

GHOST TOWN COMMERCIAL CENTER

Due Diligence



May 18, 2007

Prepared by:

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277 Rancheros Drive, Suite 300
San Marcos, CA 92069

(760) 891 3200



Stantec



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1. WATER

We have confirmed with the Daggett CFD (760) 254-2415, that there is water service in the project vicinity.

The water service terminates at the Jenny Rose Diner approximately 400' north of the Ghost Town Road and Old Highway 15 intersection. Daggett CFD believes the service to be a 4" line, however that would need to be verified by the maintenance department. This line currently services two gas stations and a diner north of I-15. The line runs from the south up Ghost Town Road to the termination point, along the way it also serves at least two more gas stations, a Jack in the Box and a motel and diner all on the south side of I-15.

Visual inspection at the site noted there was a fire hydrant in from of the Shell gas station on the corner of the site.

2. SEWER:

We have confirmed with the Daggett CFD (760) 254-2415, that there is no sanitary sewer service in the project vicinity.

The nearest sewer service is for the City of Barstow, approximately 10 miles away.

This area is served by septic tanks only for sewer service. A commercial development, Oak Tree Hotel, south across I-15 from the project site, is served by its own private package treatment plant. Also, speaking with the owner of the Shell gas station at the southeast corner of the site, he stated they have a sewer tank on site that is emptied when necessary.

Actual development density and type of commercial use on the project site are undetermined at this time.

However, order-of-magnitude sizing of a package wastewater treatment plant for this site would assume a 1,000,000 sf gross floor space area for the site. (Approximately 1/3 site coverage at one story commercial development.)

This magnitude of development could generate an average wastewater load of at least 0.04 million gallons per day (MGD) +/-, based on a typical average commercial wastewater load of 40g/sf.

The peak wastewater load in this case would be approximately 0.10 MGD. A package plant of this capacity could cost in the neighborhood of \$200,000 - \$300,000 to construct, and could have a \$50,000 - \$60,000 annual operation and maintenance cost. It might be feasible to use well water for landscaping irrigation.

Depending upon the design, alternatives may need to be considered which may be cheaper, but which would have a larger footprint on the site, such as aerated ponds.

We had discussions with the Wastewater Division of Public Health at the County, (909)-387-4666, and they explained the following:

1. Percolation tests will be required to determine the size and number of seepage pits to be constructed on-site for wastewater discharge. **** The test results need to be submitted with the plans for the treatment plant for approval.



2. The treatment plant design needs to be reviewed and approved separately by the Lahontan Regional Water Quality Control Board. (760) 241-6583.
3. Environmental Health and Public Health Departments of the County will concurrently review and approve the wastewater treatment facility plans.

****** We understand that the site may have a high water table, with groundwater perched at something less than 5 feet deep. In this instance, a septic tank/leach field system would not be feasible, and a sewage storage tank may have to be provided, which would need to be pumped out by sewer vacuum trucks on a regular basis. Trucked sewage would have to be disposed of at the wastewater treatment plant in Barstow.**

Below is a link to an article for an on-site treatment plant for a 63-acre commercial parcel. This article provides an example and some detail of one type of system which could be used for this project.

http://www.forester.net/ow_0611_strategy.html

Annual costs for operating package plants vary widely, depending upon size, cost of power, frequency of maintenance, type of system, etc. We will perform additional research to develop order-of-magnitude annual operations and maintenance costs for very preliminary budgeting purposes. As a conceptual development plan for the site is developed, we can further refine our analysis of the wastewater service design, construction, and operating costs.

3. ELECTRIC:

We have confirmed with Southern California Edison, that there is electric service in the project vicinity.

According to Mike Etchamendy (760-252-6405) at SCE there are overhead facilities running along the eastern side of Ghost Town Road for the full length of our site.

4. STORM DRAIN:

We have confirmed with the County of San Bernardino Flood Control, that there is no storm drain in the project vicinity.

More discussion is needed with Flood Control to find out what, if any, concerns they would have with developing this site. All of the other developed sites in the area have runoff directed offsite to the streets and into the surrounding undeveloped areas. There are no inlets or storm drain systems of any kind in the area.

5. GAS:

We have confirmed with the Southwest Gas Corporation, that there is natural gas service in the project vicinity.

We received a schematic plan from Southwest Gas that shows a 4" polyethelene service under Ghost Town Road that terminates in the vicinity of the Jenny Rose Diner. It appears according to the plan that this gas line serves the same areas mentioned above for the water service.

Cavicchioni, Holly

From: Mike.Etchamendy@sce.com
Sent: Thursday, May 03, 2007 4:20 PM
To: Cavicchioni, Holly
Subject: Re: Daggett Community
Attachments: FIMReqPolicyLetter2.pdf

Holly: There are overhead Edison facilities bordering parts of the area you have questioned. See the attached document on how to aquire specific map information.

Mike Etchamendy
SCE-Service Planner - Barstow
760-252-6405/PAX 13405
FAX 13406 or (760) 252-6406
Cell Phone (760) 927-5486



March 24, 2006

Attn: Facilities Inventory Map Information Clients

SUBJECT: Requests for Southern California Edison Facilities Inventory Map Information

As a reminder, the process for obtaining copies of SCE Facilities Inventory Maps (FIMs) is included. Please read carefully and save for future reference.

Requests may be submitted by U.S. mail or FAX (no phone or E-mail requests please):

Southern California Edison
Attn: Facilities Mapping, Bldg D
P.O. Box 11982
Santa Ana, CA 92711-1982
FAX (714) 796-9999

To keep charges to a minimum, it is recommended that requests be precise about the area to be researched as well as whether overhead and/or underground FIMs are desired. Map requests should define the project route or site boundaries using Thomas Brothers Map page and grid numbers or vicinity maps.

Hard copies of FIMs will be provided at a cost of \$13.55 per map. Upon completion of the facilities research, copies of the existing facilities maps will be sent to the requester via U.S. Mail, United Parcel Service or FedEx (if requester provides an account number for courier service), or can be picked up at SCE's Santa Ana office with prior arrangements. An invoice for the cost of providing all maps and services will be sent to the requester along with the maps. Please be sure to use the address shown on the invoice to insure proper credit to your account and avoid delaying future map requests. *Delinquent payments will result in future map requests being delayed.*

Please allow ten (10) business days from the receipt of the request by Facilities Mapping for standard processing. For non-standard or rush requests, handling fees of \$65.50 per hour, in ¼ hour-increments, ½ hour-minimum, will be added to the cost. ~~*If the requester chooses not to accept the FIM copies after SCE has completed the requested work, the client will be charged the hourly rate for time spent.*~~

If you have any questions, please contact the undersigned at (714) 796-9932

Sincerely,

Kim Gurule
Program Analyst
Facilities Mapping, Power Delivery Department

P.O. Box 11982
Santa Ana, CA 92711-1982



SOUTHWEST GAS CORPORATION

May 7, 2007

Stantec Consulting Inc.
Attn: Holly Cavicchioni
600 B Street, Suite 2130
San Diego, CA 92101-4512

Re: **Non-Interference Letter / Daggett Community**

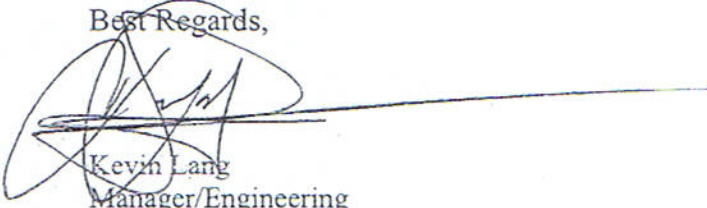
Dear Ms. Holly Cavicchioni,

Southwest Gas Corporation has no objections to the proposed land development at this location. Please note that there is existing gas service to this specified area. California law requires that you call DigAlert at 800-227-2600 at *least* 48 hours before you dig.

Therefore, upon reviewing documents you provided to Southwest Gas Corporation, we will provide this statement of **Non-Interference of our Natural Gas Facilities**.

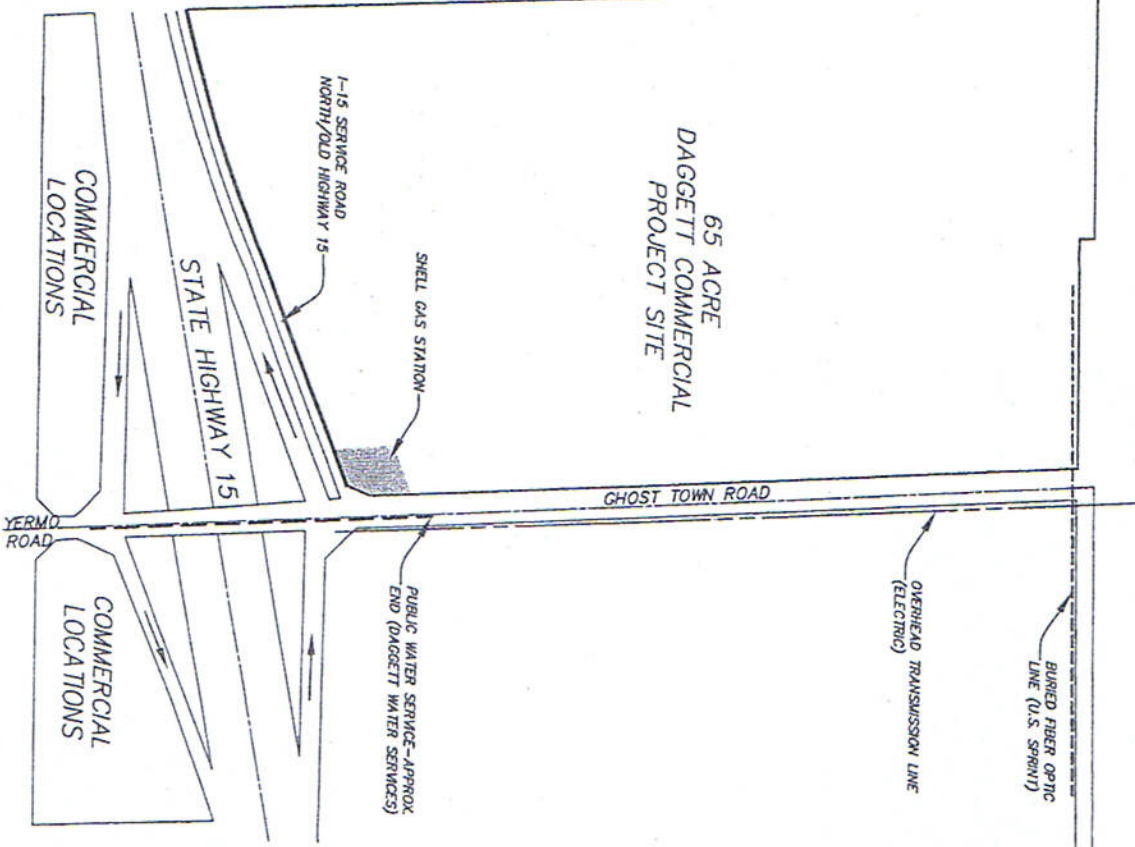
If you have any questions, please contact me at (760) 951-4016.

Best Regards,



Kevin Lang
Manager/Engineering
Southern California Division

KML/igw



- CAUTION! BURIED FIBER OPTIC CABLE AT NORTH BOUNDARY OF SITE.
 - NO SEWER SERVICE (SHELL STATION HAS A TANK THAT IS PUMPED OUT PERIODICALLY).
 - NO STORM DRAIN SYSTEM (SITE DRAINS DIRECTLY TO GROUND).
 - PUBLIC WATER SERVICE ENDS AT THE JENNY ROSE RESTAURANT, APPROXIMATELY 400' NORTH OF GHOST TOWN ROAD AND OLD HIGHWAY 15 INTERSECTION.
 - OVERHEAD TRANSMISSION LINE RUNS THE FULL LENGTH OF SITE ALONG THE EAST SIDE OF GHOST TOWN ROAD.
- *ALL LOCATIONS, BEGINNINGS, AND ENDINGS ARE APPROXIMATE.



 SANTIC CONSULTING INC.
 3000 31ST ST
 SAN DIEGO, CA 92101
 SAN DIEGO 619-515-0000

DAGGETT COMMERCIAL PROJECT
EXISTING CONDITIONS
 SCALE: NOT TO SCALE