Data Release Frequency: Annually

### Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008  
Date Data Arrived at EDR: 06/24/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 37

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 05/24/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Quarterly

### Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 04/26/2011  
Date Data Arrived at EDR: 05/03/2011  
Date Made Active in Reports: 06/15/2011  
Number of Days to Update: 43

Source: Ventura County Resource Management Agency  
Telephone: 805-654-2813  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Quarterly

### Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 03/01/2011  
Date Data Arrived at EDR: 03/23/2011  
Date Made Active in Reports: 04/22/2011  
Number of Days to Update: 30

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 06/21/2011  
Next Scheduled EDR Contact: 10/03/2011  
Data Release Frequency: Quarterly

## YOLO COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Comprehensive Facility Report  
Underground storage tank sites located in Yolo county.

Date of Government Version: 04/26/2011	Source: Yolo County Department of Health
Date Data Arrived at EDR: 05/03/2011	Telephone: 530-666-8646
Date Made Active in Reports: 06/20/2011	Last EDR Contact: 07/08/2011
Number of Days to Update: 48	Next Scheduled EDR Contact: 10/24/2011
	Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List  
CUPA facility listing for Yuba County.

Date of Government Version: 12/31/2010	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 05/12/2011	Telephone: 530-749-7523
Date Made Active in Reports: 06/15/2011	Last EDR Contact: 04/04/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 08/22/2011
	Data Release Frequency: Varies

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007	Source: Department of Environmental Protection
Date Data Arrived at EDR: 08/26/2009	Telephone: 860-424-3375
Date Made Active in Reports: 09/11/2009	Last EDR Contact: 05/26/2011
Number of Days to Update: 16	Next Scheduled EDR Contact: 09/05/2011
	Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/22/2010	Telephone: N/A
Date Made Active in Reports: 08/26/2010	Last EDR Contact: 04/19/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2010	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 05/12/2011	Telephone: 518-402-8651
Date Made Active in Reports: 05/24/2011	Last EDR Contact: 05/12/2011
Number of Days to Update: 12	Next Scheduled EDR Contact: 08/22/2011
	Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2008  
Date Data Arrived at EDR: 12/01/2009  
Date Made Active in Reports: 12/14/2009  
Number of Days to Update: 13

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 04/04/2011  
Next Scheduled EDR Contact: 07/06/2011  
Data Release Frequency: Annually

## RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2010  
Date Data Arrived at EDR: 06/24/2011  
Date Made Active in Reports: 06/30/2011  
Number of Days to Update: 6

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 05/31/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Annually

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 07/06/2010  
Date Made Active in Reports: 07/26/2010  
Number of Days to Update: 20

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 06/20/2011  
Next Scheduled EDR Contact: 10/03/2011  
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

## Electric Power Transmission Line Data

Source: Rextag Strategies Corp.  
Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

## AHA Hospitals:

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

## Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## Nursing Homes

Source: National Institutes of Health  
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

## Public Schools

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

## Private Schools

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Daycare Centers: Licensed Facilities  
Source: Department of Social Services  
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

### **STREET AND ADDRESS INFORMATION**

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## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

CHOLLAS TRIANGLE  
CHOLLAS PARKWAY AND UNIVERSITY AVENUE  
SAN DIEGO, CA 92105

### TARGET PROPERTY COORDINATES

Latitude (North):	32.74690 - 32° 44' 48.8"
Longitude (West):	117.0778 - 117° 4' 40.1"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	492711.4
UTM Y (Meters):	3623041.2
Elevation:	294 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	32117-F1 NATIONAL CITY, CA
Most Recent Revision:	1975
North Map:	32117-G1 LA MESA, CA
Most Recent Revision:	1994

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

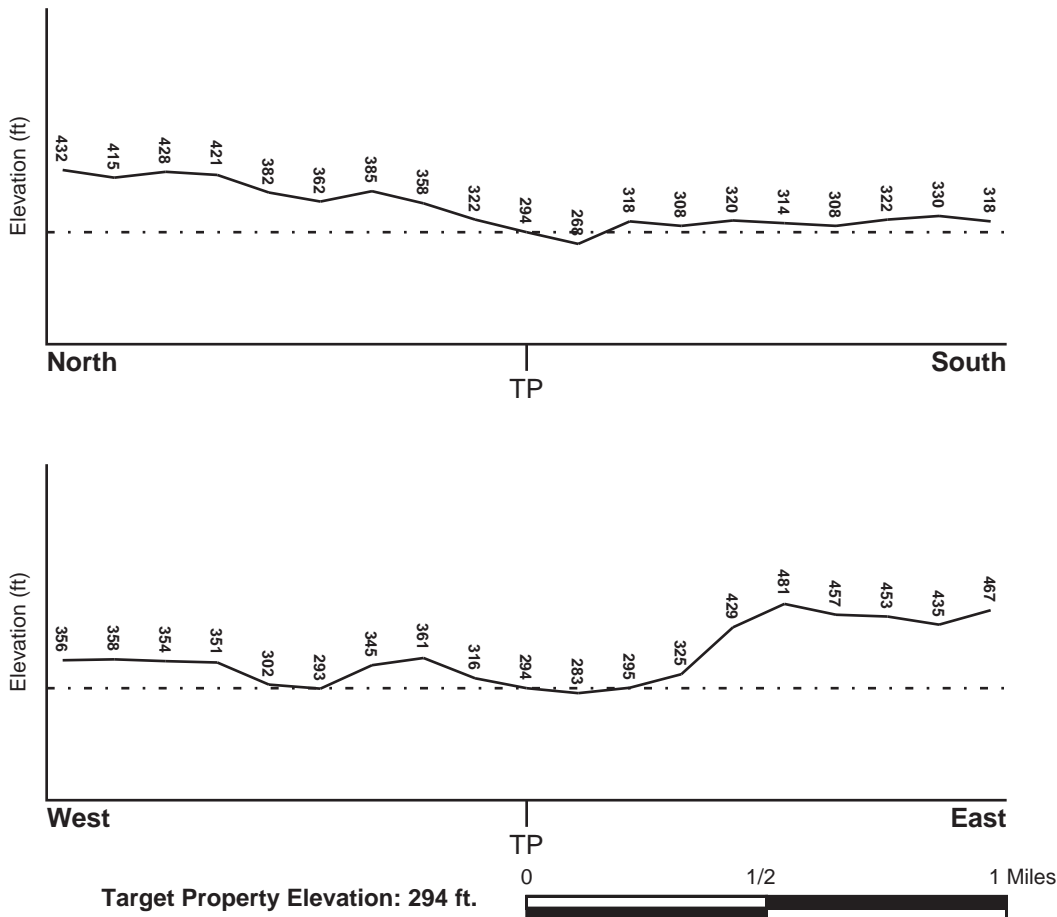
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' 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.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## FEMA FLOOD ZONE

Target Property County  
SAN DIEGO, CA

FEMA Flood  
Electronic Data  
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06073C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

## NATIONAL WETLAND INVENTORY

NWI Quad at Target Property  
NATIONAL CITY

NWI Electronic  
Data Coverage  
YES - refer to the Overview Map and Detail Map

## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### *Site-Specific Hydrogeological Data\*:*

Search Radius: 1.25 miles  
Status: Not found

## AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1	1/2 - 1 Mile North	S

For additional site information, refer to Physical Setting Source Map Findings.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

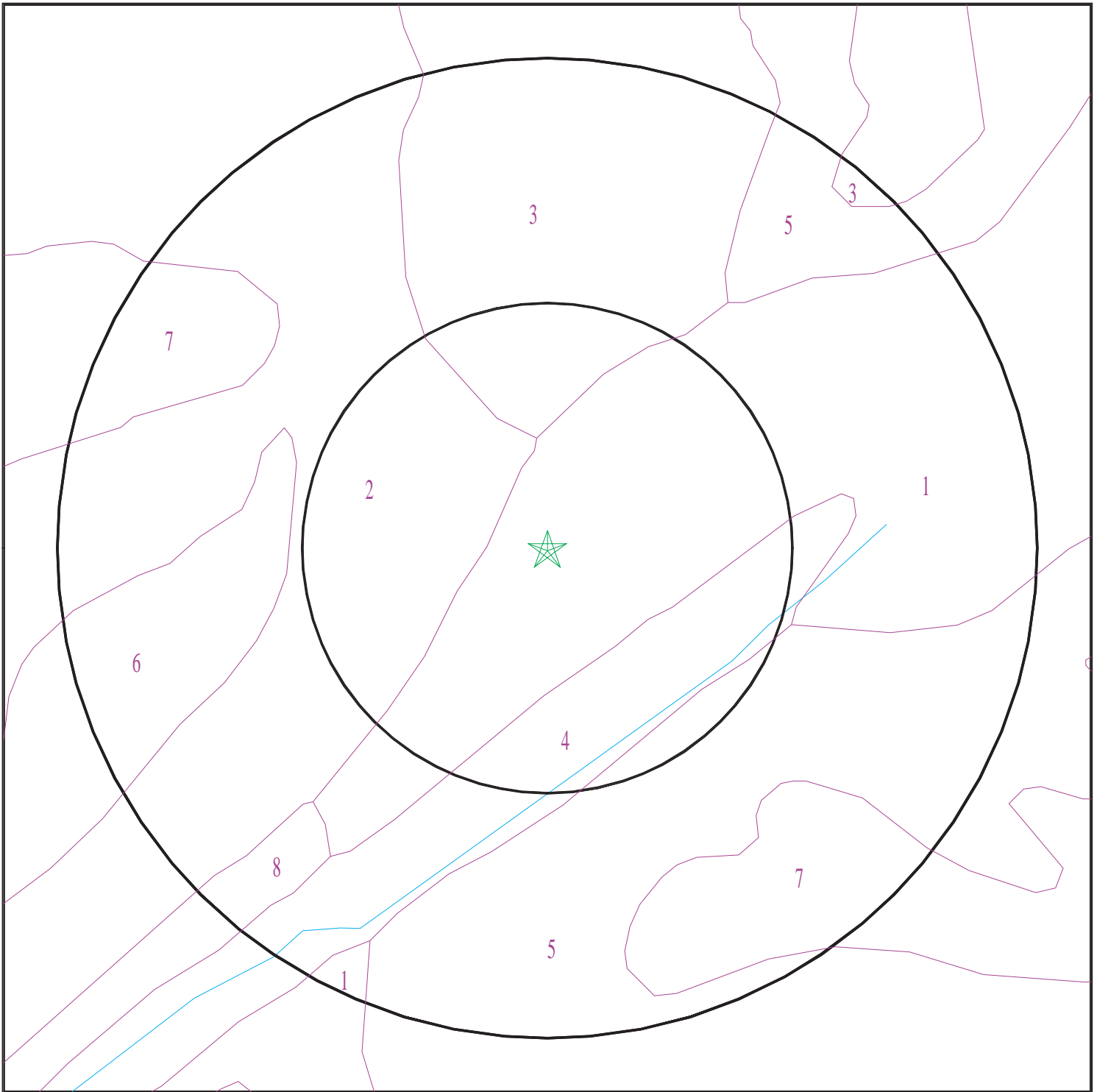
Era:	Cenozoic
System:	Tertiary
Series:	Eocene
Code:	Tec ( <i>decoded above as Era, System &amp; Series</i> )

#### **GEOLOGIC AGE IDENTIFICATION**

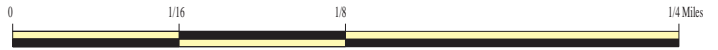
Category: Continental Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 3121078.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Chollas Triangle  
ADDRESS: Chollas Parkway and University Avenue  
San Diego CA 92105  
LAT/LONG: 32.7469 / 117.0778

CLIENT: Ninyo & Moore  
CONTACT: Caren Carlson  
INQUIRY #: 3121078.2s  
DATE: July 12, 2011 2:04 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

### Soil Map ID: 1

Soil Component Name: OLIVENHAIN

Soil Surface Texture: cobbly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 5.1
2	9 inches	42 inches	very cobbly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 5.1
3	42 inches	59 inches	cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 5.1



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**Soil Map ID: 2**

Soil Component Name: HUERHUERO

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	11 inches	55 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	55 inches	72 inches	stratified sand to sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### Soil Map ID: 3

Soil Component Name: DIABLO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:
2	14 inches	31 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:
3	31 inches	35 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: Min:	Max: Min:

### Soil Map ID: 4

Soil Component Name: RIVERWASH

Soil Surface Texture: gravelly coarse sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Excessively drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 168 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean Gravels, Well-graded gravel.	Max: 141 Min: 42	Max: Min:
2	5 inches	59 inches	stratified extremely gravelly coarse sand to gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean Gravels, Well-graded gravel.	Max: 141 Min: 42	Max: Min:

### Soil Map ID: 5

Soil Component Name: OLIVENHAIN

Soil Surface Texture: cobbly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 5.1
2	9 inches	42 inches	very cobbly clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 5.1
3	42 inches	59 inches	cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 5.5 Min: 5.1

### Soil Map ID: 6

Soil Component Name: HUERHUERO

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	9 inches	50 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	50 inches	59 inches	stratified sand to sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

### Soil Map ID: 7

Soil Component Name: REDDING

Soil Surface Texture: gravelly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	14 inches	29 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	29 inches	44 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

**Soil Map ID: 8**

Soil Component Name:                   MADE LAND

Soil Surface Texture:                   variable

Hydrologic Group:                      Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:  
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min:                > 0 inches

Depth to Watertable Min:            > 0 inches



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

### **FEDERAL USGS WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

### **FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

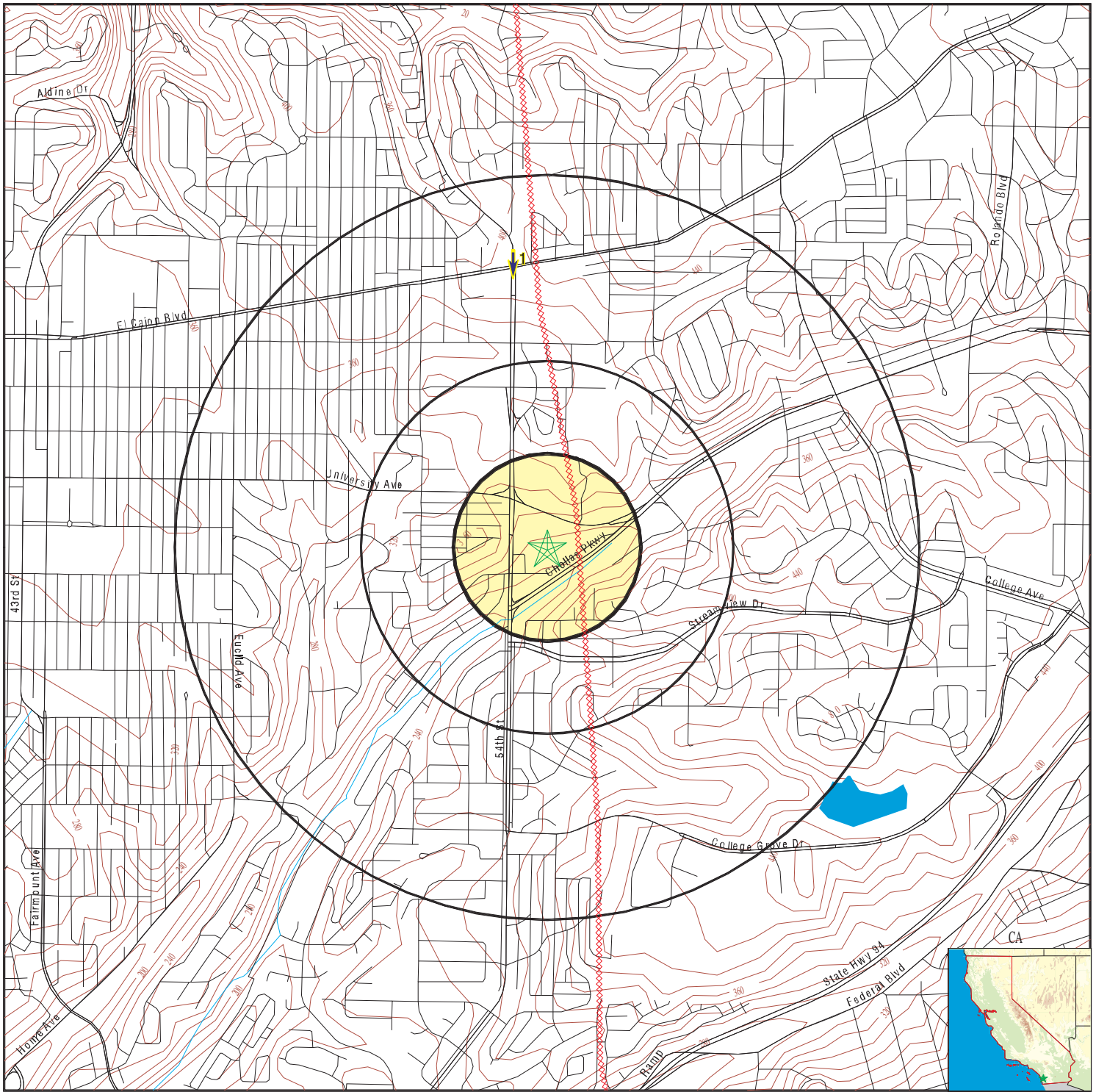
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

### **STATE DATABASE WELL INFORMATION**

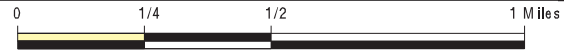
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

# PHYSICAL SETTING SOURCE MAP - 3121078.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Chollas Triangle  
 ADDRESS: Chollas Parkway and University Avenue  
 San Diego CA 92105  
 LAT/LONG: 32.7469 / 117.0778

CLIENT: Ninyo & Moore  
 CONTACT: Caren Carlson  
 INQUIRY #: 3121078.2s  
 DATE: July 12, 2011 2:04 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Database

EDR ID Number

<p><b>1</b>  <b>North</b>  <b>1/2 - 1 Mile</b>  <b>Higher</b></p>	<p>Site ID:                  Groundwater Flow:                  Shallow Water Depth:                  Deep Water Depth:                  Average Water Depth:                  Date:</p>	<p>Not Reported                  S                  25                  40                  Not Reported                  11/16/1988</p>	<p><b>AQUIFLOW</b></p>	<p><b>33841</b></p>
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# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: CA Radon

### Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92105	8	0

Federal EPA Radon Zone for SAN DIEGO County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

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### Federal Area Radon Information for SAN DIEGO COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.677 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.400 pCi/L	100%	0%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

#### California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

#### California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

### RADON

#### State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.



## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

### STREET AND ADDRESS INFORMATION

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**DRAFT**

**APPENDIX C**

**ON LINE REGULATORY AGENCY REVIEW DOCUMENTS**



[LINK TO THIS MAP](#)

# GEOTRACKER

L

SIGNIFIES A CLOSED SITE

■ Leaking Underground Tank (LUST) Cleanup Sites

■ Other Cleanup Sites

■ Land Disposal Sites

■ Military Sites

■ WDR Sites

■ Permitted Underground Storage Tank (UST) Facilities

● Monitoring Wells\*

\* ZOOM IN TO SEE MWS

▲ DTSC Cleanup Sites

▲ DTSC Haz Waste Permit

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640x480 ▼

○ ○















Site List - [EXPORT TO EXCEL](#)

15 Sites

Map data ©2011 Google -

SHOW SITES WITHIN  FEET OF THE FOLLOWING ADDRESS:

L

	<u>LOB</u>	<u>L</u>	<u>DD</u>	
 <a href="#">2-B RENTALS</a>	T0607301022	OPEN - SITE ASSESSMENT	5586 UNIVERSITY AV	SAN DIEGO
 <a href="#">ALPERT AUTO WHOLESALE INC</a>	T0607302277	COMPLETED - CASE CLOSED	6205 UNIVERSITY AV	SAN DIEGO
 <a href="#">ARCO #5132 PSI#5609</a>	T0607302659	COMPLETED - CASE CLOSED	6098 UNIVERSITY AV	SAN DIEGO
 <a href="#">ARCO #5132 PSI#5609</a>	T0607301301	COMPLETED - CASE CLOSED	6098 UNIVERSITY AV	SAN DIEGO
 <a href="#">ARCO #5132 PSI#5609</a>	T0607301300	OPEN - REMEDIATION	6098 UNIVERSITY AV	SAN DIEGO
 <a href="#">ARCO #5132 PSI#5609</a>	18769		6098 UNIVERSITY AVE	SAN DIEGO
 <a href="#">M. BRAMMER INC, SHELL STATION</a>	T0607382470	COMPLETED - CASE CLOSED	5401 UNIVERSITY AV	SAN DIEGO
 <a href="#">M. BRAMMER INC, SHELL STATION</a>	T0608120176	COMPLETED - CASE CLOSED	5401 UNIVERSITY AV	SAN DIEGO
 <a href="#">M. BRAMMER INC, SHELL STATION</a>	18634		5401 UNIVERSITY AVE	SAN DIEGO
 <a href="#">PRESTIGE WASHES OF AMERICA</a>	T0607303040	COMPLETED - CASE CLOSED	5985 UNIVERSITY AV	SAN DIEGO
 <a href="#">PRESTIGE WASHES OF AMERICA</a>	T0607300618	COMPLETED - CASE CLOSED	5985 UNIVERSITY AV	SAN DIEGO
 <a href="#">SAN DIEGO FAMILY HOUSING LLC</a>	T10000002420	COMPLETED - CASE CLOSED	6173 FAUNA DR	SAN DIEGO
 <a href="#">SDUSD CRAWFORD HIGH SCHOOL</a>	T0607300079	COMPLETED - CASE CLOSED	4191 COLTS WY	SAN DIEGO
 <a href="#">WESTBURN PIPE &amp; SUPPLY</a>	T0607300135	COMPLETED - CASE CLOSED	5450 UNIVERSITY AV	SAN DIEGO

MAP AN ADDRESS:

[LINK TO THIS MAP](#)

# GEOTRACKER

**LAYERS**

SIGNIFIES A CLOSED SITE

Leaking Underground Tank (LUST) Cleanup Sites

Other Cleanup Sites

Land Disposal Sites

Military Sites

WDR Sites

Permitted Underground Storage Tank (UST) Facilities

Monitoring Wells\*

\* ZOOM IN TO SEE MWS

DTSC Cleanup Sites

DTSC Haz Waste Permit

**MAP SIZE**

640x480

**OPTIONS**

Site List - [EXPORT TO EXCEL](#)


15 Sites

SHOW SITES WITHIN  FEET OF THE FOLLOWING ADDRESS:

**SITE LIST**



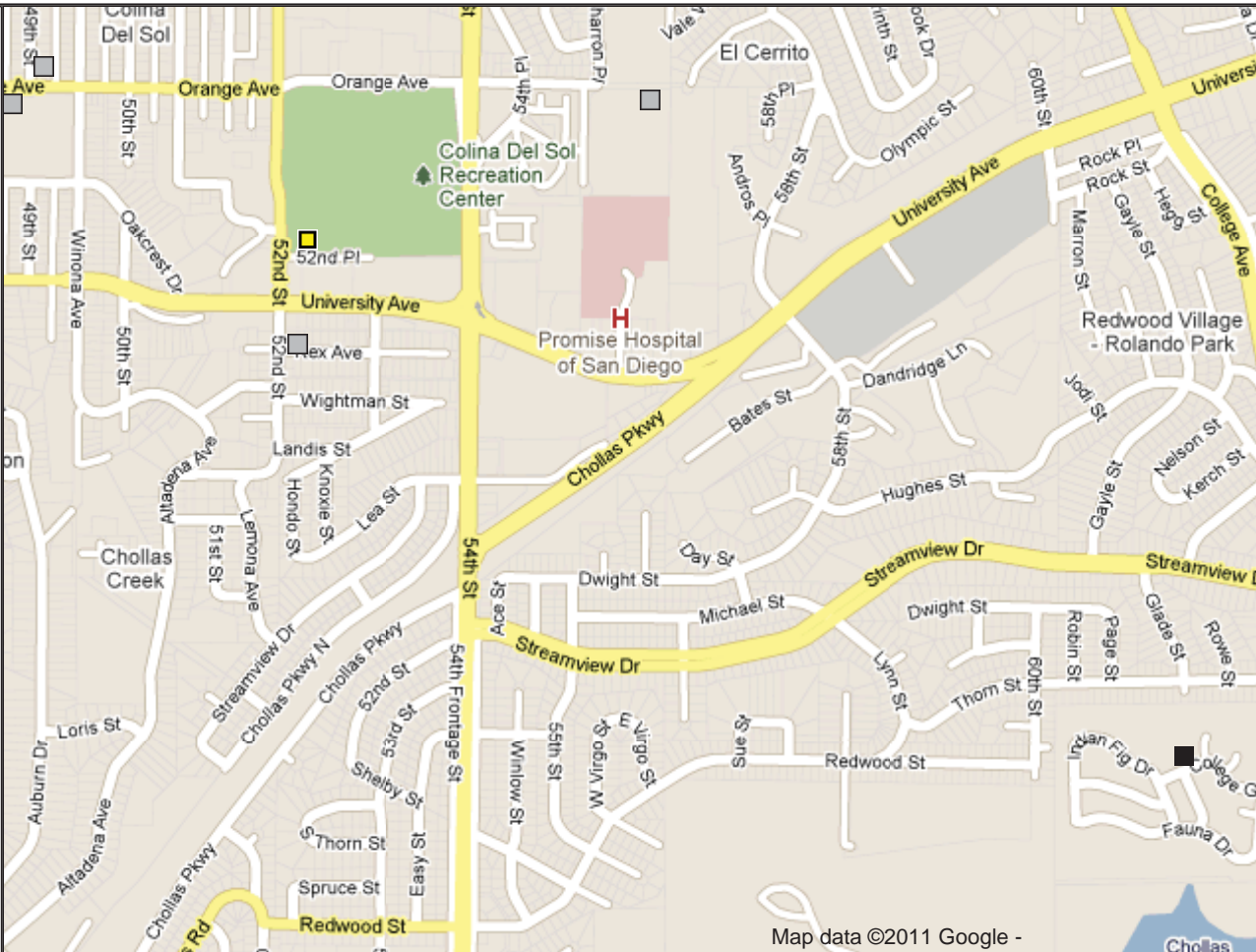
[LINK TO THIS MAP](#)



L

- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action
- Haz Waste Permit
- Monitoring Wells
- GeoTracker LUFT
- GeoTracker SLIC

640x480



Map data ©2011 Google -

MAP AN ADDRESS:

[LINK TO THIS MAP](#)

# ENVIROSTOR

**LAYERS**

- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action
- Haz Waste Permit
- Monitoring Wells
- GeoTracker LUFT
- GeoTracker SLIC

**MAP SIZE**

640x480 ▼

Map data ©2011 Google -

MAP AN ADDRESS:

only school sites identified.

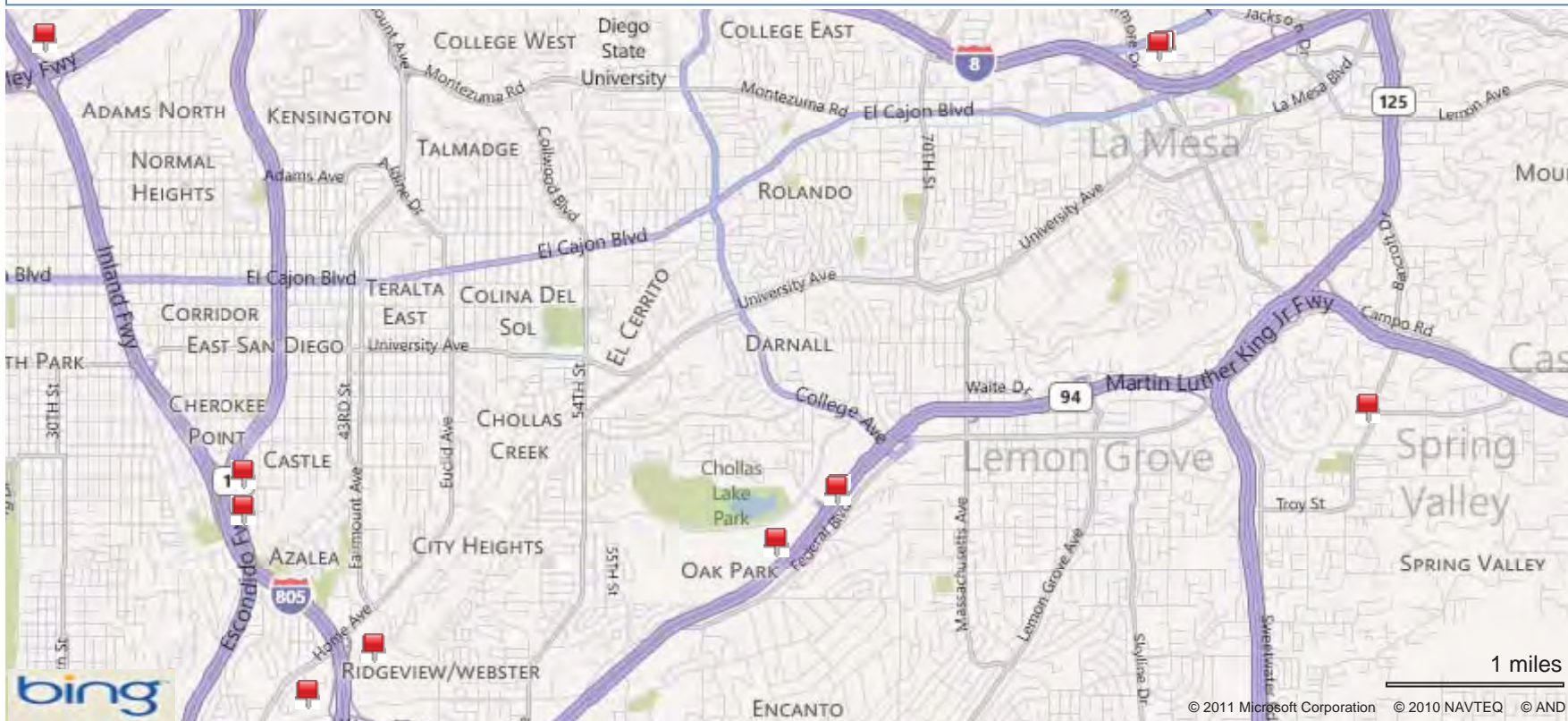


<a href="#">37-AA-0032</a>	Gregory Canyon Landfill	01	Solid Waste Landfill	Suspended	Planned
<a href="#">37-AA-0033</a>	South Miramar Sanitary Landfill	01	Solid Waste Disposal Site	Pre-regulations	Closed
<a href="#">37-AA-0103</a>	Viejas Rural Large Vol. Transfer Station	01	Large Volume Transfer/Proc Facility	To Be Determined	Closed

Page 1 of 7

1 2 3 4 5 6 7 Show All

Count: 155



Last updated: Data updated continuously.  
 Solid Waste Information System(SWIS), <http://www.CalRecycle.ca.gov/SWFacilities/Directory/>  
 Skip Amerine, [skip.amerine@calrecycle.ca.gov](mailto:skip.amerine@calrecycle.ca.gov) (916) 341-6322

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20 April 2011

**Sensitive Receptor Survey**  
Former 2-B Rentals  
5586 University Avenue  
San Diego, California

**Establishment No. H32242-001**

Prepared on Behalf of

**University Avenue Manor, LLC**  
Stanton, California

Prepared for

**County of San Diego Department of Environmental Health**  
Site Assessment and Mitigation Program

Prepared By



## 1.0 INTRODUCTION

On behalf of University Avenue Manor LLC (UAM), Murex Environmental (Murex) has prepared this *Sensitive Receptor Survey* for UAM for its property formerly known as “2-B Rentals” located at 5586 University Avenue in San Diego, California (site; **Figure 1**).

### 1.1 Objectives

The objectives of this report are:

- To present the findings the Sensitive Receptor Survey;
- To document distances to potential off-site receptors
- To evaluate exposure pathways to potential receptors
- To present the Site Conceptual Model

### 1.2 Report Organization

This report was prepared in accordance with the County of San Diego Department of Environmental Health Site Assessment and Mitigation (SAM) program manual, the California Code of Regulations, Title 23, Division 3, Chapter 16, Article 11, and the 4 October, 2010 California State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) guidance manual.

This report presents the findings of a sensitive receptor survey, provides a sensitive receptor map, and includes a conceptual site model summary.



## 2.0 SITE BACKGROUND

The site is located on the north side of University Avenue, situated between 54<sup>th</sup> Street to the west, Chollas Parkway to the south, and 58<sup>th</sup> Street to the east, in the city of San Diego, California (Figure 1).

As shown on **Figure 2**, the current use of the property is automobile sales (5556 University Ave), two residential homes (5590 University [apparently uninhabited] and 5592 University [apparently inhabited]), a former auto repair shop (5570 University), and two vacant buildings (5586 and 5582 University), which reportedly housed a former dry cleaners business. An apartment complex and rehabilitation hospital are located on top of the bluff to the north; a convenience store, used car lot, and light commercial buildings are located to the south across University Avenue

UAM is currently reviewing various plans for future site use, which may include demolition and new construction, or possibly renovation and re-use of existing structures for a variety of potential applications, which may be guided by the outcome of health risk calculations performed in the forthcoming risk assessment.

### 2.1 Site History

Previous site assessment reports indicate that from as early as 1954 until approximately 1970, a dry cleaner (“Master Cleaners”) operated at the subject site. On June 9, 1992, five corroded steel underground storage tanks (USTs) with a combined storage capacity of approximately 11,000 gallons, and associated piping, were removed from the property. Following their removal, soil beneath the tanks was found to be contaminated with up to 14,430 parts per million (ppm) total petroleum hydrocarbons as Stoddard Solvent (TPH-Stoddard). As a result, the CSDDEH ordered an initial site assessment to be completed for the site.

Initial site assessment activities were completed on September 25, 1992, and consisted of 7 soil borings advanced to 15-feet below ground surface (bgs). TPH-Stoddard detections ranged from ND to 13,723 mg/Kg in the initial site assessment.

A second site assessment was required by the CSDDEH in April 1993 with two additional soil borings for soil delineation. The second site assessment found concentrations of TPH-Stoddard in soil up to 5,479 mg/Kg. During the second site assessment groundwater was encountered at approximately 29 feet bgs but was not sampled at the time.

On 2 March 2004 CSDDEH requested an additional assessment to include the vertical and horizontal extent of impact to soil and groundwater beneath the Site.

A third site assessment was performed at the Site in 2007 by Morgan and Associates, Inc. This phase of investigation included the installation of six (6) soil borings to a maximum depth of 55-feet below ground surface (bgs). Five of the six soil borings were converted to groundwater monitoring wells. The results of third site assessment exhibited detectable concentrations of TPH-gasoline, TPH-diesel, TPH-Stoddard, the gasoline constituents benzene, toluene, ethylbenzene, and total xylenes (collectively referred to as BTEX), and other gasoline-related aromatic volatile organic compounds (VOCs) in soil, such as trimethylebenzene. Groundwater results indicated similar detectable concentrations of the above analytes with the exception of TPH-Stoddard. However, the third site assessment activities did not fully delineate the horizontal extent of impact to soil and groundwater beneath the site, specifically to the south, west, or easterly direction.

On 17 April 2008, based on the third site assessment results, the CSDDEH requested the preparation and submittal of a work plan for additional investigation, a groundwater monitoring work plan, and a receptor survey and human health risk assessment work plan.

Morgan & Associates, Inc. submitted the requested work plans and associated addendums and revisions in late 2008 and early 2009. The CSDDEH concurred with the work plans and issued conditional approval for the 13 August 2008 *Health Risk Assessment Work Plan* on 10 February 2009 and issued conditional approval for the 20 May 2008 *Fourth Site Assessment Work Plan* (including the 30 December 2008 Addendum and 6 March 2009 Revision) and the 30 June 2008 *Groundwater Monitoring Work Plan* on 11 March 2009.

Based on a review of historical documents, inspection of the various TPH and VOC chemicals detected in soil and groundwater, and interviews with personnel involved with the site over many years, one or more of the five former underground storage tanks were used for the storage of gasoline between 1970 and 1992.

The Fourth Site Assessment investigation work, detailed in the following section, provides the required additional delineation of the extent of TPH and VOC contamination in soil and groundwater at the site.

### **3.0 SENSITIVE RECEPTOR SURVEY**

A sensitive receptor survey was conducted to identify any sensitive receptors within a 1-mile radius from the site. Included in the survey were surface water bodies, municipal and private water supply wells, ecological receptors, and human receptors. Figure 2 depicts the identified receptors within the 1-mile circle.

#### **3.1 Surface Waters**

The nearest surface water to the site is Chollas Creek located approximately 600 feet south of the source area. Flows in Chollas Creek are highly variable and storm dependant. Chollas Creek is a 303(d) listed water body for 'toxicity in storm water.' Diazinon, an organophosphate pesticide, is the main constituent of concern for Chollas Creek and was in part the basis for the 303(d) listing.

Chollas Reservoir is located approximately one-mile southeast of the site.

#### **3.2 Extraction Wells (Domestic and Municipal)**

No extraction wells (domestic or municipal) exist within a one-mile radius from the Site based on records from the California Department of Water Resources and the SanGIS databases.

#### **3.3 Ecological Receptors**

No ecologically sensitive receptors were identified within the boundaries of soil or groundwater contamination, based on records from the California Department of Water Resources and the SanGIS databases.

#### **3.4 On-Site Human Receptors**

##### **3.4.1 Residential**

Currently there is one (reportedly) inhabited residential structure located on-site at 5592 University Avenue. Other on-site residential buildings are vacant as of the date of this report.

##### **3.4.2 Commercial**

A used car lot exists on-site at 5556 University Avenue.

### **3.4.3 Construction**

Plans to develop the property will include the use of construction workers; therefore, construction workers are considered a future sensitive receptor.

## **3.5 Off-Site Human Receptors**

### **3.5.1 Schools**

Darnall School exists approximately 2800 feet east southeast, Waldorf School K-12 exists approximately 3,500 feet southwest, Marshall Elementary School exists approximately 3600 feet southwest, Carver Elementary exists approximately 3350 feet south southeast, Ibarra Elementary School exists approximately 4300 feet west northwest, Fay Elementary School exists approximately 2700 north northwest, Pacific American Academy Charter School exists approximately 2500 feet northwest, William C Crawford High School, Crawford Law and Business School, and Crawford Idea School exist approximately 1000 feet north, Horace Mann Middle School exists approximately 2600 feet north northwest, and Jackson Elementary School exists approximately 3350 feet northwest of the Site.

### **3.5.2 Child Day Care**

Four child day care facilities were located within the search distance: 6060 University Avenue, 5380 El Cajon Blvd., 6020 Hughes Street, and 4260 54<sup>th</sup> Street.

### **3.5.3 Hospitals**

Promise Hospital of San Diego, 5550 University Ave., located approximately 750 north northwest of the site.

## **3.6 Summary of Sensitive Receptor Search**

The Conceptual Site Model (CSM) pathway determination, presented in Figure 3, summarizes the primary, secondary and tertiary source points and release mechanisms and evaluates each for complete or incomplete exposure pathways. Off-site human receptor pathways are incomplete based on the distance to each receptor and the fact that no off-site human receptor will ingest, inhale or otherwise come into dermal contact with either Site soil or groundwater. The CSM schematic shows that dermal contact to future construction workers, resident adults/children, and commercial/industrial workers are a potentially complete pathway. Additionally, the vapor inhalation pathway is considered potentially complete for current and future resident adults/children and current auto repair shop workers (A soil-gas survey within 5586 University Ave will provide data to evaluate the risk from the indoor inhalation pathway). The future construction worker

outdoor inhalation pathway is also considered complete for future construction projects that may include excavation of impacted material.

Based on the information presented above, Murex did not find evidence of threatened sensitive receptors within or immediately downgradient from the Site. Therefore, only on-site receptors will be considered in the forthcoming Human Health Risk Assessment.

## 4.0 INITIAL RISK SCREENING

### 4.1 Receptor Identification Summary

The potential receptors associated with the subject property are as follows:

- On-site Resident
- On-site Commercial Workers
- On-site Construction Workers

These receptors are consistent with the receptors identified in the August 13, 2008 Health Risk Assessment Workplan, prepared by AMEC Geomatrix, and approved by the CSDDEH on 10 February 2009.

For the purposes of the initial screening, it is assumed that only the upper horizon of soil from ground surface to 10 feet deep could potentially come into contact with one of these receptors. For soil gas, two horizons, one at 5 feet bgs and one at 10 feet bgs were selected to represent subsurface soil vapor conditions. At this time, no soil vapor data is available to compare for this initial screening, so only soil was considered.

### 4.2 Preliminary Screening

As part of the 4<sup>th</sup> Site Assessment (*Site Assessment Report and Conceptual Site Model*, Murex 2011) Murex compared site COC concentrations to Regulatory Screening Levels (RSLs) for an initial risk screening. RSLs are developed by the Environmental Protection Agency, Region 9, and are contained within the May 2010 published table. Only soil data was considered, as no soil vapor data has yet been collected. A more comprehensive study will be conducted in the risk assessment, which will be submitted at a later date.

In the CSDDEH letter, dated 21 March 2011, a request was made to compare contaminant concentrations to the California Human Health Screening Levels (CHHSLs) rather than EPA screening levels. However, no such CHHSLs exist for any VOCs or petroleum-related compounds in soil, and therefore, no such comparison can be made.

Soil-gas data collected during the upcoming soil-gas investigation will be compared to CHHSLs for initial screening and presented in the Human Health Risk Assessment report as requested by the CSDDEH.



## 5.0 SITE CONCEPTUAL MODEL SUMMARY

Below is a summary of current site conditions based on investigations conducted to date:

- Depth to groundwater beneath the site ranged from 27.40 to 18.38 feet bgs with groundwater elevations ranging from 279.66 to 276.61 feet aMSL.
- Groundwater flows southwest with an average gradient of 0.015 feet per foot.
- The site is located within the Cholla Hydrologic Subarea (8.22) of the San Diego Mesa Hydrologic Area (8.20) of the Pueblo San Diego Hydrologic Unit (8.00). Groundwater within the Cholla Hydrologic Subarea is considered non-beneficial use.
- The nearest surface water to the site is Chollas Creek located approximately 600 feet south from the source area.
- Site lithology consists of a dense siltstone from ground surface to approximately 15 feet below grade at the source area, underlain by a gravel/cobble layer to the total depth explored during this assessment.
- Impacts to soil have been well delineated to the north, east, and south of the source area. Impact to soil to the west of the source area has not been fully delineated; however, based on topography and lithology, the extent of impact to site soil to the west would in all likelihood not exceed 100 feet from the source area.
- Impacts to groundwater have been well delineated to the north, east, and south of the source area.
- Hydrocarbon impact to groundwater has decreased since the first sample event in 2007. Three monitoring events have occurred since then.
- No sensitive receptors, other than current and future on-site occupants and workers, were identified as threatened by Site conditions.

## 6.0 DISCUSSION & RECOMMENDATIONS

Data gathered during the 4<sup>th</sup> Site Assessment and previous investigations indicate the impact to site soil and groundwater remains confined to the Site; however, source area (former UST area) soils and groundwater in the vicinity of the source area remain impacted at levels that may exceed regulatory screening and/or human health risk-based screening levels.

Based on the findings, Murex recommends the following:

1. Obtain soil gas data from within the 5586 University Avenue building as directed by the CSDDEH.
2. Screen vapor sample results against CHHSLs and complete the site-specific human health risk assessment, according to SAM guidelines (cancer risk <  $1 \times 10^{-6}$ , H.I. < 1.0).
3. Evaluate the need for “hot-spot” soil removal or other remediation based on A) the breadth of contaminated media exceeding risk and/or other regulatory thresholds.

## 7.0 REFERENCES

1. California Geologic Survey (formerly the California Division of Mines and Geology) Bulletin 200, *Geology of the Eastern San Diego Metropolitan Area, California, 1975*
2. County of San Diego *Site Assessment and Mitigation Manual*, 15 February 2004
3. Environmental Protection Agency, Region 9, *Regional Screening Levels*, May 2010.
4. Millcon Environmental, Inc., Letter Report dated 29 September 1992
5. Millcon Environmental, Inc., *Report of Secondary Subsurface Investigation*, 1 September 1993
6. Morgan & Associates, Inc., *Third Additional Site Assessment Report*, 15 January 2008
7. Morgan & Associates, Inc., *Work Plan for the Fourth Site Assessment*, 20 May 2008
8. Morgan & Associates, Inc., *Groundwater Monitoring Work Plan*, 30 June 2008
9. Morgan & Associates, Inc., *Health Risk Assessment Work Plan*, 13 August 2008
10. Morgan & Associates, Inc., *Addendum to the Fourth Site Assessment Work Plan and Groundwater Monitoring Work Plan*, 30 December 2008
11. Morgan & Associates, Inc., *Revisions to Addendum to the Fourth Site Assessment Work Plan and Groundwater Monitoring Work Plan*, 6 March 2009
12. Murex Environmental, Inc., *Site Assessment Report and Conceptual Site Model*, 2 March 2011.

## 8.0 CLOSING

I certify under penalty of law that this document and all enclosures were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. The information contained herein is, to the best of my knowledge and belief, true, accurate and complete, however, is reliant upon public agency records, which could be incomplete or inaccurate beyond our control.

Should you have any questions or concerns regarding the material herein, please do not hesitate to contact the undersigned at (714) 508-0800.

Sincerely,

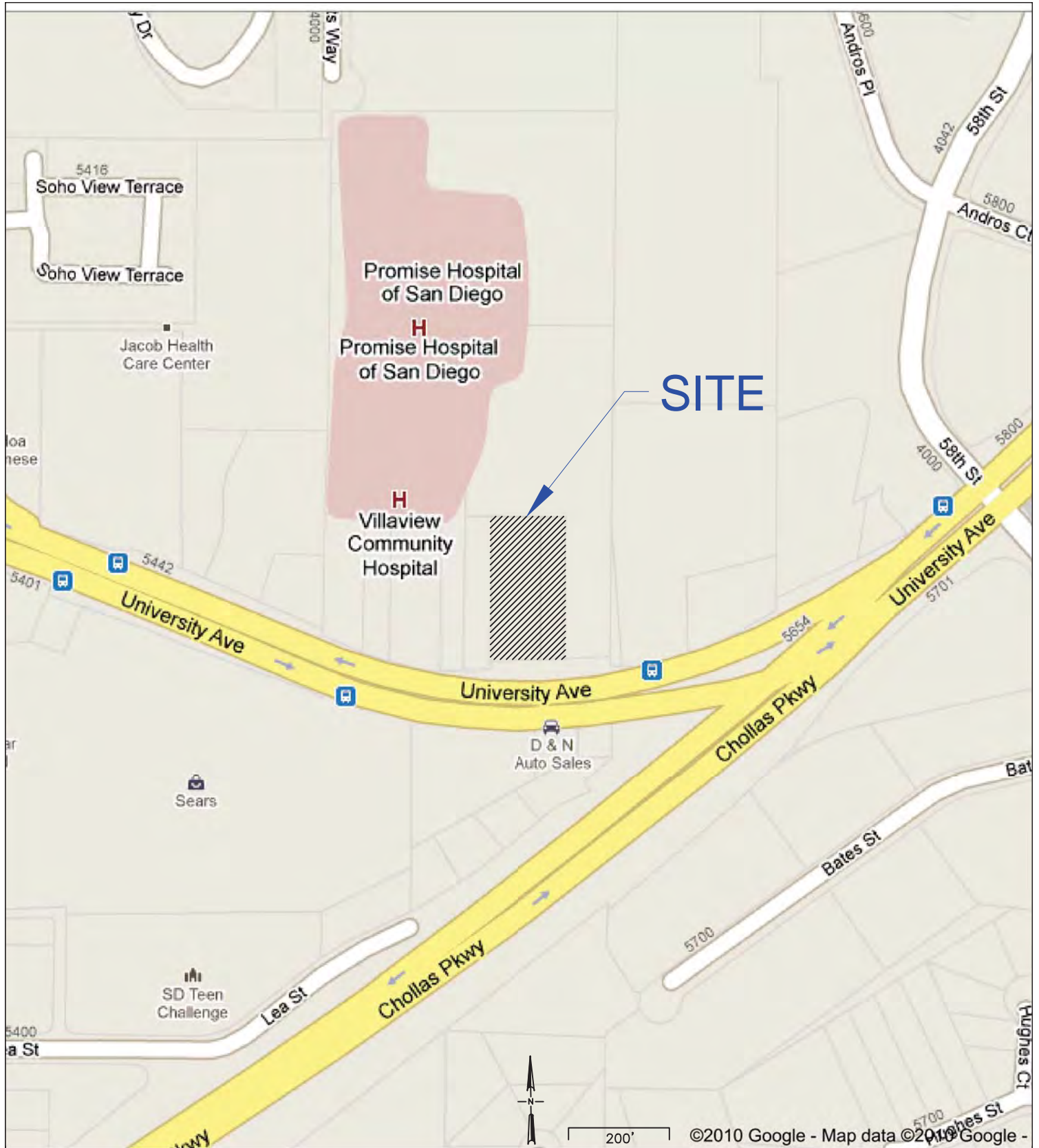
MUREX ENVIRONMENTAL, INC

  
**Jeremy R Squire, PE**  
Senior Engineer





**Robert Hess, PG**  
Senior Geologist



**LEGEND**

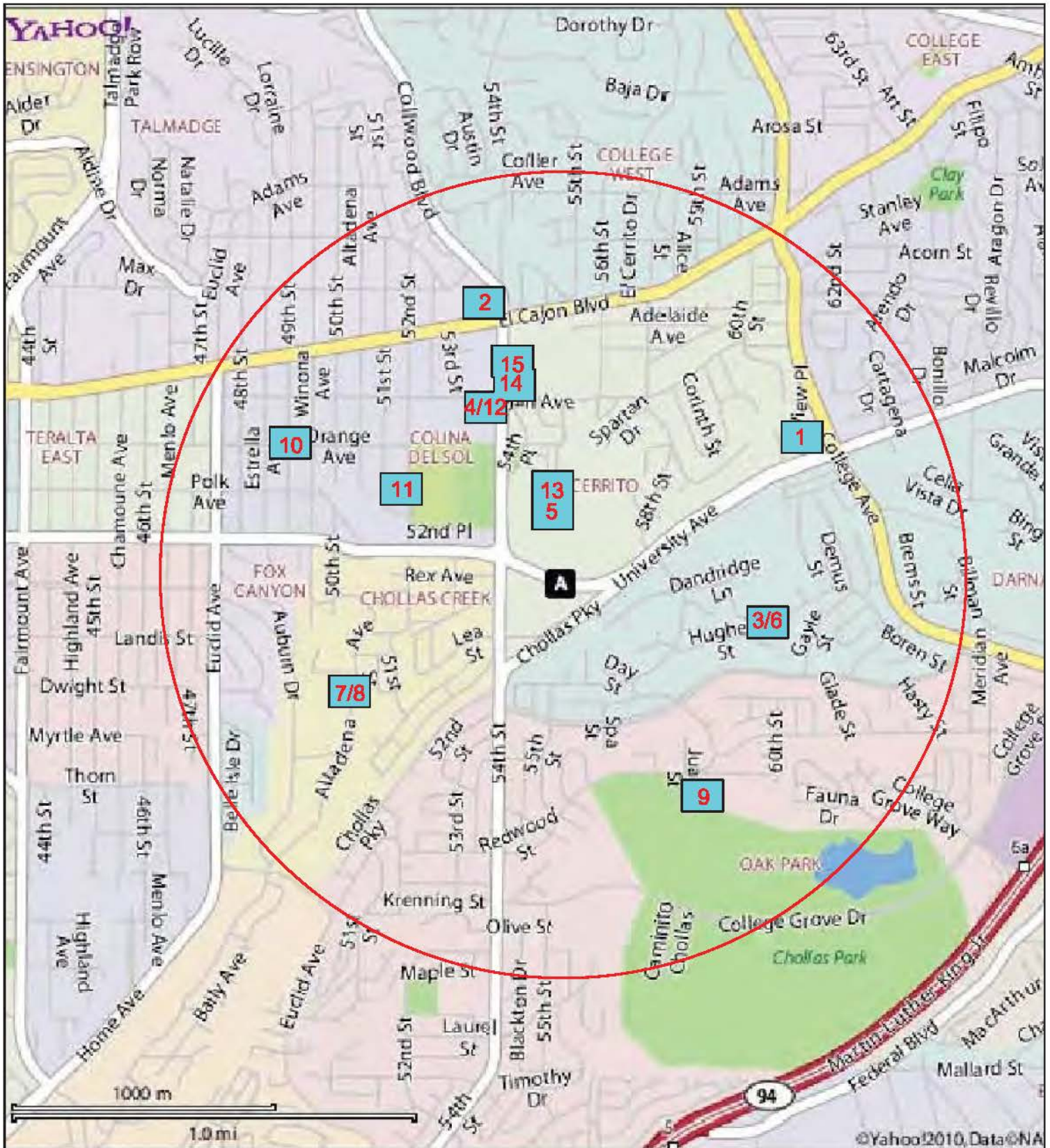
FORMER 2-B CLEANERS  
 5886 UNIVERSITY AVENUE  
 SAN DIEGO, CALIFORNIA

**SITE LOCATION MAP**



**FIGURE  
 1**





**LEGEND**

- A** SITE LOCATION
- 1** POTENTIAL SENSITIVE RECEPTOR LOCATION AND ID
- ONE MILE RADIUS AREA

FORMER 2-B CLEANERS  
5588 UNIVERSITY AVENUE  
SAN DIEGO, CALIFORNIA

**SITE VICINITY MAP  
SHOWING POTENTIAL  
SENSITIVE RECEPTORS**



**FIGURE  
2**



## Sensitive Receptor Survey: Potential Off-Site Receptor Identification

Four child day care facilities were located within the search distance:

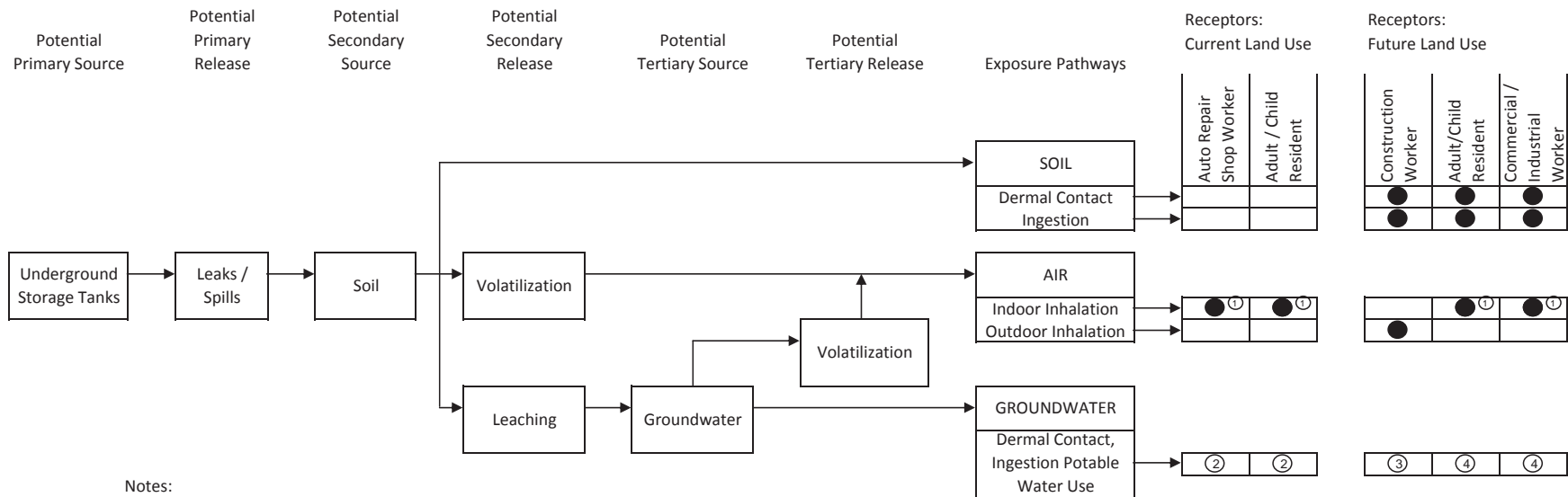
1. 6060 University Avenue
2. 5380 El Cajon Blvd.
3. 6020 Hughes Street
4. 4260 54<sup>th</sup> Street

One Hospital was located within the search distance:

5. Promise Hospital of San Diego: 5550 University Ave.


Ten Elementary/High School/Continuing Education facilities were located within the search distance

6. Darnall School: 6020 Hughes Street
7. Waldorf School K-12: 3547 Altadena Avenue
8. Marshall Elementary School: 3550 Altadena Avenue
9. Carver Elementary: 3251 Juanita Street
10. Ibarra Elementary School: 4877 Orange Avenue
11. Fay Elementary School: 4080 52<sup>nd</sup> Street
12. Pacific American Academy Charter School: 4260 54<sup>th</sup> Steet
13. William C Crawford High School, Crawford Law and Business School, and Crawford Idea School: 4191 Colts Way
14. Horace Mann Middle School: 4345 54<sup>th</sup> Street
15. Jackson Annex Elementary School: 5345 54<sup>th</sup> Street



Notes:

- ① For the purpose of the HHRA current residents, future residents, and commercial/industrial workers will be assumed to be exposed to vapors while indoors to be protective of worst case exposures. Outdoor inhalation exposures will not be evaluated.
- ② No drinking water wells are currently located on site; municipal water is supplied by the City of San Diego from an off-site source. Direct contact exposure to current receptors to shallow groundwater is therefore incomplete.
- ③ Direct contact exposure to future construction workers to groundwater during construction/redevelopment is considered incomplete given the depth to groundwater is greater than typical excavation depths for construction (10 feet below ground surface)
- ④ Direct contact exposure for future residents or commercial/industrial workers to shallow groundwater is considered incomplete given the high conductivity of shallow groundwater and the likelihood that municipal water to continue to be supplied from off-site sources.

FORMER 2-B CLEANERS 5586 UNIVERSITY AVENUE SAN DIEGO, CALIFORNIA	
SITE CONCEPTUAL MODEL SCHEMATIC	
	<b>FIGURE</b> <b>3</b>

## Former 2-B Rentals Second Semi-Annual 2010 Groundwater Monitoring Report

30 December 2010

Site Name	Former 2-B Rentals
Site Address	5586 University Avenue, San Diego, California
Primary Consultant	Murex Environmental, Incorporated
Address	2640 Walnut Ave. Unit F, Tustin, California
Contact	Mr. Jeremy Squire   714.508.0800   jeremysquire@murexenv.com
Lead Agency	County of San Diego Department of Environmental Health (CSDDEH)
Agency Contact	Ms. Ellen Beacon   619.338.2243   ellen.beacon@sdcounty.ca.gov
Case Number	T2340 / H32242-001
Global ID	T0607301022
EDF Confirmation No.	Pending
Basin Plan	Water Quality Control Plan for the San Diego Basin; SWRCB, RWQCB R9
Hydrologic Unit	Cholla Hydrologic Subarea (8.22) of the San Diego Mesa Hydrologic Area (8.20) of the Pueblo San Diego Hydrologic Unit (8.00) (reference Basin Plan R9)
Aquifer Use	Non-Beneficial Use (reference Basin Plan R9, DEH case file)

### Work performed during second semi-annual 2010 reporting period:

1. Completed installation and development of four (4) additional groundwater monitoring wells (MWs 7, 8, 9, & 10).
2. Well locations and elevations were surveyed by a California-licensed land surveyor (all wells, including existing wells, were surveyed for consistency).
3. Completed second semi-annual 2010 groundwater monitoring and sampling during the week of November 8, 2010.

### Work proposed during first semi-annual 2011 reporting period:

1. Perform first semi-annual 2011 groundwater sampling and reporting.

## Groundwater Monitoring Data

Current phase of project	Site Assessment
Potential Chemicals of Concern	TPH(g), TPH(d), TPH(Stoddard), BTEX, VOCs
Frequency of monitoring and sampling	Semi-Annual
Groundwater sampling date	Week of November 8, 2010
Purge method	Low Flow < 1Lpm
Wells purged and sampled	MW-1, MWs-3, 4, 5, 6, 7, 8, 9, 10
Number of wells On-site	9
Number of wells off-site	0
Number of wells gauged	9
Number of wells sampled	9
Depths to groundwater	27.40 feet to 18.38 feet below TOC
Groundwater elevations	279.66 feet to 276.61 feet aMSL
Groundwater flow direction and gradient	Southwest @ 0.015 feet/foot
Consistent with previous quarters	Yes
TPH(g) range	ND – 8.6 mg/L
Well with highest concentration	MW-4
TPH(d) range	ND – 1.9 mg/L
Well with highest concentration	MW-4
TPH(Stoddard) range	ND
Well with highest concentration	NA
Benzene range	ND – 270 µg/L
Well with highest concentration	MW-4
PCE range	ND – 16 µg/L
Well with highest concentration	MW-4
Liquid Phase Hydrocarbons present	None
Wells/surface water w/in 2000 feet	Unknown
Distance/direction from site	NA
Volume of groundwater purged	~24
Disposal facility	Pending
Current remediation techniques	None
Unusual Site activity	None
Primary Agency directive	Continue Semi-Annual GW Monitoring

## Discussion

During the week of November 8, 2010, nine (9) on-site groundwater monitoring wells were gauged, purged via low-flow methodology, and sampled by Murex Environmental, Inc. (Murex) personnel at the former 2-B Rentals (Site) located at 5586 University Avenue, San Diego, California (see Figure 1 for Site Location Map and Figure 2 for Site Map showing well locations). Groundwater monitoring at the Site was last conducted in May 2010 by Murex.

Appendix A provides copies of the certified laboratory reports and completed COCs. Appendix B provides copies of the field sampling forms. Appendices C, D, and E provide the standard operating procedures for field sampling equipment decontamination, quality assurance quality control for sample collection, and low flow sampling methodology respectively.

### Groundwater Elevation

Based on the measurements obtained during the week of November 8, 2010, groundwater surface elevations ranged from 279.66 to 276.61 feet above mean sea level. Well construction details are provided in Table I. The historic groundwater level measurements and groundwater elevations are presented in Table II as well as Table IV.

The average horizontal groundwater gradient is approximately 0.015 foot per foot (ft/ft) to the southwest. Groundwater elevations, contour lines, gradient direction and slope are shown on Figure 3. Relative to the May 2010 sampling event, groundwater elevations rose by an average of approximately 2.39 feet. See Appendix F for well hydrographs.

### Analytical Results

Results for the second semi-annual 2010 sample event show similar results compared to the May 2010 sampling event. TPHg results have decreased slightly in wells MW-3, MW-4, and MW-6. TPHd and PCE were detected in wells MW-4, MW-6, and MW-8. Stoddard solvent was not detected in any wells during this sample event. Benzene was detected in wells MW-4, MW-8, and MW-9. See Table 4 for tabulated results and Figure 4 for Site Map showing concentrations of contaminants of concern.

TPHg was detected in 5 of the 9 wells sampled this event. The detected concentrations were 300 micrograms per liter ( $\mu\text{g/L}$ ) in monitoring well MW-3, 8,600  $\mu\text{g/L}$  in monitoring

well MW-4, 4,600 µg/L in monitoring well MW-6, 300 µg/L in monitoring well MW-8, and 72 µg/L in monitoring well MW-9. See Figure 5 for TPHg concentration contours.

TPHd was detected in 3 of the 9 wells sampled this event. The detected concentrations were 1.9 milligrams per liter (mg/L) in well MW-4, 1.1 mg/L in well MW-6, and 0.73 mg/L in well MW-8. See Figure 6 for TPHd concentration contours.

TPH(Stoddard) was not detected in any of the wells sampled this event.

Benzene was present in samples collected from wells MW-4, MW-8, and MW-9 at their respective concentrations of 270 µg/L, 6.4 µg/L, and 9.2 µg/L. Samples from all three of these wells contained benzene at concentrations greater than the California Maximum Contaminant Level (MCL) in drinking water of 1 µg/L. See Figure 7 for benzene concentration contours.

Toluene was detected in samples from 2 wells at concentrations ranging from 0.57 µg/L in MW-6 to 380 µg/L in MW-4. Samples from MW-4 contained toluene concentrations greater than the California MCL in drinking water of 150 µg/L.

Ethylbenzene was detected in samples from 2 wells at concentrations ranging from 30 µg/L in MW-6 to 87 µg/L in MW-4. Ethylbenzene was not detected above its California MCL (300 µg/L) in the sampled wells.

Total xylenes, including the *ortho*, *meta*, and *para* isomers, were detected in samples from MW-4, MW-6 and MW-8 at their respective concentrations of 850 µg, 3.6 µg/L, and 0.82 µg/L. All xylene detections were less than the California MCL of 1,750 µg/L.

In addition to the aforementioned compounds, 16 additional VOCs including PCE were detected in groundwater during this sampling event. PCE was detected at concentrations exceeding the 5 µg/L California MCL in samples from wells MW-4 at a concentration of 16 µg/L and MW-6 at a concentration of 15 µg/L. PCE results for MW-8 were 3.0 µg/L and are below the California MCL. See Table 4 for tabulated results.



**Interpretation**

These results indicate:

- The horizontal extent of impact to groundwater has not been fully delineated in the down-gradient direction; however, extrapolation of current data suggests that the extent of impact to groundwater does not extend beyond the property limits in the down-gradient direction.
- The significant drop in concentrations of TPH compounds as compared to 2007 could indicate biodegradation, attenuation/retardation of contaminants with groundwater flow, or a combination of these and other factors. Additional data collection events will help to identify any trends.

**Waste Disposal**

Purged groundwater was temporarily stored and secured onsite in a properly labeled, DOT-approved 55-gallon drum and will be picked up by a licensed waste hauler for disposal at their offsite facility. Disposal manifests will be submitted to the CSDDEH under separate cover or appended to a future report.

**Recommendations**

Murex recommends continuing monitoring groundwater conditions at the site on a semi-annual basis for 2011.

## CLOSING

I certify under penalty of law that this document and all enclosures were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. The information contained herein is, to the best of my knowledge and belief, true, accurate and complete, however, is reliant upon public agency records, which could be incomplete or inaccurate beyond our control.

Should you have any questions or concerns regarding the material herein, please do not hesitate to contact the undersigned at (714) 508-0800.

Sincerely,  
MUREX ENVIRONMENTAL, INC

  
**Jeremy R Squire, P.E.**  
Senior Engineer




  
**Robert Hess, P.G.**  
Senior Geologist

TABLE I  
Well Construction Details  
University Avenue Manor (UAM)  
5586 University Avenue  
San Diego, California

	D		B D	D	D			B		O	L
MW-1	10/18/2007	Groundwater	50	49.5	4	0.01	35-50	0-35	PVC	306.52	15
MW-3	10/21/2007	Groundwater	45	35	4	0.01	15-35	0-15	PVC	297.33	20
MW-4	10/22/2007	Groundwater	45	35	4	0.01	15-35	0-15	PVC	296.97	20
MW-5	10/24/2007	Groundwater	50	40	4	0.01	25-40	0-25	PVC	306.32	15
MW-6	10/23/2007	Groundwater	45	35	4	0.01	15-35	0-15	PVC	297.06	20
MW-7	11/10/2010	Groundwater	38	37	4	0.01	22-37	0-22	PVC	306.43	15
MW-8	11/10/2010	Groundwater	29	28	4	0.01	13-28	0-13	PVC	296.42	15
MW-9	11/8/2010	Groundwater	30	29.5	4	0.01	14.5-29.5	0-14.5	PVC	298.03	15
MW-10	11/9/2010	Groundwater	32	31	4	0.01	16-31	0-16	PVC	299.74	15

NOTES:

ft-bgs      Feet below ground surface  
ft-amsl      Feet above mean sea level  
PVC          Polyvinyl chloride

TABLE II  
 Summary of Groundwater Elevation Data  
 University Avenue Manor (UAM)  
 5586 University Avenue  
 San Diego, California

Well ID	Date	Depth to Water (ft-bTOC)	Top of Casing Elevation (ft-amsl)*	Groundwater Elevation (ft-amsl)	Total Depth (ft-bgs)
MW-1	11/8/2007	27.51	305.68	278.17	49.50
MW-1	5/26/2010	26.95	305.68	278.73	49.50
MW-1	11/8/2010	27.00	306.52	279.52	49.50
MW-3	11/8/2007	18.89	294.59	275.70	35.00
MW-3	5/26/2010	18.32	294.59	276.27	35.00
MW-3	11/8/2010	18.38	297.33	278.95	35.00
MW-4	11/8/2007	19.03	294.16	275.13	35.00
MW-4	5/26/2010	18.48	294.16	275.68	35.00
MW-4	11/10/2010	18.43	296.97	278.54	35.00
MW-5	11/8/2007	27.36	303.55	276.19	39.00
MW-5	5/26/2010	26.83	303.55	276.72	39.00
MW-5	11/10/2010	26.66	306.32	279.66	39.00
MW-6	11/8/2007	18.90	294.28	275.38	35.00
MW-6	5/26/2010	18.42	294.28	275.86	35.00
MW-6	11/10/2010	18.53	297.06	278.53	35.00
MW-7	11/13/2010	27.40	306.43	279.03	37.00
MW-8	11/13/2010	18.70	296.42	277.72	28.00
MW-9	11/12/2010	21.42	298.03	276.61	29.50
MW-10	11/12/2010	21.05	299.74	278.69	31.00

**Notes**

- \* All wells surveyed Nov. 2010
- ft-bTOC feet below top of casing
- ft-amsl feet above mean sea level
- ft-bgs feet below ground surface

TABLE III  
 Summary of Field Analytical Parameters  
 University Avenue Manor (UAM)  
 5586 University Ave.  
 San Diego, California

Well ID	Diameter (in.)	Date Sampled	pH	Temp (°C)	Conductivity (mV)	ORP	DO (mg/L)	TDS	Turbidity (NTU)
MW-1	4	5/26/2010	6.66	23.43	9.83	218	7.75	6.22	3.55
MW-1	4	11/8/2010	6.83	20.52	10.6	144	3.61	*	3.11
MW-3	4	5/26/2010	6.61	22.54	10.1	117	3.78	6.29	6.65
MW-3	4	11/8/2010	6.49	21.08	11	121	2.71	*	6.74
MW-4	4	5/26/2010	6.74	22.53	9.2	-53	4.01	5.79	5.08
MW-4	4	11/10/2010	6.76	20.96	8.36	-50	5.51	*	5.8
MW-5	4	5/26/2010	6.69	21.84	9.83	146	6.58	6.19	6.07
MW-5	4	11/10/2010	6.48	20.51	8.98	123	2.54	*	6.2
MW-6	4	5/26/2010	6.85	21.71	9.05	-137	4.16	5.70	17.3
MW-6	4	11/10/2010	6.73	19.64	8.17	-180	8.53	*	26.2
MW-7	4	11/13/2010	6.94	21.81	9.08	11	3.9	5.72	130
MW-8	4	11/13/2010	7.29	21.47	7.81	153	3.38	4.92	16.1
MW-9	4	11/12/2010	7.09	21.89	7.12	53	2.89	4.49	54.3
MW-10	4	11/12/2010	6.98	21.01	5.48	40	3.53	3.45	220

**Notes:**

- \* TDS measurements unavailable
- Temp (°C) Temperature in degrees Celcius
- mV Millivolts
- ORP Oxidation-reduction potential
- DO Dissolved oxygen
- mg/L Milligrams per liter

**Table IV  
Summary of Laboratory Analytical Results  
University Avenue Manor (UAM)  
San Diego, CA**

Well Number and TOC Elevation	Date Sampled	Depth to Water	Groundwater Elevation <sup>3</sup>	TPH-gasoline ug/L	TPH-diesel mg/L **	TPH-stoddard solvent mg/L **	TRPH mg/L **	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Chlorobenzene	Chloroethane	Chloromethane	1,1-Dichloroethane	1,2-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,2-Dichloropropane	1,3-Dichloropropane	Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene	n-Propylbenzene	Tetrachloroethene	1,1,1-Trichloroethane	Trichloroethene	Trichlorofluoromethane	1,3,5-Trimethylbenzene	1,2,4-Trimethylbenzene	Vinyl Chloride	Benzene	Toluene	Ethylbenzene	m/p-Xylenes	o-Xylene			
Detection Limit ug/L*				50.0	0.5	0.5	6.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.50	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.50	0.50	0.50	1.0	0.50			
MCL				NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5	0.5	6	6	10	5	NA	NA	NA	5	NA	NA	5	200	5	150	NA	NA	0.5	1.0	150	300	1750	1750		
<b>MW-1</b> 306.52	11/8/2007 5/26/2010 11/8/2010	27.51 26.95 27.00	279.01 279.57 279.52	ND ND ND	<b>3.18</b> <sup>1</sup> ND ND	ND ND ND	<b>2.56</b> <sup>1,2</sup> ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND				
<b>MW-3</b> 297.33	11/8/2007 5/26/2010 11/8/2010	18.89 18.32 18.38	278.44 279.01 278.95	<b>18700</b> <b>390</b> <b>300</b>	ND ND ND	ND ND ND	ND ND ND	<b>28.8</b> <b>1.6</b> <b>1.1</b>	ND <b>1.6</b> ND	ND <b>1.1</b> ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	<b>34</b> ND ND	ND <b>1.1</b> ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	<b>245</b> ND ND	<b>921</b> ND ND	ND ND ND	ND <b>1.5</b> ND	<b>140</b> ND ND	<b>29.4</b> ND ND	<b>171</b> ND ND	<b>148</b> ND ND				
<b>MW-4</b> 296.97	11/8/2007 5/26/2010 11/10/2010	19.03 18.48 18.43	277.94 278.49 278.54	<b>34900</b> <b>12000</b> <b>8600</b>	ND <b>1.3</b> <b>1.9</b>	ND <b>22</b> ND	ND ND ND	<b>31.0</b> <b>43</b> <b>33</b>	ND <b>6.2</b> <b>40</b>	ND <b>5.6</b> <b>5.6</b>	ND ND ND	ND ND ND	ND ND ND	ND <b>2.4</b> <b>2.6</b>	<b>8.7</b> <b>8.7</b> <b>0.82</b>	<b>1.1</b> ND <b>1.5</b>	ND ND ND	ND ND ND	ND ND ND	ND ND ND	<b>56</b> <b>75</b> <b>78</b>	ND <b>43</b> <b>46</b>	ND ND ND	ND <b>16</b> <b>15</b>	<b>142</b> <b>120</b> <b>190</b>	ND <b>14</b> <b>16</b>	<b>3.7</b> ND <b>3.9</b>	<b>1.2</b> ND <b>1.2</b>	ND ND ND	<b>352</b> <b>320</b> <b>470</b>	<b>1410</b> <b>1300</b> <b>1800</b>	ND ND ND	<b>364</b> <b>270</b> <b>270</b>	<b>220</b> <b>290</b> <b>380</b>	<b>60.2</b> <b>80</b> <b>87</b>	<b>404</b> <b>280</b> <b>410</b>	<b>403</b> <b>310</b> <b>440</b>			
<b>MW-5</b> 306.32	11/8/2007 5/26/2010 11/10/2010	27.36 26.83 26.66	278.96 279.49 279.66	<b>222</b> ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND				
<b>MW-6</b> 297.06	11/8/2007 5/26/2010 11/10/2010	18.90 18.42 18.53	278.16 278.64 278.53	<b>78400</b> <b>6100</b> <b>4600</b>	ND <b>0.75</b> <b>1.1</b>	ND <b>16</b> ND	ND ND ND	<b>50</b> <b>40</b> <b>49</b>	ND <b>6.4</b> <b>8.0</b>	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	ND ND ND	<b>50.5</b> <b>43</b> <b>63</b>	ND <b>54</b> <b>77</b>	ND ND ND	ND <b>8.1</b> <b>9.4</b>	<b>186</b> <b>77</b> <b>210</b>	ND <b>9.4</b> <b>15</b>	ND ND ND	ND ND ND	ND ND ND	<b>478</b> <b>340</b> <b>540</b>	<b>1940</b> <b>1300</b> <b>1600</b>	ND ND ND	ND <b>1.3</b> ND	ND <b>1.4</b> <b>0.57</b>	ND <b>22</b> <b>30</b>	ND <b>3.1</b> <b>1.1</b>	<b>118</b> <b>7.2</b> <b>2.5</b>			
<b>MW-7</b>	11/13/2010	27.40	279.03	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
<b>MW-8</b>	11/13/2010	18.70	277.72	<b>300</b>	<b>0.73</b>	ND	ND	<b>5.3</b>	<b>23</b>	<b>3.5</b>	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<b>22</b>	ND	ND	ND	ND	<b>3.0</b>	ND	ND	ND	ND	ND	ND	ND	<b>6.4</b>	ND	ND	ND	ND	<b>0.82</b>	
<b>MW-9</b>	11/12/2010	21.42	276.61	<b>72</b>	ND	ND	ND	<b>1.6</b>	ND	ND	ND	ND	ND	<b>3.7</b>	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	<b>9.2</b>	ND	ND	ND	ND	ND		
<b>MW-10</b>	11/12/2010	21.05	278.69	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	

**Notes:**

All result reported in micrograms per liter unless otherwise noted

\* Detection limits vary based on dilution (see Certified Lab Reports)

\*\* Results in mg/L

-- Not analyzed

NS-I Not sampled (inaccessible)

NS-DRY Not sampled (dry well)

NA Not available

ND Not detected above laboratory detection limit

MCL Maximum contaminant limit (CA DHS)

**BOLD** Exceeds MCL

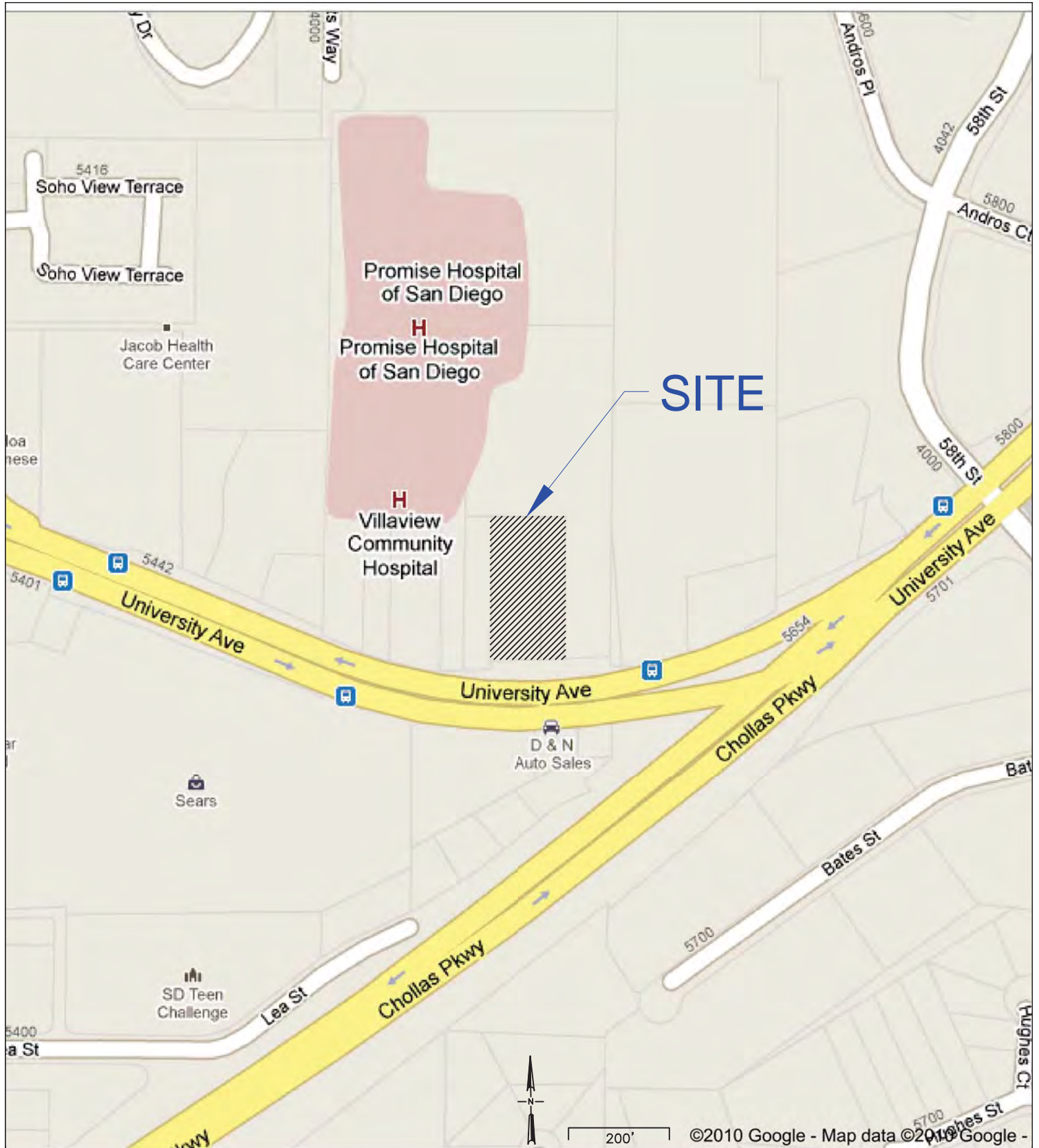
<sup>1</sup> Results from Nov 2007 reported in ug/L converted to mg/L for consistency

<sup>2</sup> MAI Nov 2007 Reported as TRPH while Geotracker indicates Carbon range C28 - C40

<sup>3</sup> Groundwater elevations have been corrected to the November 2010 survey







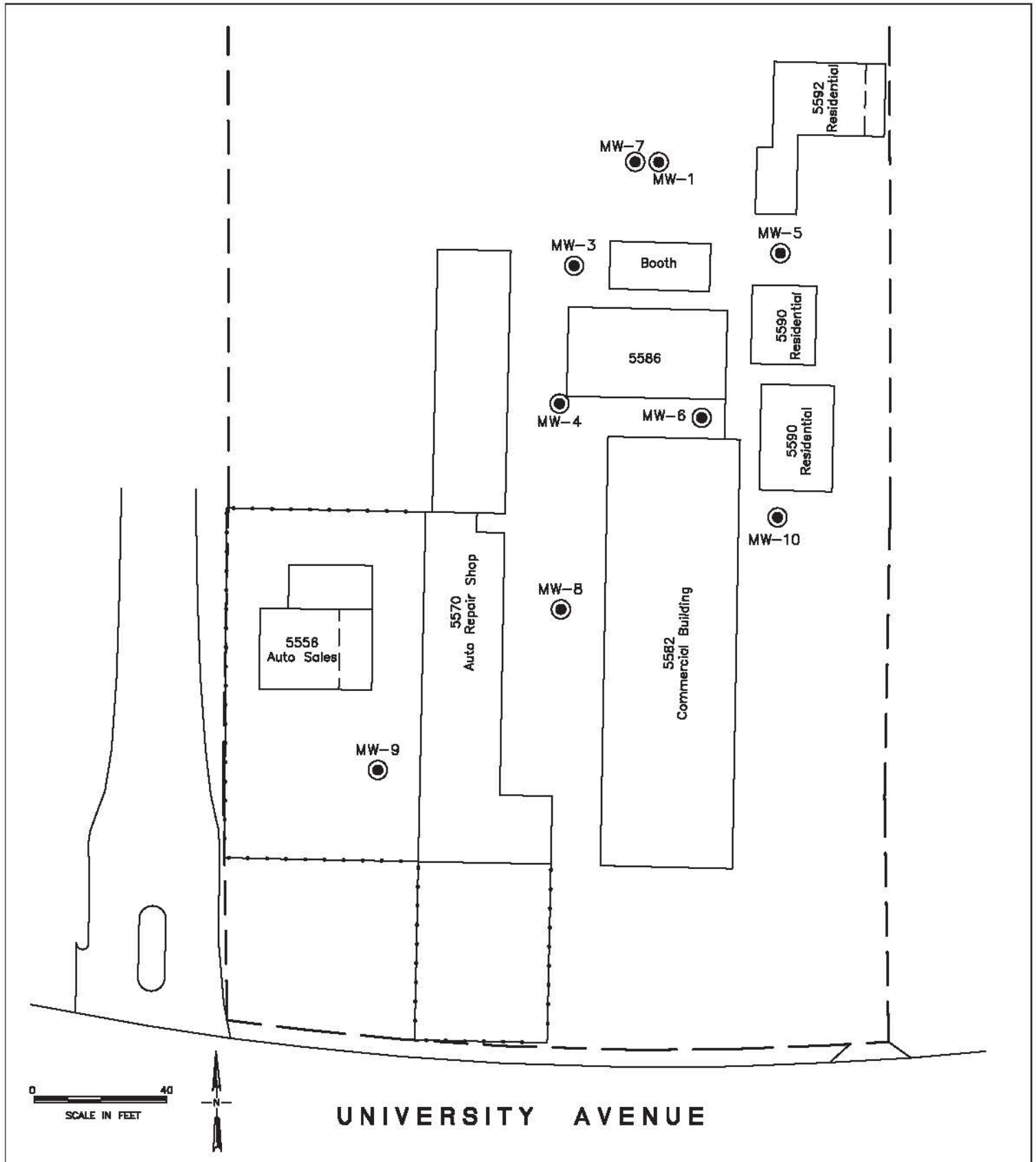
**LEGEND**

FORMER 2-B CLEANERS  
 5586 UNIVERSITY AVENUE  
 SAN DIEGO, CALIFORNIA

**SITE LOCATION MAP**



**FIGURE  
 1**



**LEGEND**

MW-1  
 EXISTING GROUNDWATER MONITORING WELL

 CYCLONE FENCE

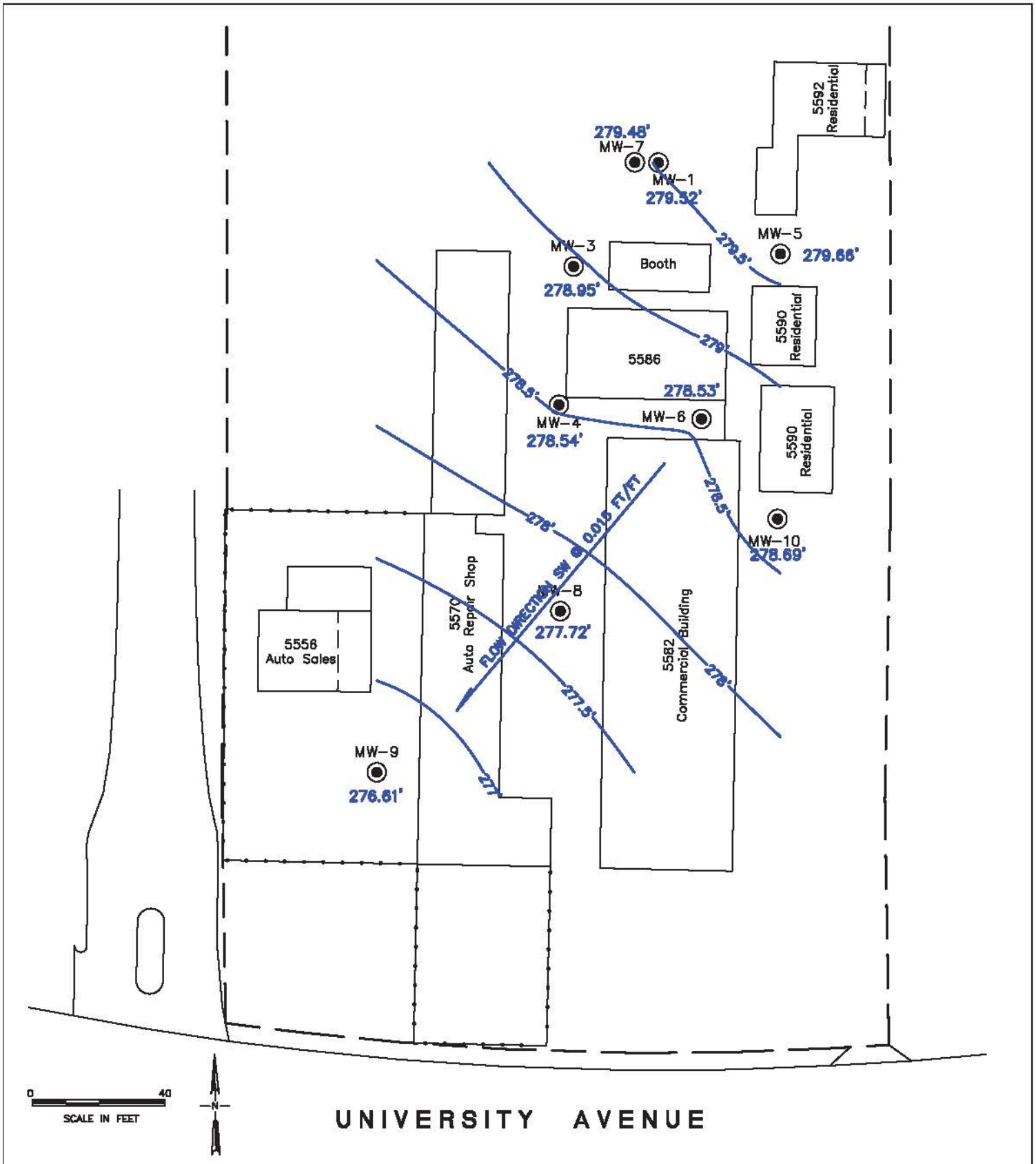
 PROPERTY LIMITS

FORMER 2-B CLEANERS  
 5586 UNIVERSITY AVENUE  
 SAN DIEGO, CALIFORNIA

SITE MAP SHOWING  
 MONITORING WELL LOCATIONS

 MUREX  
 environmental, inc

FIGURE  
 2



**LEGEND**

- MW-1 EXISTING GROUNDWATER MONITORING WELL
- 279.52' GROUNDWATER ELEVATION (FEET ABOVE MEAN SEA LEVEL)
- GROUNDWATER ELEVATION CONTOUR (CI = 0.5) DASHED WHERE INFERRED
- CYCLONE FENCE
- PROPERTY LIMITS

FORMER 2-B CLEANERS  
 5586 UNIVERSITY AVENUE  
 SAN DIEGO, CALIFORNIA

**SITE MAP SHOWING  
 GROUNDWATER ELEVATION  
 CONTOURS, FLOW DIRECTION  
 AND GRADIENT**



**FIGURE  
 3**

MW-7			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	ND
Tetrachloroethene	1.0	5	ND
TPH-Gasoline	50.0	NA	ND
TPH-Diesel	0.5 mg/L	NA	ND
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND

MW-1			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	ND
Tetrachloroethene	1.0	5	ND
TPH-Gasoline	50.0	NA	ND
TPH-Diesel	0.5 mg/L	NA	ND
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND

MW-3			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	ND
Tetrachloroethene	1.0	5	ND
TPH-Gasoline	50.0	NA	300
TPH-Diesel	0.5 mg/L	NA	ND
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND

MW-5			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	ND
Tetrachloroethene	1.0	5	ND
TPH-Gasoline	50.0	NA	ND
TPH-Diesel	0.5 mg/L	NA	ND
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND

MW-4			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	270
Tetrachloroethene	1.0	5	16
TPH-Gasoline	50.0	NA	8,600
TPH-Diesel	0.5 mg/L	NA	1.9
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND

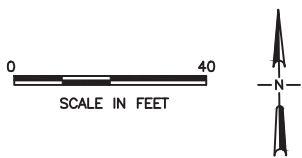
MW-6			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	ND
Tetrachloroethene	1.0	5	15
TPH-Gasoline	50.0	NA	4,600
TPH-Diesel	0.5 mg/L	NA	1.1
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND

MW-5			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	ND
Tetrachloroethene	1.0	5	ND
TPH-Gasoline	50.0	NA	ND
TPH-Diesel	0.5 mg/L	NA	ND
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND

MW-8			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	6.4
Tetrachloroethene	1.0	5	3.0
TPH-Gasoline	50.0	NA	300
TPH-Diesel	0.5 mg/L	NA	0.73
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND

MW-10			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	ND
Tetrachloroethene	1.0	5	ND
TPH-Gasoline	50.0	NA	ND
TPH-Diesel	0.5 mg/L	NA	ND
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND

MW-9			
Analyte	Detection Limit (ug/L)	MCL	Result
Benzene	0.5	1.00	9.2
Tetrachloroethene	1.0	5	ND
TPH-Gasoline	50.0	NA	72
TPH-Diesel	0.5 mg/L	NA	ND
TPH-Stoddard	0.5 mg/L	NA	ND
TRPH	6.0 mg/L	NA	ND



UNIVERSITY AVENUE

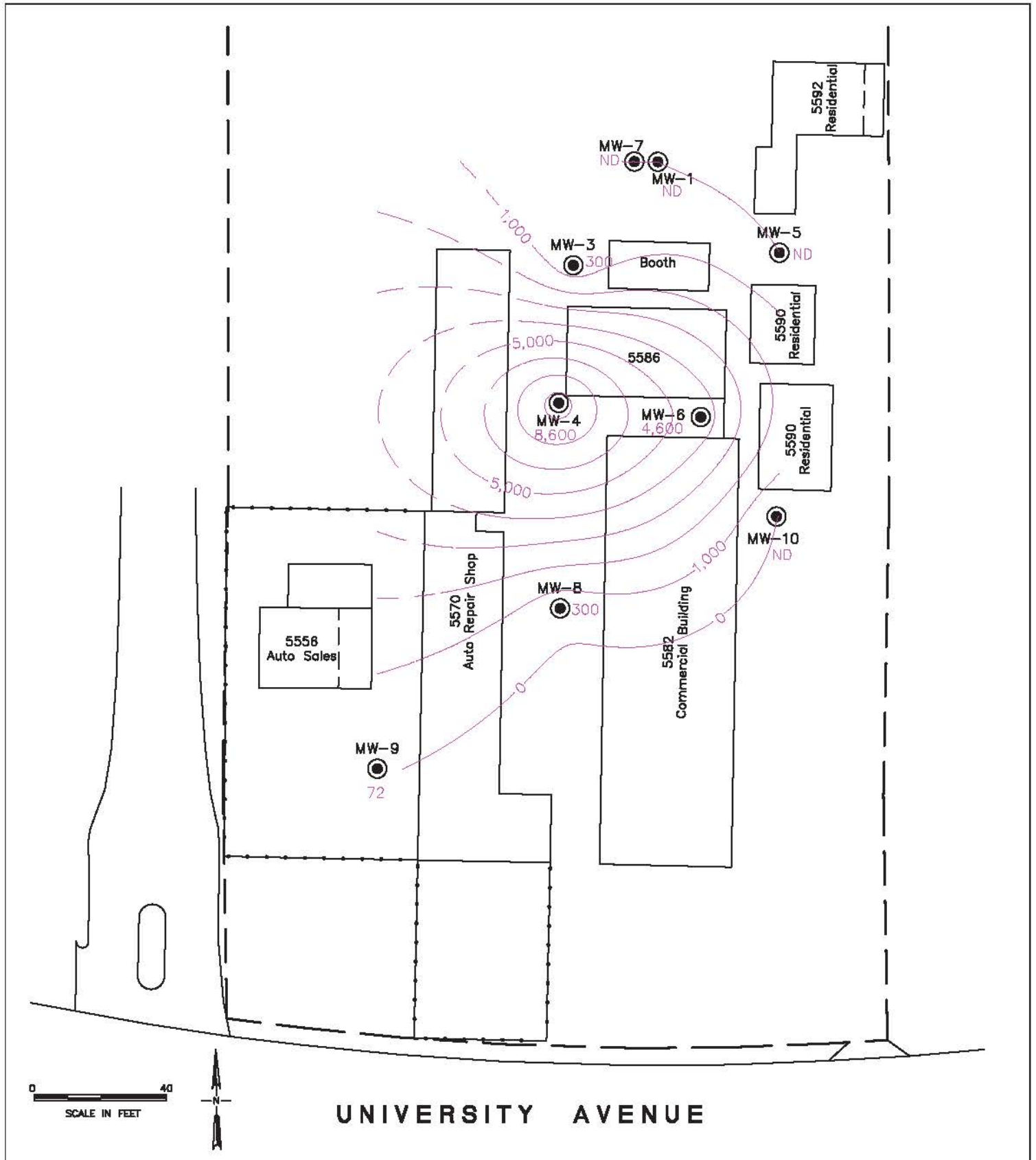
**LEGEND**  
 MW-1 EXISTING GROUNDWATER MONITORING WELL

**DATA TABLE LEGEND**  
 -- NOT ANALYZED  
 NS - I NOT SAMPLED (INACCESSIBLE)  
 NS - DRY NOT SAMPLED (DRY WELL)  
 NA NOT AVAILABLE  
 ND NOT DETECTED ABOVE LABORATORY DETECTION LIMIT  
 MCL MAXIMUM CONTAMINANT LIMIT (CA DHS)  
**BOLD** EXCEEDS MCL

FORMER 2-B CLEANERS  
 5586 UNIVERSITY AVENUE  
 SAN DIEGO, CALIFORNIA

**SITE SKETCH SHOWING  
 GROUNDWATER SAMPLING  
 RESULTS - NOV. 2010**

**FIGURE  
 4**



**UNIVERSITY AVENUE**

**LEGEND**

- MW-1** EXISTING GROUNDWATER MONITORING WELL
- ND** TPH-G RESULTS (ug/L)
- TPH-G ISOCONCENTRATIONS (ug/L) DASHED WHERE INFERRED
- CYCLONE FENCE
- PROPERTY LIMITS

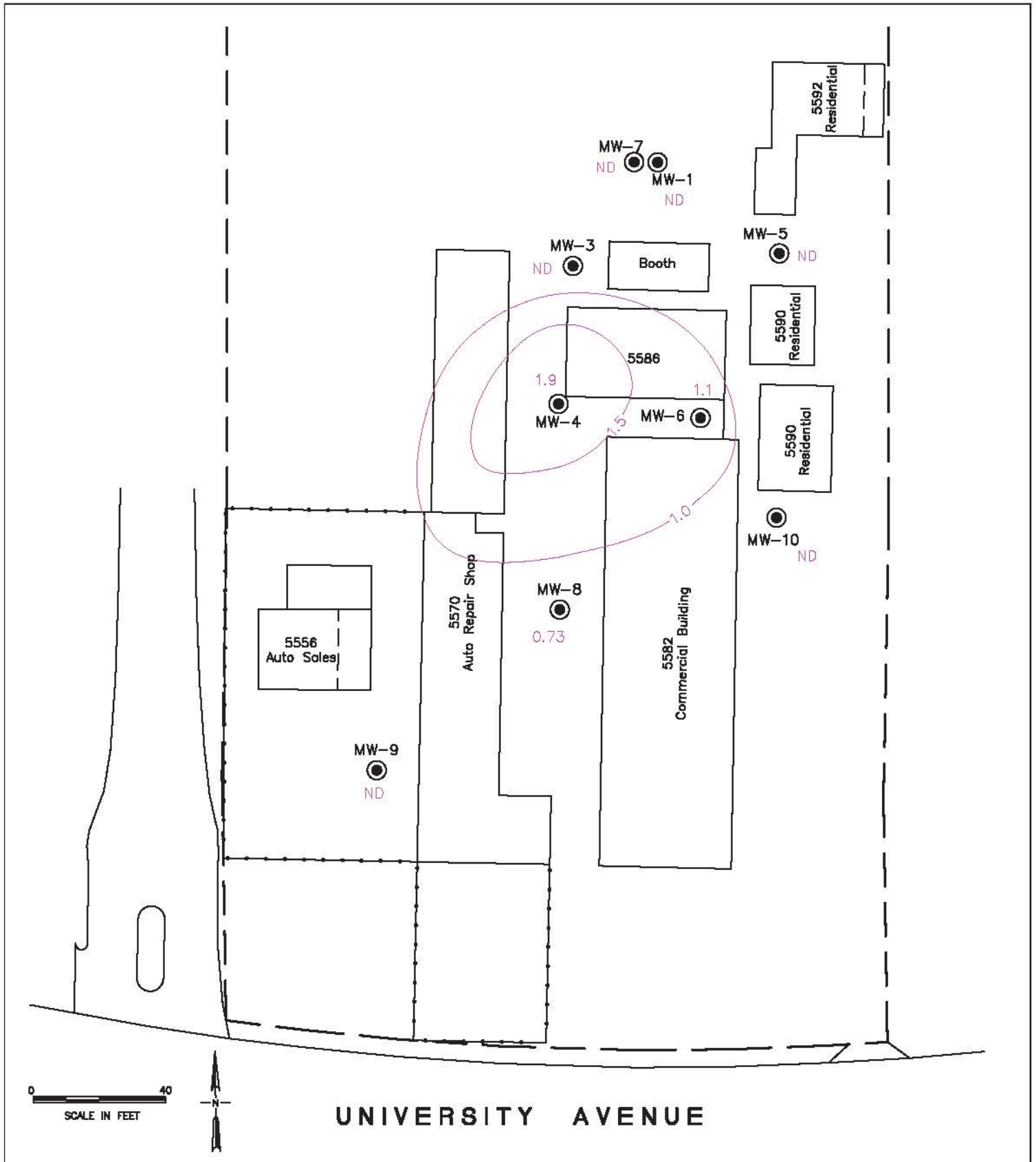
FORMER 2-B CLEANERS  
5586 UNIVERSITY AVENUE  
SAN DIEGO, CALIFORNIA

SITE MAP SHOWING  
TPH-G IN GROUNDWATER (ug/L)



FIGURE  
**5**





**LEGEND**

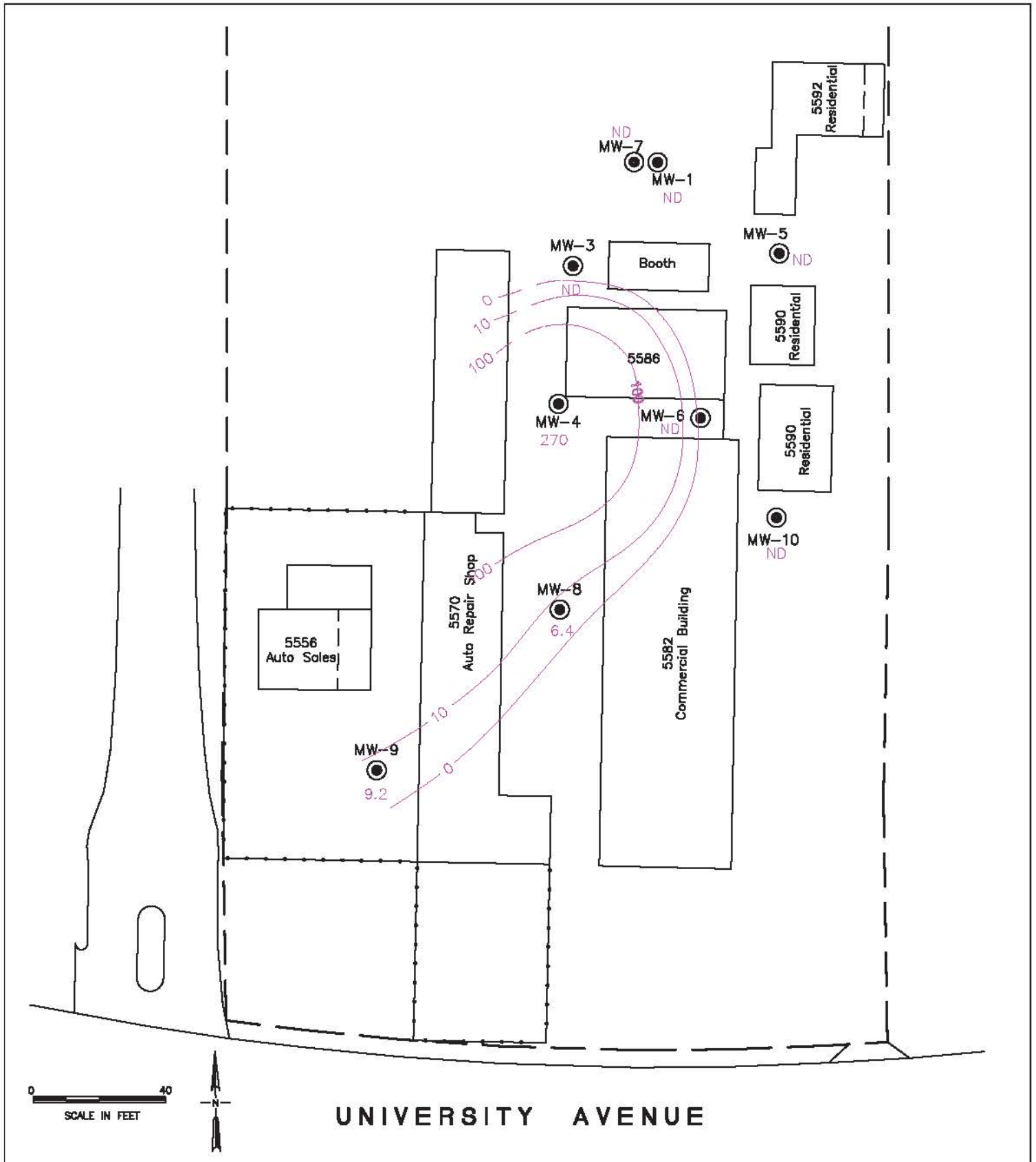
- MW-1 EXISTING GROUNDWATER MONITORING WELL
- ND ● TPHd RESULTS (mg/L)
- TPHd ISOCONCENTRATIONS (mg/L) DASHED WHERE INFERRED

FORMER 2-B CLEANERS  
 5586 UNIVERSITY AVENUE  
 SAN DIEGO, CALIFORNIA

**SITE SKETCH SHOWING  
 TPHd CONTOURS - NOV. 2010**



**FIGURE  
 6**



**LEGEND**

- MW-1 EXISTING GROUNDWATER MONITORING WELL
- ND BENZENE RESULTS (ug/L)
- BENZENE ISOCONCENTRATIONS (ug/L) DASHED WHERE INFERRED

FORMER 2-B CLEANERS  
 5586 UNIVERSITY AVENUE  
 SAN DIEGO, CALIFORNIA

SITE SKETCH SHOWING  
 BENZENE CONTOURS - NOV.  
 2010



FIGURE  
 7



# County of San Diego

GARY W. ERBECK  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
P.O. BOX 129281, SAN DIEGO, CA 92112-9281  
(619) 338-2222 FAX (619) 338-2088  
1-800-253-9933  
www.sdcdeh.org

April 26, 2006

Mr. Marvin Katz  
Shell Oil Products US  
20945 S. Wilmington Avenue  
Carson, CA 90810

Dear Mr. Katz:

UNAUTHORIZED RELEASE #H03209-002  
SHELL SERVICE STATION  
5401 UNIVERSITY AVENUE  
SAN DIEGO, CALIFORNIA

This letter confirms the completion of a site investigation and corrective action for the underground storage tank system located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tank system is greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact Jon Senaha at (619) 338-2195 if you have questions regarding this matter.

Sincerely,

GARY W. ERBECK, Director  
Department of Environmental Health  
Site Assessment and Mitigation Program

GWE:JS:ae

Enclosure

cc: John Odermatt, Regional Water Quality Control Board  
Ron Duff, SWRCB, UST Cleanup Fund Program  
Jeffrey Maxwell, Miller Brooks Environmental

WP/H03209-002-406CLO

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

#### I. AGENCY INFORMATION

DATE: April 20, 2006

Agency Name: COUNTY OF SAN DIEGO, ENVIRONMENTAL HEALTH, SAM	Address: P.O. BOX 129261
City/State/Zip: SAN DIEGO, CA 92112-9261	Phone: (619) 338-2222      FAX: (619) 338-2377
Responsible Staff Person: JON SENAHA	Title: ENVIRONMENTAL HEALTH SPECIALIST

#### II. CASE INFORMATION

Site Facility Name: SHELL STATION				
Site Facility Address: 5401 UNIVERSITY AV, SAN DIEGO 921052304				
RB LUSTIS Case No:	Local Case No: H03209-002	LOP Case No: N/A		
URF Filing Date: 6/5/2003	SWEEPS No: N/A			
<u>Responsible Parties</u>	<u>Address</u>	<u>Phone Number</u>		
Shell Oil Products US, Marvin Katz	20945 S. Wilmington Ave, Carson, CA	(310) 550-5846		
<u>Tank No.</u>	<u>Size in Gal.</u>	<u>Contents</u>	<u>Status</u>	<u>Date</u>
T001	10000 gallons	PLUS UNLEADED	REMOVED	5/27/2003
T002	10000 gallons	SUPER UNLEADED	REMOVED	5/27/2003
T003	10000 gallons	REGULAR UNLEADED	REMOVED	5/27/2003
T004	10000 gallons	DIESEL	REMOVED	5/27/2003

#### III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause Release: STRUCTURAL FAILURE, SUBSTANCE RELEASED FROM UST	Substance Released: GASOLINE (UNLEADED)		
Site Characterization complete: YES	Date Approved By Oversight Agency: 11/23/2005		
Monitoring Wells Installed? NO	Number: 0      Proper Screened Interval? NA		
Highest GW Depth B.G. Surface: NA	Lowest Depth: > 50-Feet      Flow Direction: Unknown		
Most Sensitive Current Use: Beneficial Groundwater Use: None Designated Existing Beneficial Surface Water Use: REC2 and Potential: REC1			
Are Drinking Water Wells Affected? NO	Aquifer Name: 908.22-Chollas Hydrologic Sub Area		
Is Surface Water Affected? NO	Nearest SW name: CHOLLAS CREEK, 1100 FEET		
Off-Site Beneficial Use Impacts (addresses/locations): NA			
Report(s) on file? YES	Where is Report(s) Filed? COUNTY OF SAN DIEGO, ENVIRONMENTAL HEALTH		
<b>TREATMENT AND DISPOSAL OF AFFECTED MATERIAL</b>			
<u>Material</u>	<u>Amount (Include Units)</u>	<u>Action (Treatment or Disposal)</u>	<u>Date</u>
SOIL	1119 CUBIC YARD	TREAT OFF-SITE	5/30/2003
OILY SLUDGE	300 GALLON	TREAT OFF-SITE	5/27/2003
TANK(S)	10000 GALLON	RECYCLED	5/27/2003
TANK(S)	10000 GALLON	RECYCLED	5/27/2003
TANK(S)	10000 GALLON	RECYCLED	5/27/2003
TANK(S)	10000 GALLON	RECYCLED	5/27/2003



**Case Closure Summary**  
**Leaking Underground Fuel Storage Tank Program**

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)**

H03209-002

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS		
	MAXIMUM	REMAINING
<b>VAPOR</b>		
Gasoline	= 24000 ug/l	= 24000 ug/l
Benzene	= 38 ug/l	= 38 ug/l
Toluene	= 0.24 ug/l	= 0.24 ug/l
Ethyl benzene	= 3.8 ug/l	= 3.8 ug/l
Xylene (individual isomers or total)	= 44 ug/l	= 44 ug/l
Methyl-tert-butyl ether (MTBE)	= 340 ug/l	= 340 ug/l
tert-Butyl Alcohol (TBA)	= 12 ug/l	= 12 ug/l
<b>SOIL</b>		
ETHANOL	< 0.25 mg/kg	< 0.25 mg/kg
Gasoline	= 1400 mg/kg	= 1400 mg/kg
Diesel	= 580 mg/kg	= 580 mg/kg
Benzene	= 0.49 mg/kg	= 0.49 mg/kg
Toluene	= 3.3 mg/kg	= 3.3 mg/kg
Ethyl benzene	= 2.4 mg/kg	= 2.4 mg/kg
Xylene (individual isomers or total)	= 1.91 mg/kg	= 1.91 mg/kg
Methyl-tert-butyl ether (MTBE)	= 13 mg/kg	= 13 mg/kg
tert-Butyl Alcohol (TBA)	= 12 mg/kg	= 12 mg/kg
tert-Amyl-methyl ether (TAME)	= 0.037 mg/kg	= 0.037 mg/kg
Ethyl-tert-butyl ether (ETBE)	< 0.25 mg/kg	< 0.25 mg/kg
di-Isopropyl ether (DIPE)	= 0.076 mg/kg	= 0.076 mg/kg

This case was opened due to elevated concentrations of petroleum hydrocarbons found in soil samples collected during UST removal activities on May 27, 2003 and dispenser and piping removal activities on June 5, 2003. Approximately 1119 cubic yards of soil was excavated and treated offsite during these activities.

In February 2004, seven soil borings (B-1 through B-7) were drilled onsite to a maximum depth of 50 feet below ground surface. Groundwater was not observed in any of the soil borings. Based on the findings, the vertical and horizontal extent of soil contamination has been assessed to the extent practical.

In July 2005, soil vapors samples were collected from four onsite locations. Based on the findings, the soil vapors beneath the site do not pose a hazard or carcinogenic risk for occupants at the site.

The consultant estimates 96.3 cubic yards of petroleum hydrocarbon-impacted soil greater than 100 mg/kg remains in the subsurface soil at the site. The residual contamination will not impact any sensitive receptors within a 1-mile radius of the site.

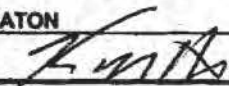
**Case Closure Summary**  
**Leaking Underground Fuel Storage Tank Program**

**IV. CLOSURE**

H03209-002

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? YES -		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? YES -		
Does corrective action protect public health for current land use? YES		
Case oversight completed based upon the following site use: GASOLINE STATION -- Gasoline Station		
Site Management Requirements: <b>ANY CONTAMINATED SOIL EXCAVATED AS PART OF SUBSURFACE CONSTRUCTION WORK MUST BE MANAGED IN ACCORDANCE WITH THE LEGAL REQUIREMENTS AT THAT TIME.</b>		
Should corrective action be reviewed if land use changes? YES		
Monitoring Wells Decommissioned: YES N/A	Number Decommissioned: 0	Number Retained: 0
List Actions Taken: NOTICE OF REIMBURSEMENT / LOCAL		
List Enforcement Actions Rescinded: NOTICE OF REIMBURSEMENT / LOCAL		

**V. LOCAL AGENCY REPRESENTATIVE DATA**

Name: KEVIN HEATON	Title: SENIOR HYDROGEOLOGIST
Signature: 	Date: 4/17/06

**VI. RWQCB NOTIFICATION**

Date Submitted to RB:	RB Response: NA - SOILS ONLY
RWQCB Staff Name: NA	Title: Date:

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

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This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.



