

Since the Total Lead concentrations were greater than 100mg/kg, the samples were also tested for soluble lead by the State of California wet extraction method (Soluble Threshold Limit Concentration – STLC) and RCRA wet extraction method (Toxicity Characteristic Leaching Procedure – TCLP). The state of California’s hazardous waste standard for Total Lead consists of 1,000 mg/kg and 5 mg/L for soluble lead. The RCRA hazardous waste standard for lead consists of 5.0 mg/L. As shown in the above table the lead amounts indicated in the soil samples exceed these standards.

b. Phase I Environmental Site Assessment Report Kim Property; November 18, 2003

A separate ESA was performed for the 5.24-acre Kim Property located at 628 Deer Springs Road, the southernmost portion of the project site. The Kim property has a greenhouse operation that was built in 1969 and has been under the Kim ownership since 1996. Ms. Kim stated that a septic system exists on site. She was not aware of storage of any hazardous materials or environmental concerns associated with the site. According to Ms. Kim, the propane aboveground storage tank (AST) on-site is not in use and is planned for removal. Although no pesticides were observed, she also stated that pesticides are used on-site. The FirstSearch database for the Kim Property did not identify any facilities on or adjacent to the property that appear to represent a potentially hazardous source. There is no evidence or suspicion of surface release(s) of petroleum products or chemicals. During the site inspection, there were no observations of stressed vegetation, disposals, ground settlement, or similar conditions. Neither an asbestos survey nor a lead- paint survey was performed. Due to the age of the structures, these hazards are expected to exist on-site. The Phase I recommends the following: (1) an asbestos survey and lead-based paint survey prior to demolition of onsite structures; (2) collection and analysis of four (4) surface (0 – 0.5 feet) soil samples within the greenhouse and additional four (4) samples on the remainder of the Site for the presence of organochlorine pesticides; (3) removal of above ground storage tank, septic system, and associated piping according to current regulations; and (4) ongoing observation during site development to identify areas of possible contamination from underground facilities, buried debris, waste, drums, tanks, staining soil or odorous soils.

c. Phase I Environmental Site Assessment Report Jimenez Property; November 24, 2003

A separate ESA was performed for the approximate 31-acre Jimenez Property located east of Twin Oaks Crest Drive and west of Gist Road northwest of the City of Escondido and northeast of the City of San Marcos. The Jimenez Property is within the project boundary. The site is