

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
AND SUBSURFACE ASSESSMENT
PROPOSED SOCIAL SERVICES BUILDING
SEC TEFFT AND CARRILLO STREETS
NIPOMO, CALIFORNIA**

June 27, 2013

Prepared for
San Luis Obispo County General Services Department

Prepared by
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June 27, 2013

FILE NO.: SL-17016-EB

Ms. Linda Van Fleet
San Luis Obispo County General Services Department
1087 Santa Rosa Street
San Luis Obispo, California 93408

PROJECT: PROPOSED COUNTY SOCIAL SERVICES BUILDING
SE CORNER TEFFT AND CARRILLO STREETS
NIPOMO, CALIFORNIA

SUBJECT: Report of Phase I Environmental Site Assessment

Dear Ms. Van Fleet:

As requested, Earth Systems Pacific has completed this Phase I Environmental Site Assessment and initial subsurface assessment of the above-referenced site. It was prepared to stand as a whole, and no part should be excerpted or used in exclusion of any other part. This project was conducted in accordance with our proposals dated April 26 and June 6, 2013. If you have any questions regarding this report or the information contained herein, please contact the undersigned at your convenience.

I declare that I meet the definition of an Environmental Professional as defined in 40CFR 312.10. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject site. I have endeavored to perform this project in general conformance with the standards and practices set forth in ASTM Standard E 1527-05.

Sincerely,

Earth Systems Pacific

A handwritten signature in cursive script that reads "Timothy Conroy".

Timothy Conroy, C.E.G. 1698
Senior Geologist





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1.0 INTRODUCTION

1.1 Project Information

This report presents the findings of a Phase I Environmental Site Assessment (ESA) and subsurface assessment conducted by Earth Systems Pacific (ESP) for the proposed County Social Services building project at the southeast corner of Tefft and Carrillo Streets in Nipomo, California. The project was conducted for the San Luis Obispo County General Services Department in accordance with our proposals dated April 26 and June 6, 2013. This ESA was performed in conjunction with the proposed development of the site as a County Social Services facility.

1.2 Purpose and Scope of Work

The purpose of a Phase I ESA is to evaluate the potential for the presence of soil or groundwater contamination that may be present as a result of the use, handling, storage, or disposal of hazardous materials or petroleum products on or near the property. The scope of work for the Phase I evaluation is in general accordance with ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments*, and consisted of the tasks listed below.

Site Reconnaissance: This involved: a visual reconnaissance of the site, noting physical evidence of potential contamination or possible sources of contamination; and observation of adjacent properties to identify readily observable visual evidence of possible impacts to the subject site. Figures depicting the site location and layout are presented in Appendix A. Significant on-site features were photographed to document current conditions. Selected site photographs are presented in Appendix B.

Records Review: Records regarding the regulatory status and history of the site were evaluated regarding the possible presence of Recognized Environmental Conditions (RECs). Regulatory agency records were reviewed by obtaining a report listing known sites that generate, store, use, and/or have released hazardous materials from a firm that specializes in maintaining a database of this type of information. A copy of the agency database search report is presented in Appendix G, and is discussed in Section 5.1.

Other sources of information are listed in the references section of this report and may include the following categories of information (note that each category is utilized at the discretion of the Environmental Professional (EP) until, in the EP's opinion, sufficient data has been obtained):

- Aerial photographs
- Topographic maps
- Oil and gas well location maps
- Fire insurance maps
- Topographic maps
- Land title information



- Local street directories
- Zoning/land use records
- Engineering and institutional controls, such as deed restrictions and restrictive zoning, if contained in publicly available lists/registries
- Tribal records of subject property and adjoining properties (if tribal land)
- Local government records such as Health Department files
- Environmental cleanup liens

If the property was not previously developed, sources such as Health Department files and street directories were not reviewed. Relevant supporting documents are provided in appendices to this report.

Interviews: Persons familiar with the site were interviewed (if possible) regarding the potential presence of RECs on the site or in a position to affect the site, including the site owner/operator/occupant, former site owners/operators/occupants (if reasonably accessible), neighboring property occupants (if the site is abandoned), and selected government personnel likely to have information regarding environmental conditions at or near the site. Information from persons who were contacted is presented in Section 6.

Report Preparation: This report was prepared to present our findings, conclusions, and recommendations.

1.3 Definitions

ASTM E1527-05 provides definitions of various terms and acronyms used in the ESA process. ESP endeavors to use these terms and acronyms within the meaning provided by the ASTM standard. Most of these terms are either obvious in their meaning or are seldom used in this report, but several are significant enough to warrant defining here:

Recognized Environmental Condition (REC): the presence or likely presence of an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products in structures, or into the ground, groundwater or surface water at a site or on an adjacent site that may affect site. The legal use of a hazardous material and/or petroleum product is an REC if potential mishandling of the material can result in a release. The term REC is applied when the potential for a release exists, but does not apply when it can be shown that a release did not occur and is unlikely to occur. The term does not include *de minimis* conditions that do not present a threat to human health or the environment, and would not result in an enforcement action if brought to the attention of an appropriate regulatory agency.

Site: The term “site” is used in place of the term “property” as defined by ASTM E1527-05, and is the physical location that is the subject of the assessment. The site can include more than one parcel of land, or only a portion of a parcel of land, depending on the needs of the



client. ESAs focus primarily on activities that occur within the boundaries of the site, or that could potentially affect conditions and activities within the boundaries of the site. RECs on off-site properties that are not likely to affect the site are not considered RECs for the subject site.

Environmental Professional (EP): An EP is defined as “a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (of hazardous substances) on, at, in, or to a property, sufficient to meet the objectives and performance factors (of the rule).” Specific minimum credentials are required by ASTM E1527-05 to be identified as an EP.

User: The “user” of the report is defined by ASTM Practice E1527-05 as the party for whom the ESA is being conducted (the “client”), not the EP.

1.4 Qualifications

Work on this project was performed under the direct supervision of an EP, in accordance with ASTM E1527-05 requirements. Mr. Tim Conroy (PG, CEG) was the lead EP, the project manager, and conducted the site reconnaissance, historical review, and agency database review. A qualifications statement is presented in Appendix K.

1.5 Exclusions and Data Gaps

The scope of work for this ESA did not include testing air, groundwater or building materials for the presence of hazardous constituents.

ASTM E1527-05 requires that gaps in the data used to evaluate the site be identified. Data gaps encountered in this project, and their significance to the project, are summarized below.

- Chain-of-title information was not reviewed. Because of the availability of other data sources, this is not considered to be a significant data gap.
- Prior owners of the site were not interviewed. This data gap is not considered significant as multiple sources of information of past site use are available.
- A comparison of purchase price to market price was not made, as the property is already owned by the County and a sale of the site is not expected.

1.6 Limitations and Reliance

This ESA and subsurface assessment have been prepared for the exclusive use of the San Luis Obispo County General Services Department. Any other use of or reliance on the information and opinions contained in this report without the express written authorization of ESP is at the sole risk of the user.



The conclusions and recommendations rendered in this report are opinions based on readily available information obtained within the scope of the work authorized by the client, and apply only to site conditions as of the date of the site visit. The scope of work for this project was performed to address the needs of the client as part of a planned development of the property by the County of San Luis Obispo.

A Phase I ESA cannot ascertain that a property is completely free of chemical or toxic substances. We believe the scope of work has been appropriate to allow the client to make an informed business decision. According to ASTM E1527-05, the “shelf life” of an ESA report is six months; an update can be provided to the client within the first year of the report’s publication. Changes in site conditions/use could render this report obsolete within a shorter period of time. Use of this report outside of these time frames or after site conditions/uses have changed is at the sole risk of the user.

The results contained in this report are based upon the information acquired during the assessment, including information obtained from third parties. ESP makes no warranty as to the accuracy of the information obtained from others. In addition, it is possible that variations exist beyond or between points evaluated during this assessment, and that changes in conditions could occur due to the works of man, contaminant migration, variations in rainfall or temperature, changes in regulatory standards, or other circumstances not evident at the time the assessment was prepared.

The services performed by ESP have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the site vicinity. No other warranty, express or implied, is offered.

2.0 GENERAL SITE INFORMATION

2.1 Size, Location, and Name

The site consists of a rectangular group of two parcels with a total area of approximately 1.7 acres at the southeast corner of Carrillo and Tefft Streets in Nipomo, California (for purposes of description in this report, Tefft Street is assumed to run east-west and Carrillo Street north-south). The site is currently vacant, with the exception of a sanitary sewer lift station enclosure in the northwestern part of the site. The site location and layout are shown on the Vicinity Map and Boring Location Map presented in Appendix A.

2.2 Assessor’s Parcel Number(s)

The site is identified as San Luis Obispo County Assessor’s Parcel Number (APN) 090-142-007, which comprises the majority of the property, and a part of APN 090-151-008, which consists of a 60-foot wide strip along the west side of 090-142-007. The strip was used as a right-of-way by the former Pacific Coast Railway. For purposes of description in this report, they will be referred to as Parcel 007 and Parcel 008, respectively.



2.3 Township, Range, Section

The site is located in the northwest quarter of Section 7, Township 11 North, Range 34 West, San Bernardino Base and Meridian.

2.4 Site Boundaries

The property boundaries are defined by Tefft Street to the north, Carrillo Street to the west, the Dana Street right-of-way to the south, and developed commercial lots to the east.

2.5 Current Development and Access

The site is vacant and covered with a low to moderate growth of grasses and shrubs. A fenced enclosure for a sanitary sewer lift station is present in the northwest corner of Parcel 007. The perimeter of the overall site is unfenced, with access from Carrillo, Dana and Tefft Streets.

2.6 Land Use/Zoning

Zoning/land use information was obtained from the San Luis Obispo County Building and Planning Department web site, which indicates that the site is zoned for Public Facility use. Surrounding lots are zoned for Commercial-Retail use.

2.7 Site Topography

The site is essentially level, at an approximate elevation of 310 feet above sea level. No significant hills, gullies, or streams are present on the site. Drainage is by sheet flow to the west toward Nipomo Creek, which flows to the southeast approximately 450 feet southwest of the site.

2.8 Surface Water Bodies

No natural or man-made surface water bodies are located on the property. The nearest surface water feature is Nipomo Creek, approximately 450 feet southwest of the site.

2.9 Geology and Hydrogeology

Regionally, the subject site is located in the Coast Ranges geomorphic province of California, which extends from the Oregon-California border to the Santa Ynez Mountains. The province is bordered on the west by the Pacific Ocean, on the south by the Transverse Ranges geomorphic province, and on the east by the Great Valley geomorphic province (Norris and Webb, 1992). Northwest-trending ridges and valleys characterize the terrain of the Coast Ranges.

Locally, the subject property is located at the west edge of the Nipomo Valley, a small northwest-trending valley typical of the Coast Ranges. The site is underlain by alluvial soils consisting of sandy clay, clayey sands with gravel and cobbles. Soils at the site consist of silty clay loam assigned to the Marimel series by the U.S. Department of Agriculture, (USDA, 1984). Bedrock beneath the alluvium consists of volcanic and sedimentary rocks of the Obispo and Monterey Formations.



The site is located in the northern part of the Santa Maria Valley Groundwater Basin (SMVGWB) (San Luis Obispo County Public Works Department, 2005). The SMVGWB encompasses an area of approximately 288 square miles, and underlies the Santa Maria Valley in northern Santa Barbara and southern San Luis Obispo Counties. Based on groundwater data from nearby sites, depth to groundwater ranges from 20 to 25 feet below ground surface. The groundwater flow direction beneath the site is inferred to be southerly, in the general direction of flow of Nipomo Creek.

3.0 SITE RECONNAISSANCE

3.1 Site Observations

ESP personnel visited the site on June 5, 2013, to evaluate current site conditions and adjacent land use. The site layout is shown on the Boring Location Map presented in Appendix A, and photographs of selected on-site features are presented in Appendix B. A summary of our observations is presented below.

The site consists of two roughly rectangular parcels totaling approximately 1.7 acres, located at the southeast corner of Tefft and Carrillo Streets in Nipomo, California. The site is generally vacant and unimproved, and covered with a low growth of grasses and shrubs that had been recently mowed for weed abatement.

Signposts and stakes noting the presence of two buried petroleum pipelines are present on Parcel 008. The pipelines are owned by Phillips 66 Pipeline Company; one is used to convey crude oil and semi-refined feedstocks, and the second is currently idle. The alignment of the markers indicates that the pipelines are present along the eastern and western sides of Parcel 008.

A sanitary sewer lift station operated by the Nipomo Community Services District (NCS D) is present in the northwest corner of the site, and is secured by a chain-link fence enclosure. A 8-inch diameter sewer line trends southeast across the site from the lift station, as well as a 4-inch diameter natural gas line owned by the Southern California Gas Company. The approximate locations of the lines are shown on the Boring Location Map (Appendix A).

Access to the property is from the unpaved Carrillo Street right-of-way; the northern edge of the site is improved with sidewalk, curb and gutter along Tefft Street. Water and sewer services for the area are provided by the NCS D. Electricity is provided by Pacific Gas and Electric, and natural gas is provided by the Southern California Gas Company.

Housekeeping on the site appeared satisfactory, and no signs of the improper use, storage or disposal of hazardous materials were noted during the site reconnaissance.

3.2 Site Vicinity Observations

The site vicinity consists of commercial and vacant/agricultural land. Properties adjacent to the site consist of the following:



- North: Tefft Street, with vacant land proposed for a community park north of the street.
- East: A strip mall containing several commercial/service businesses, and a lot containing the administrative offices of the NCSD.
- South: Dana Street, with vacant land south of the street.
- West: A commercial lot fronting on Carrillo Street containing a retail nursery, and a residential subdivision south of the nursery.

No environmental concerns or RECs likely to affect the subject site were observed on the adjacent properties.

4.0 HISTORICAL INFORMATION

Information regarding the use history of the site was obtained from various sources. The results of this research are summarized below.

4.1 Sanborn Company Fire Insurance Maps

To evaluate past site uses, Sanborn Company fire insurance maps were requested from Environmental Data Resources (EDR) of Milford, Connecticut. Sanborn maps available for this area of Nipomo date from 1888, 1891, 1909, 1924, and 1931. Descriptions of the maps are presented below.

1888: The Pacific Coast Railway (PCR) tracks are present on Parcel 008; a rail platform, freight house and passenger depot for the PCR are present on the west edge of Parcel 007, along with a stock corral and stable at the north end of the platform near Tefft Street. A hotel is present south of the site across Dana Street.

1891: The site remains unchanged from the 1888 map. A lumber yard has been established to the northeast, on the opposite side of Tefft Street. The yard consists of lumber stacks; no buildings are shown on the site. An inactive lumber mill is shown approximately 500 feet west of the site, on the east side of Nipomo Creek.

1909: The stockyard/stable at the north end of the PCR platform has been removed; otherwise, no changes are visible from the 1891 map.

1924-1931: The site remains in its 1909 configuration throughout this period. A building on the adjacent property north of Tefft Street is labeled as a grain warehouse; a notation on the map lists its dimensions as 40 by 120 feet, with a lumber shed at its northern end.

Copies of the Sanborn Maps are presented in Appendix C.



4.2 Aerial Photographs

To determine past uses that could have an environmental impact on the property, historical aerial photographs were reviewed. The information below is a summary of the review of photographs of the site taken in 1939, 1949, 1957, 1965, 1978, 1989, 1994, 2002, and 2005.

1939: The PCR tracks are present on Parcel 008; Parcel 007 contains a warehouse/depot building adjacent to the railroad tracks; a second warehouse is present north of Tefft Street. The remainder of Parcel 007 is vacant and appears to be used for agriculture. Surrounding properties in the area also appear agricultural or undeveloped.

1949: Conditions on the site appear essentially the same as those shown in the 1939 photograph. The PCR tracks appear less distinct than in the previous photograph, and may have been pulled up for scrap by this time.

1957: The warehouse building has been removed from Parcel 007, and the PCR tracks are no longer present. Conditions on adjacent properties are similar to the earlier photographs. A slight increase in residential development is visible in the area east of the site along Tefft Street.

1965-1978: The site is vacant and unimproved, and appears to have been mowed for weed control. The area of the former warehouse/depot is not disced, and is covered with a low growth of weeds. The NCS D property has been developed on the adjacent lot to the east in the 1965 photograph, and a residence is present west of Carrillo Street.

1989: The commercial center on the adjacent property to the northeast along Tefft Street has been built, and residential development has increased significantly in the area east of the site; the site itself remains unchanged from the previous photograph.

1994-2005: The site remains undeveloped throughout this period; residential and commercial development increases on properties to the south and west, while the areas to the south remain relatively unchanged.

Copies of the aerial photographs are presented in Appendix D.

4.3 Historical Topographic Maps

Historical topographic maps published by the U.S. Geological Survey were reviewed to evaluate past land use on the site. The maps available for the Nipomo area date from 1922, 1952, and 1965. The maps indicate a use history similar to that depicted in the aerial photographs; the 1922 map shows the tracks of the PCR on Parcel 008, with a long warehouse building adjacent to the tracks on the west side of Parcel 007. From 1952 to 1965, the site is shown as vacant. Site uses are consistent with the aerial photograph review, and no new information regarding land use was obtained from the maps. Copies of the historical topographic maps are presented in Appendix E.



4.4 City Directories

City directories, which contain telephone book listings alphanumerically by their street address, were also researched by EDR for information regarding past site use. The directories were reviewed in 5- to 10-year intervals dating from 1975 to 2006. The search address incorrectly applied to the site by EDR, 330 West Tefft Street, is actually the address for the Adobe Plaza commercial center located at the northwest corner of Tefft and Carrillo; consequently, the city directory report lists a large number of businesses for the 'site' address. No listings are present in the directories prior to 1984, which is consistent with air photo review showing the Adobe Plaza being built in the late 1970's. These businesses include various restaurants, medical/professional offices, and retail stores. No listings for the subject site are present in any of the directories from 1975 to 2006. Surrounding properties contain listings for residences, businesses and medical offices. No businesses with a potential to use significant amounts of hazardous materials were identified in the city directory report. The city directory listing is presented in Appendix F.

5.0 RECORDS REVIEW

5.1 Agency Database Search Report

A report summarizing information available from regulatory agencies regarding sites that generate, store, use, or have released hazardous substances was prepared by Environmental Data Resources (EDR) of Milford, Connecticut. The publications reviewed in the database search are referenced in the database report, which is presented in Appendix G. The search radii used for each list are in general accordance with ASTM E1527-05 guidelines as measured from the center of the property. The subject site is not listed in regulatory agency databases; eleven sites within the search distances were identified. The sites, their location and database, and distance/direction from the property are tabulated below.

<u>Site</u>	<u>Address</u>	<u>Database(s)</u>	<u>Direction</u>
NCSD Office/Yard	148 S. Wilson St	Hist UST	Adjacent/E
Mesa Laundromat	277 W. Tefft St	Cleaners	Adjacent/NE
Adobe Plaza	330 W. Tefft St	Notify 65	0.04 miles/NW
A Zarate Transport	316 Blue Springs Ln	RCRA Non-Gen	0.05 miles/SW
Pacific Bell	226 W. Dana St	RCRA Non-Gen	0.07 miles/NE
Nipomo Shell	501 W. Tefft St	UST	0.21 miles/SW
R Corner Store	459 W. Tefft St	UST	0.22 miles/SW
Chevron 9-5867	460 W. Tefft St	UST, LUST, Haznet	0.22 miles/SW
S. Earth Recycling	157 S. Thompson Ave	SWRCY	0.25 miles/NE
Nexcycle	520 W. Tefft St	SWRCY	0.40 miles/SW
Hemerick	600 Hill St	LUST (closed)	0.45 miles/SW

Notes:

- Haznet, SQG Registered Hazardous Waste Generator
- Hist UST Historic Underground Storage Tank site, SWRCB database
- LUST Leaking Underground Storage Tank site
- Notify 65 Proposition 65 Release Notification site
- RCRA Non-Gen RCRA Hazardous Waste Generator, currently not generating waste
- SWRCY Solid Waste Recycling site
- UST Registered Underground Storage Tank site



Two adjacent properties, the Nipomo CSD and Mesa Laundromat sites, are listed due to the former presence of an underground storage tank and a cleaning facility. No release has been recorded at the NCSO property and the Underground Storage Tank (UST) was removed in 1989; the cleaners business at the Mesa Laundromat does not include dry cleaning. Consequently, neither site presents an REC.

The Proposition 65 listing for the nearby Adobe Plaza site contains no information as to when the release occurred, what was released or the disposition of the release. However, the Adobe Plaza is down-gradient from the subject property, so the potential for a release to spread to the subject site is low. In addition, a large-scale release would likely have been regulated by multiple agencies (e.g., the San Luis Obispo County Environmental Health Department, California Regional Water Quality Control Board, etc.); the Adobe Plaza site is not listed in any other regulatory databases, suggesting that the release was not large-scale. Consequently, we do not consider this listing to comprise an REC.

Six sites are listed on the basis of either generating hazardous waste, the current or former presence of a UST or recycling facility; no releases have been documented or reported for any of these sites, and they do not constitute an REC.

The two remaining sites are Leaking Underground Storage Tank (LUST) sites that have experienced a release that has affected soil or groundwater. Both LUST sites are located more than 1,500 feet from the property and do not present an REC, based on their distance.

The database search report also lists nine sites classified as 'orphan' sites, due to imprecise address listings or the inability of geocoding software to accurately identify the site location. A manual search of these listings determined that three of the sites (R Corner Store, Chevron 9-5867 and Nipomo Community Services District) are duplicated from the database listings above. The remaining six sites are located more than 0.25 miles from the subject property, and do not present a concern, based on their distance.

5.2 California State Water Resources Control Board

The California State Water Resources Control Board (SWRCB) GeoTracker website was accessed to research records on file regarding reported hazardous material releases at the site address. The subject property is not listed in the GeoTracker database. The adjacent Nipomo Community Services District site at 148 South Wilson Street is listed as a former LUST case; however, the case was issued closure from the CRWQCB in 1989, and it does not comprise an REC.

5.3 California Department of Toxic Substances Control

The California Department of Toxic Substances Control (DTSC) *Envirostor* website was accessed to research records on file regarding known problems at the site address or in the site vicinity. The database search found no results for the site address, or other properties within a 0.25-mile radius.



5.4 Tribal Records

This site is not located within 0.25 miles of tribal land, and therefore Tribal records for the subject property or adjoining properties were not reviewed.

5.5 Engineering and Institutional Controls

No Engineering or Institutional Controls (Waste Discharge Requirements, etc.) were identified for the site.

5.6 Environmental Cleanup Liens

Recorded Environmental Cleanup Liens (ECLs) on a property are indicators that contamination exists or existed at the site. ECLs are “encumbrances on a property for the recovery of incurred cleanup costs on the part of a state, local, or federal government agency or other third party” (EPA, 2005). An ECL and Activity/Use Limitation report for the site prepared by EDR indicates that none have been recorded for the property. A copy of the ECL report is presented in Appendix H.

5.7 Oil and Gas Maps

Wildcat Map No. W3-3, published by the California Department of Conservation, Division of Oil, Gas and Geothermal Resources, was reviewed for information regarding historic oil or gas well drilling activities on or near the site. The closest listed well is the Union Oil Company “Phelan No. 1” well, located approximately two miles north of the site. The well is shown on the map as “dry and abandoned,” as are all other oil wells in the Nipomo area.

6.0 INTERVIEWS, GENERAL RESEARCH, AND PRIOR REPORTS

6.1 Current Owners/Occupants/Operators

Ms. Linda Van Fleet of the San Luis Obispo County General Services Agency-Real Property Services, the current owner of the property, provided information regarding past activities on the site. It has been periodically used for temporary events such as a local creek cleanup event, or as a staging area for equipment and materials for County projects. In the early 2000s, portions of the site were filled with soil generated from the Old Town Nipomo project, which included material excavated from the Tefft Street alignment and other downtown areas.

6.2 Past Owners/Occupants/Operators

Previous owners of the site were not contacted for interviews.

6.3 San Luis Obispo County Environmental Health Department

Ms. Cindy Rattigan, records custodian for the San Luis Obispo County Environmental Health Department, was contacted regarding hazardous materials records for the site. The County Environmental Health Department does not have any hazardous materials files for the subject site.



6.4 Prior Investigation Reports

No prior investigation reports are available for the site.

7.0 SUBSURFACE ASSESSMENT

Due to the presence of the two petroleum pipelines beneath Parcel 008, the former use of parts of the site for a freight warehouse, and the presence of fill soils on Parcel 007, a program of subsurface exploration was implemented to evaluate soil conditions beneath the site. Based on past site uses and contaminants of concern identified on a similar County-owned parcel to the northwest, the sampling and analysis program focused on petroleum hydrocarbons, metals and polynuclear aromatic hydrocarbons.

7.1 Drilling and Sampling

On June 13, 2013, ten soil borings were drilled at the site, using a truck-mounted Simco direct-push rig equipped with 2-inch diameter sampling rod. Five of the borings were drilled alongside the Phillips 66 petroleum pipelines on Parcel 008; the remainder of the borings were drilled at approximately evenly spaced positions across Parcel 007. Boring locations are shown on the Boring Location Map presented in Appendix A. Boring logs are presented in Appendix I.

The pipeline borings were drilled to a depth of 16 feet below ground surface (bgs); the remaining five borings were drilled to 4 feet bgs. Soil samples were collected at approximately 4-foot intervals by cutting a section of sample core directly from the acetate sleeve driven by the direct-push rig. Sample sleeves were capped with Teflon, labeled and placed on ice for transport to the testing laboratory. Field measurements of volatile hydrocarbons were taken from head-space samples using a photoionization detector (PID) and recorded on the boring logs. Sampling equipment was cleaned between sample intervals to reduce the potential for cross-contamination.

Surface soil samples were also collected from depths of 6-12 inches bgs at the five locations across Parcel 007, including locations along the former warehouse footprint. The samples were collected into laboratory-supplied glass jars, sealed with Teflon-lined caps, labeled and placed on ice for transport to the testing laboratory.

Soils encountered in the borings consisted of brown to dark brown fat clay and sandy clay with scattered gravel. In several of the borings, two to four feet of man-made fill was present, probably related to the material deposited by the County during the Old Town Nipomo project in the early 2000s. The fill locally contained small to moderate amounts of debris, including asphalt fragments, wood and metal. The soils were in a moist and medium stiff to stiff condition. Groundwater was not encountered in any of the borings, to the maximum depth explored of 16 feet bgs.

No measurable PID readings were obtained in head-space readings from any of the soil samples. No field indications of hydrocarbons (odor, staining) were noted in any of the ten borings.



7.2 Laboratory Analysis

Fifteen soil samples were submitted for laboratory analysis. Laboratory analysis was performed by Oilfield Environmental and Compliance of Santa Maria, California. The samples were analyzed for the following compounds, by the test methods indicated:

<u>Compound Class</u>	<u>Test Method</u>
Total Petroleum Hydrocarbons as crude oil (TPHo)	EPA 8015M
Benzene, Toluene, Ethyl Benzene, Xylenes (BTEX)	EPA 8021
Polynuclear Aromatic Hydrocarbons (PAHs)	EPA 8270-SIM
CAM Metals	EPA 6010/7471

7.3 Results of Laboratory Analysis

Total Petroleum Hydrocarbons

TPH as oil was not detected in any of the samples submitted for analysis, with a reporting limit of 50 mg/kg.

Benzene, Toluene, Ethyl Benzene and Xylenes

BTEX were not detected in any of the samples submitted for analysis. Reporting limits for BTEX were 0.0047 to 0.0050 mg/kg.

Metals

Thirteen of the 17 CAM Metals were detected in each of the five soil samples submitted for analysis. With the exception of arsenic, the concentrations detected were all well below health-based regulatory thresholds, and below hazardous waste limits. Arsenic was detected in each of the five fill samples, at concentrations ranging from 1.3 to 2.1 mg/kg. These levels are above commercial/industrial site California Human Health Screening Level (CHHSL) of 0.24 mg/kg; however, it is common for arsenic to exceed its CHHSL in California soils, as has been noted by the California Department of Toxic Substances Control. In a study of a large arsenic data set from a number of sites in southern California (DTSC, 2007), arsenic concentrations ranged from 0.27 to 33 mg/kg, with a mean concentration of 8.9 mg/kg. The absence of concentrations of arsenic detected at this site are consistent with regional background data for the Nipomo area, and do not suggest the presence of higher-than-background levels.

Polynuclear Aromatic Hydrocarbons (PAHs)

Five of the 16 PAH compounds were detected at trace levels in three of the five samples analyzed. The concentrations detected are all well below health-based thresholds established by the State of California. The likely source of the PAHs detected is the asphalt fragments observed in the fill.

Results of laboratory analysis are summarized in Tables 1 through 3. Laboratory reports and chain-of-custody documents are presented in Appendix J.



TABLE 1
RESULTS OF LABORATORY ANALYSIS-
PETROLEUM HYDROCARBONS

Sample	TPHo	Benzene	Toluene	Ethyl Benzene	Xylenes
DP-1/12'	<50	<0.0050	<0.0050	<0.0050	<0.0050
DP-1/16'	<50	<0.0047	<0.0047	<0.0047	<0.0047
DP-2/4'	<50	<0.0049	<0.0049	<0.0049	<0.0049
DP-2/12'	<50	<0.0048	<0.0048	<0.0048	<0.0048
DP-3/8'	<50	<0.0048	<0.0048	<0.0048	<0.0048
DP-3/16'	<50	<0.0050	<0.0050	<0.0050	<0.0050
DP-4/8'	<50	<0.0049	<0.0049	<0.0049	<0.0049
DP-4/12'	<50	<0.0050	<0.0050	<0.0050	<0.0050
DP-5/4'	<50	<0.0048	<0.0048	<0.0048	<0.0048
DP-5/16'	<50	<0.0047	<0.0047	<0.0047	<0.0047
Action Level*	100	0.1	10	68	175

Notes:

All results expressed in mg/kg

* Action level is the concentration above which some sort of mitigative action is normally required by regulatory agencies.



TABLE 2
RESULTS OF LABORATORY ANALYSIS, METALS

	DP-6 6-12"	DP-7 6-12"	DP-8 6-12"	DP-9 6-12"	DP-10 6-12"	CHHSL	TTLIC/ STLC
Antimony	<0.5	<0.48	<0.49	<0.49	<0.49	380	500/15
Arsenic	1.5	2.1	1.3	1.5	1.6	0.24	500/5
Barium	31	140	120	150	140	63,000	10,000/100
Beryllium	<0.25	0.43	0.48	0.5	0.42	1,700	75/0.75
Cadmium	0.23	1.1	1.1	1.2	1.0	75	100/1.0
Chromium	11	12	13	22	12	100,000	2,500/5.0
Cobalt	0.26	1.2	1.2	1.4	1.2	3,200	8,000/80
Copper	3.8	18	22	15	14	38,000	2,500/25
Lead	3.1	18	19	3.4	7.6	3,500	1,000/5.0
Mercury	<0.076	<0.097	<0.096	<0.08	<0.089	180	20/0.2
Molybdenum	0.3	0.78	0.62	0.87	0.77	4,800	3,500/350
Nickel	2.1	2.6	2.8	3.3	2.3	16,000	2,000/20
Selenium	<0.5	<0.48	<0.49	<0.49	<0.49	4,800	100/1.0
Silver	<0.099	0.15	0.13	0.15	0.13	4,800	500/5.0
Thallium	<0.5	<0.48	<0.49	<0.49	<0.49	63	700/7.0
Vanadium	17	110	93	110	90	6,700	2,400/24
Zinc	13	41	38	34	38	100,000	5,000/250

Notes:

All results/limits expressed in mg/kg.

CHHSL California Human Health Screening Level, commercial/industrial use

TTLIC Total Threshold Limit Concentration

STLC Soluble Threshold Limit Concentration



TABLE 3
RESULTS OF LABORATORY ANALYSIS,
POLYNUCLEAR AROMATIC HYDROCARBONS

	DP-6 6-12"	DP-7 6-12"	DP-8 6-12"	DP-9 6-12"	DP-10 6-12"	ESL
Benzo(a) pyrene	<0.0050	<0.0050	<0.0050	<0.0050	0.0060	0.13
Benzo(b) fluoranthene	<0.0050	<0.0050	0.0050	<0.0050	<0.0050	1.3
Chrysene	<0.0050	<0.0050	<0.0050	<0.0050	0.011	23
Fluoranthene	0.0087	<0.0050	0.0057	<0.0050	<0.0050	40
Pyrene	0.0090	<0.0050	0.0057	<0.0050	<0.0050	85

Notes:

All results expressed in mg/kg

ESL Environmental Screening Level, SFBRWQCB, 2008, commercial/industrial site use.

8.0 SUMMARY AND CONCLUSIONS

This report presents the findings of the Phase I ESA and subsurface assessment report prepared for the proposed County Social Services Building property, identified as San Luis Obispo County APN 090-142-007 and a portion of APN 090-151-008, located at the southeast corner of Tefft and Carrillo Streets in Nipomo, California. We have endeavored to perform the Phase I ESA in general conformance with the scope and limitations of ASTM Standard E1527-05. Exceptions to or deviations from this scope are described in Section 1.5 of this report. The purpose of this assessment was to evaluate the site for the presence of RECs related to the current or past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the subject property. This assessment has identified the following information:

- Parcel 007 has been vacant and undeveloped for approximately 65 years. Circa 1890, the parcel was developed with a passenger depot and a freight warehouse for the Pacific Coast Railway. The depot and warehouse were removed in the mid-1940s around the time the railroad closed. Since that time, the parcel has remained unimproved.
- Parcel 008 contained the rail bed and tracks for the Pacific Coast Railway from circa 1882 until 1942, when the rails were pulled up for scrap as part of the war effort. Parcel 008 also contains two petroleum pipelines, which originally belonged to Union Oil Company but are now operated by Phillips 66 Pipeline Company.
- The property is not listed in regulatory databases of hazardous substance sites. Nine properties within a one-mile radius are listed in regulatory databases; however, their regulatory status and/or location relative to the subject property indicate that they do not present a significant environmental concern, or comprise an REC.



- Fill was placed on Parcel 007 in the early 2000s during grading for the Old Town Nipomo project, which involved street and landscaping improvements along Tefft Street and Thompson Avenue in downtown Nipomo. Some of the fill appears to contain small to moderate amounts of debris, including asphalt fragments, wood and metal.

ASTM E1527-05 defines an REC as “the presence or likely presence of an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products...,” The presence of hydrocarbons in soil beneath the site comprises an REC. In light of this REC, a prospective purchaser/lender for the property should recognize the higher risk involved with the site relative to a non-contaminated site, and consideration should be given to the following site-specific conditions.

- The two petroleum pipelines at the site comprise an REC; however, data from soil samples indicates that large-scale hydrocarbon contamination related to the lines is not present on the site.
- With the exception of arsenic, metals and PAH concentrations in soil are below health-based screening thresholds established by regulatory agencies. Arsenic concentrations in the fill soils on Parcel 007 are above screening thresholds, but are within typical background ranges for the Nipomo/Santa Maria Valley area. The low levels of PAH compounds found in three of the five fill soil samples appear to be associated with fragments of asphalt in the fill.

Based on the results of the subsurface assessment, neither the petroleum lines, former freight house, or more recent fill placement have adversely affected the site, and we do not recommend additional assessment. However, due to variations that may be present between sample locations, we recommend that during grading for the project, the site should be monitored for the presence of suspect materials (stained or odorous soil, debris, etc.) so that they can be properly handled if they are encountered.

End of text.



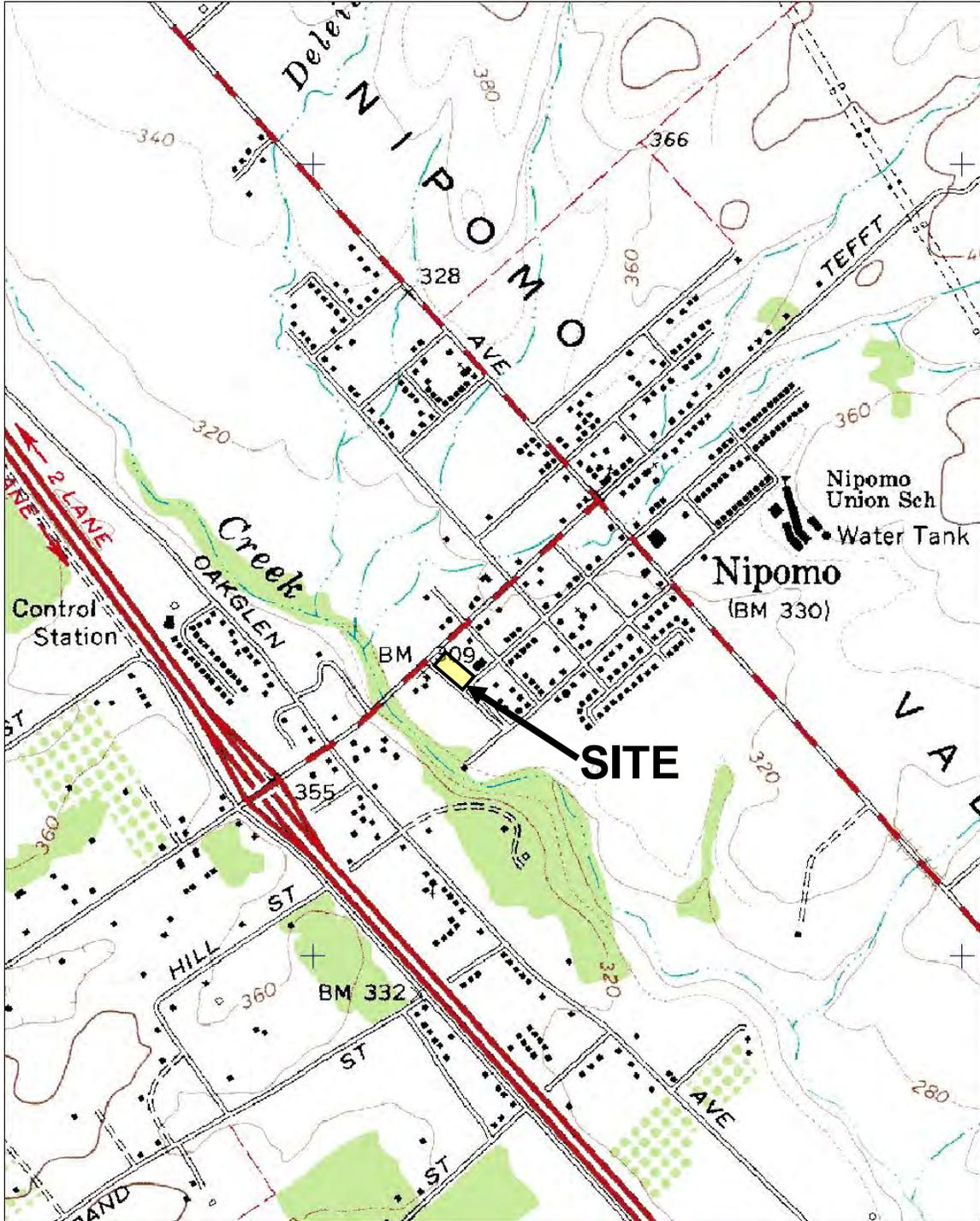
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APPENDIX A

FIGURES

VICINITY MAP
Proposed Social Services Building
SEC Tefft Street & Carrillo Street
Nipomo, California



3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 350 ft Scale: 1:12,000 Detail: 14:0 Datum: WGS84



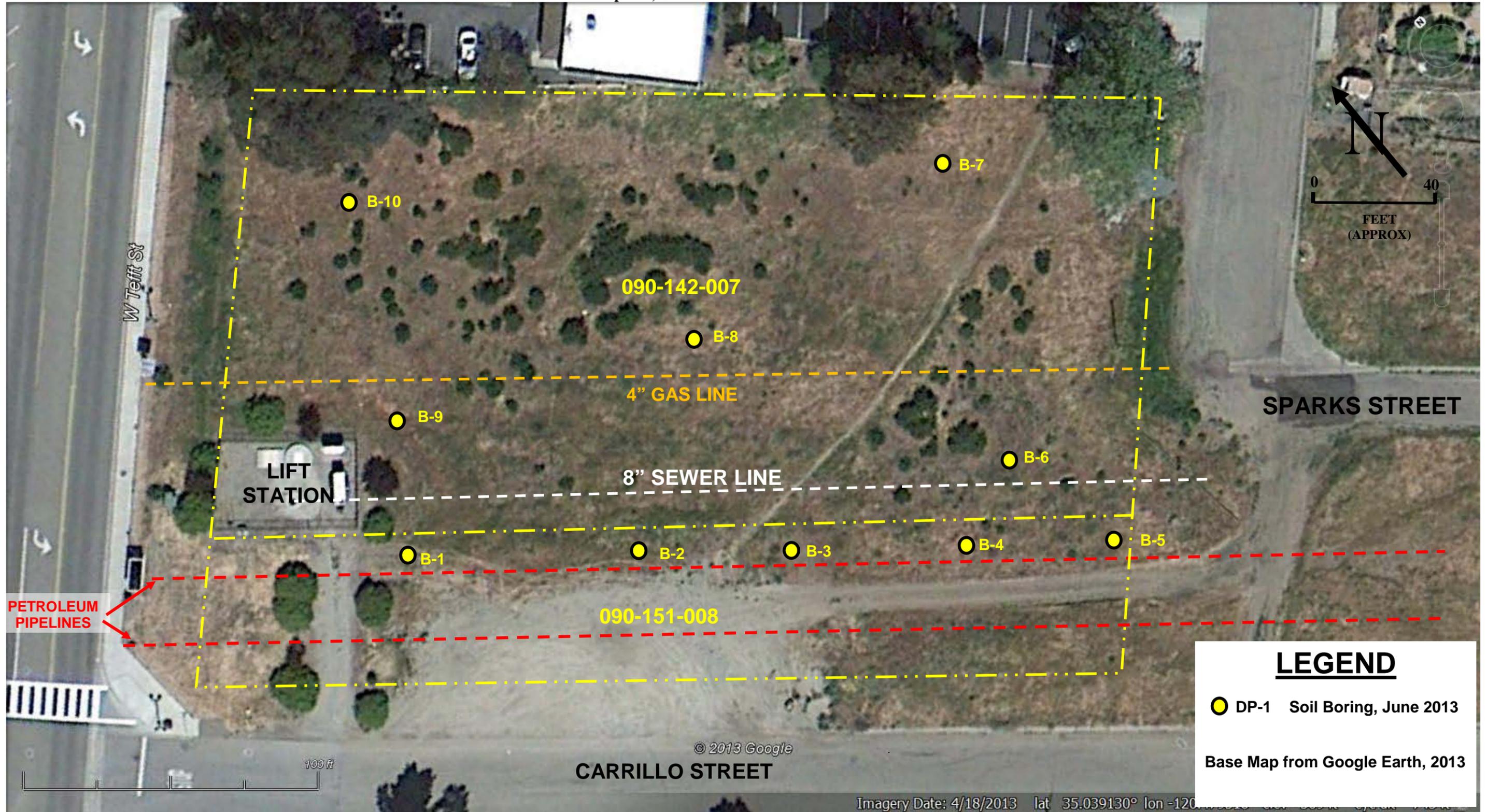
Earth Systems Pacific

Project No. SL-17016-EB

June 2013

BORING LOCATION MAP

Proposed Social Services Building
SE Corner Carrillo and Tefft Streets
Nipomo, California



APPENDIX B
PHOTOGRAPHS

PHOTOGRAPHS



Looking south along east edge of site. Adjacent strip mall building at left.



Looking west along Tefft Street on north side of property. NCSD lift station enclosure in left background.



PHOTOGRAPHS



Looking south along Parcel 008 from Tefft Street. Petroleum pipeline markers visible at right and left.



Looking north along Parcel 008 from south end of property. Carrillo Street at left.



PHOTOGRAPHS



Looking south along Parcel 008 from Tefft Street. Petroleum pipeline markers visible at right and left.



Looking east along south edge of site. Dana Street at right, NCSO offices in middle background.



PHOTOGRAPHS



Looking north along east side of Parcel 007 from south end of property.



NCSD lift station enclosure in northwest corner of site.



APPENDIX C

**SANBORN COMPANY
FIRE INSURANCE MAPS**



NCSD-Miller Park

NEC Tefft St/Carrillo St

Nipomo, CA 93444

Inquiry Number: 2609263.3

October 09, 2009

Certified Sanborn® Map Report

Certified Sanborn® Map Report

10/09/09

Site Name:

NCSD-Miller Park
NEC Tefft St/Carrillo St
Nipomo, CA 93444

Client Name:

Earth Systems Pacific
4378 Santa Fe Road
San Luis Obispo, CA 93401



EDR Inquiry # 2609263.3

Contact: Tim Conroy

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Certified Sanborn Results:

Site Name: NCSD-Miller Park
Address: NEC Tefft St/Carrillo St
City, State, Zip: Nipomo, CA 93444
Cross Street:
P.O. # NCSD
Project: Miller Park
Certification # 4C63-42FD-9295



Sanborn® Library search results
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Maps Provided:

1931
1924
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- Your target property is centered on each map. You can quickly locate your target property and view adjoining properties. Plus, adjoining properties are included more often, reducing your need to refer to additional maps.
- All maps are now displayed at a uniform scale. This makes it easier for you to view changes to the property over time.
- We've increased coverage by adding thousands of new maps from 40 cities for years 1994-2007.
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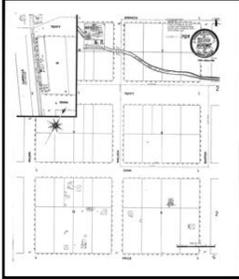


1931 Source Sheets



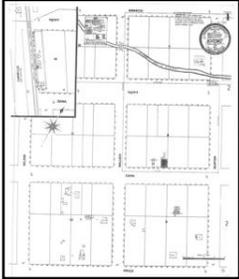
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1924 Source Sheets



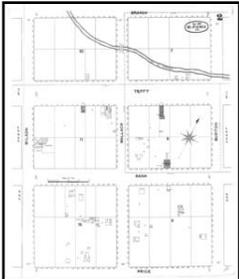
Volume 1, Sheet 1

1909 Source Sheets



Volume 1, Sheet 1

1891 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 3

1888 Source Sheets

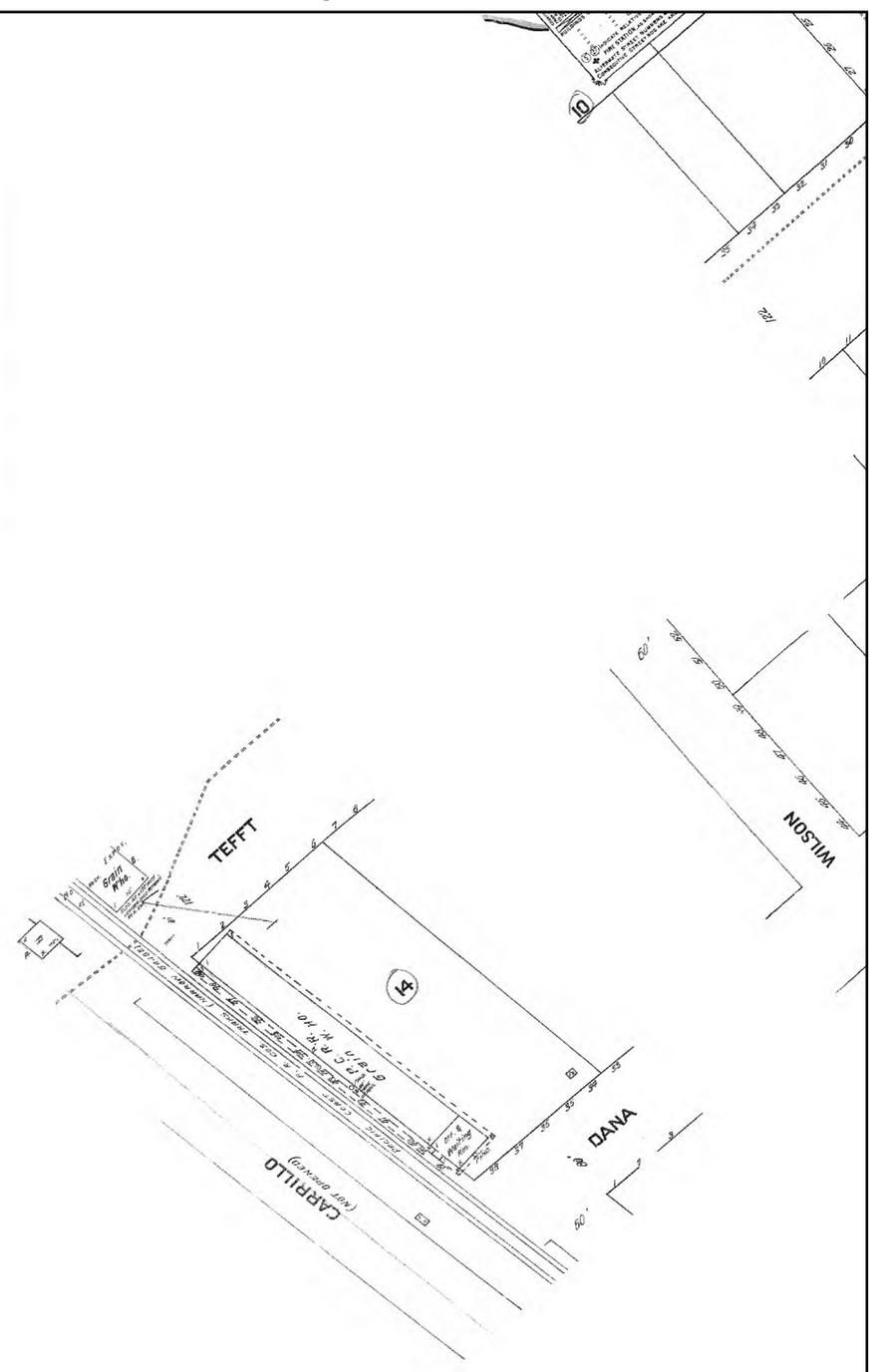


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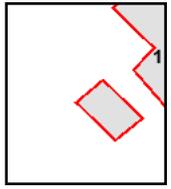
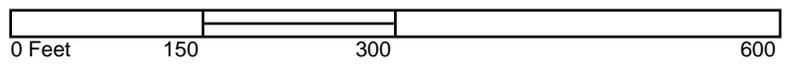


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Address:	NEC Tefft St/Carrillo St
City, ST, ZIP:	Nipomo CA 93444
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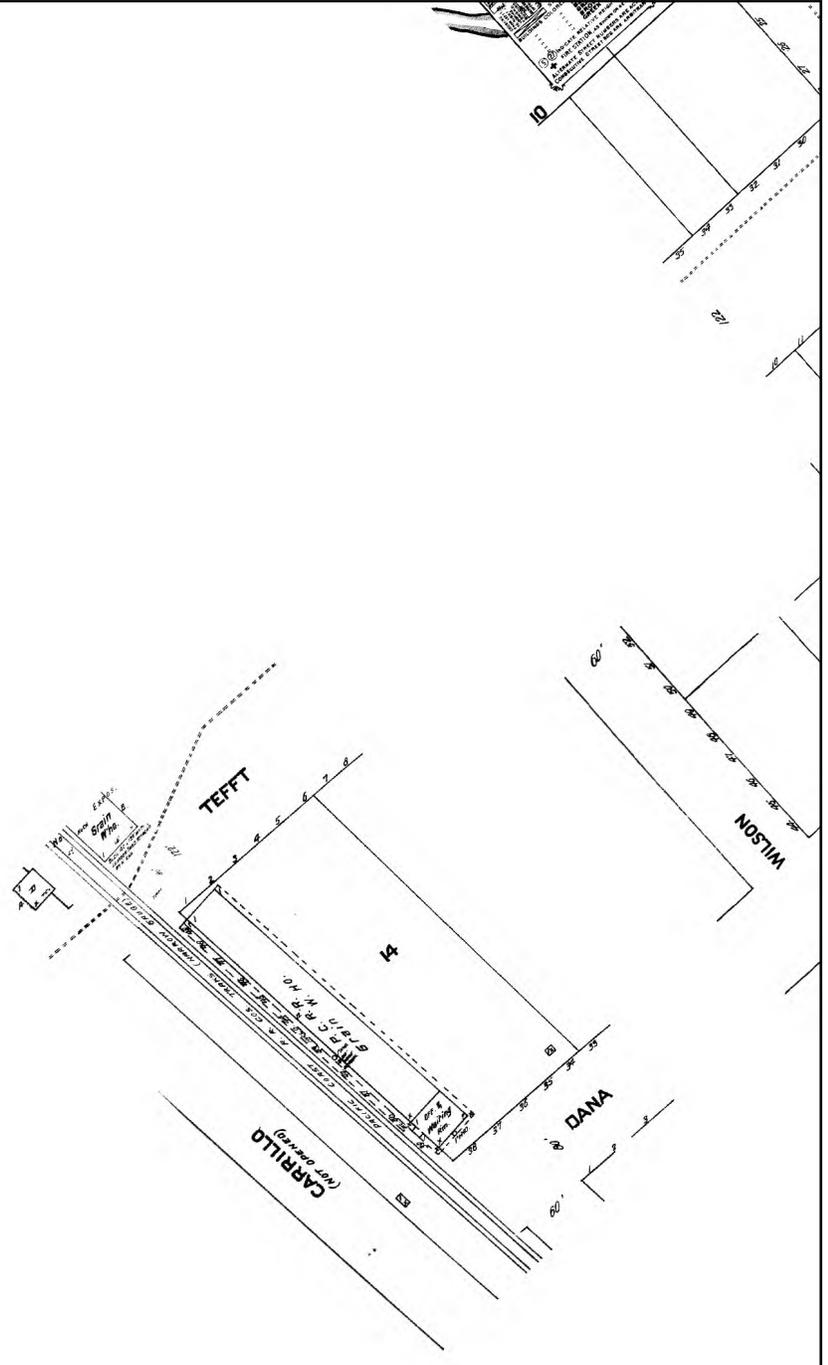
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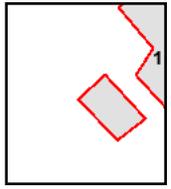
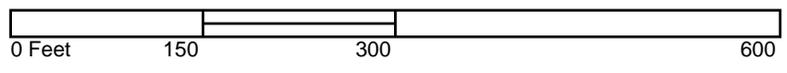


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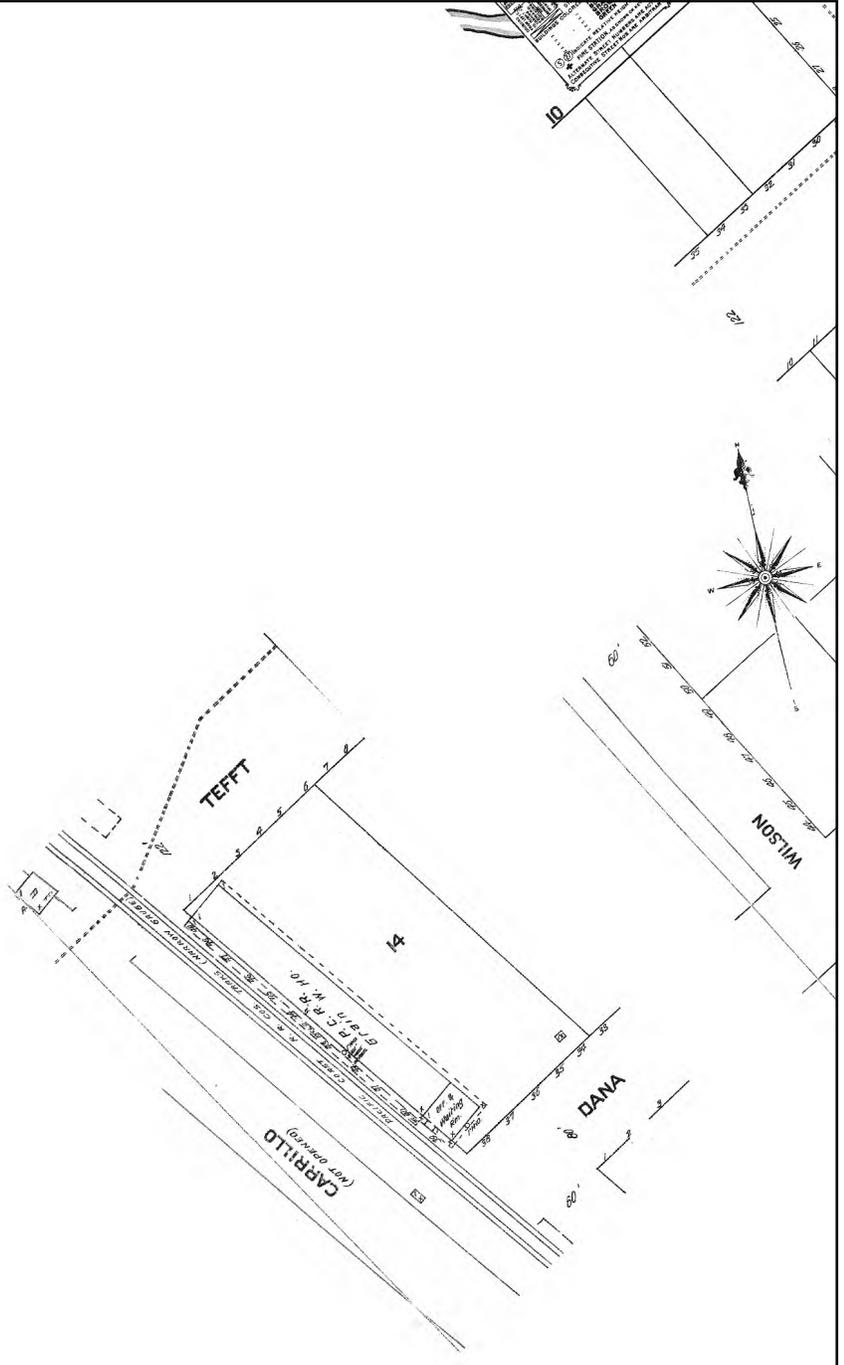
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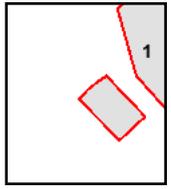
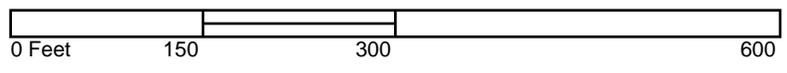
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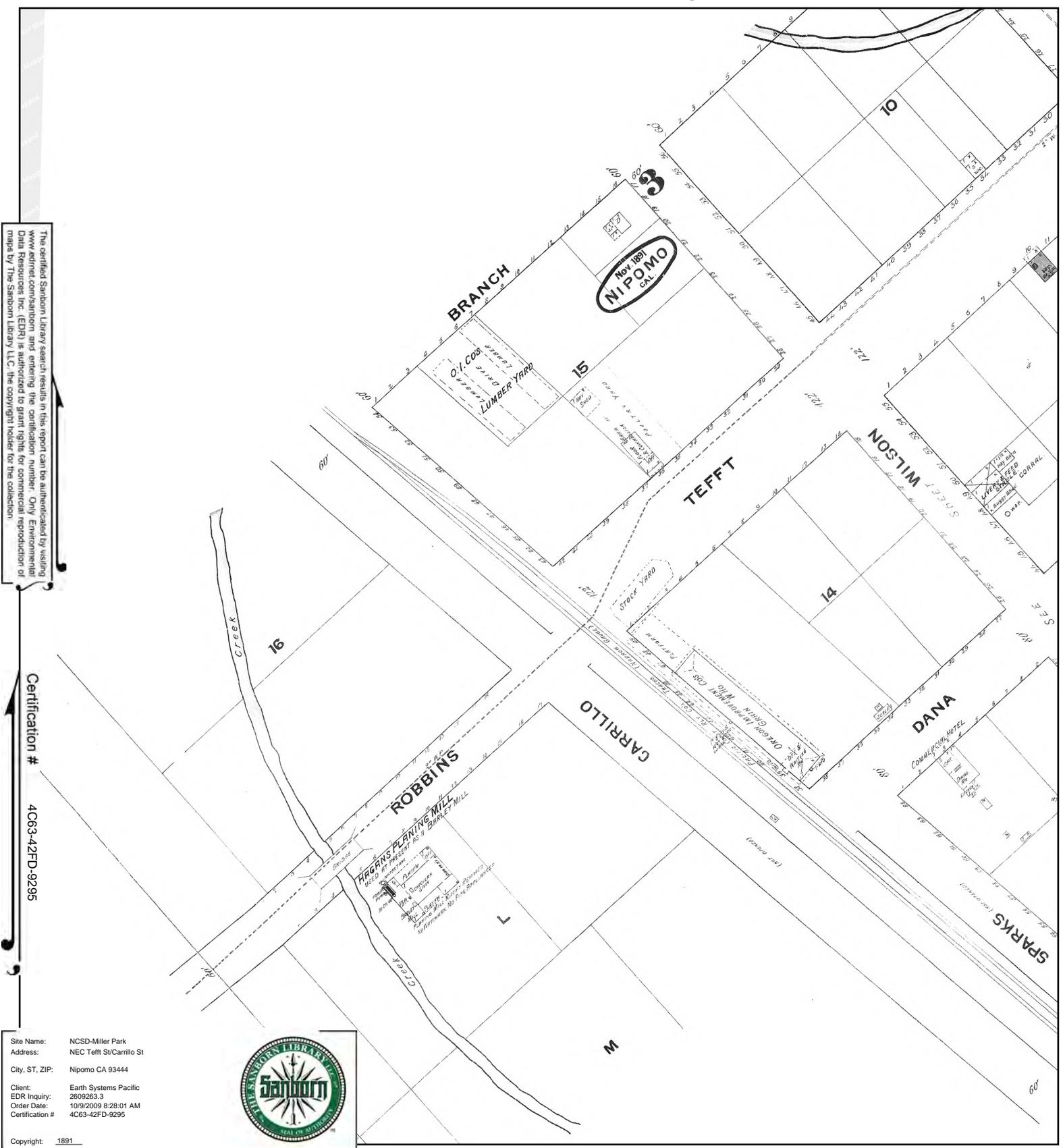
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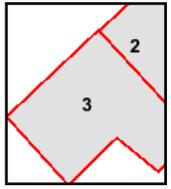
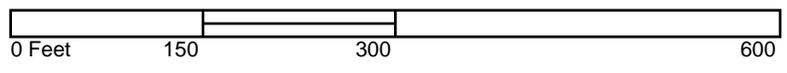
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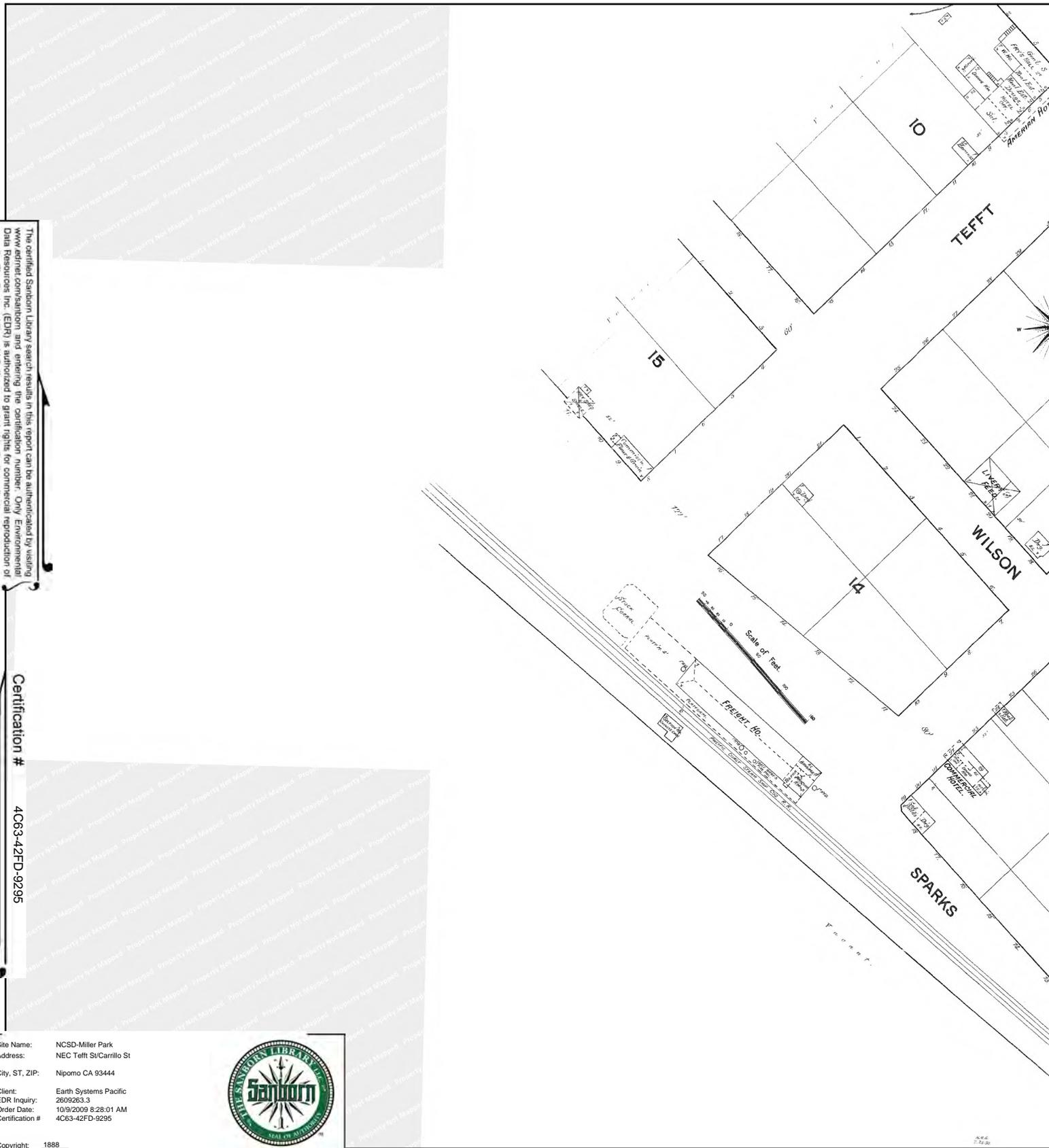
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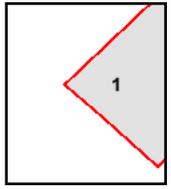
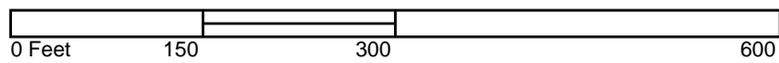
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