

**Appendix H –  
County of San Diego Department of Environmental Health's Site  
Assessment & Mitigation Program Consultation Letter for the  
Sanctuary Project**





# County of San Diego

**AMY HARBERT**  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY  
LAND AND WATER QUALITY DIVISION  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
Phone: (858) 505-6700 or (800) 253-9933 | Fax: (858) 514-6583 | [www.sdcdehq.org](http://www.sdcdehq.org)

**HEATHER BUONOMO, REHS**  
DIRECTOR OF ENVIRONMENTAL HEALTH

January 26, 2023

Sanctuary At Olivenhain LLC  
Udi Melamed  
745 Cole Ranch Road  
Encinitas, CA 92024

## **TECHNICAL CONSULTATION**

0 Ranch View Terrace, Encinitas 92024  
APN 265-331-49: DEH2023-LCSLT-001496

Dear Mr. Melamed,

At your request, a Department of Environmental Health & Quality, Site Assessment & Mitigation Program (SAM) consultation record was opened on January 19, 2023. The purpose of the consultation is to obtain SAM concurrence that the previous soil assessment was adequate and the laboratory data supports the property to be redeveloped for residential use.

SAM reviewed Phase I and Phase II Environmental Site Assessment Reports, prepared by Construction Testing & Engineering, Inc. (CTE), dated February 18, 2019, and November 25, 2020, respectively.

According to the CTE Phase II Report, the Phase I Report did not find the presence of a recognized environmental condition on the property. However, the Phase I noted that a portion of the property was likely used for agriculture in the past during a time when organochlorine pesticides (OCPs) were commonly utilized. CTE collected eight shallow soil samples (approximately 0.5 to 1.0 foot below ground surface) in the eastern portion of the property where the proposed nine-lot residential subdivision is located. Based on the laboratory soil sample results, CTE concluded that remedial activities are not necessary for the proposed subdivision project and that the laboratory results should not preclude development of the site from an environmental perspective.

Please note that residential screening levels for chlordane in soil have been revised from 1,700 micrograms/kilogram ( $\mu\text{g}/\text{kg}$ ) to 480  $\mu\text{g}/\text{kg}$ . Based on SAM's review, CTE's soil sampling coverage appears to be adequate. The laboratory results of the eight shallow soil samples have been reported below the residential screening levels for all OCP analytes. With the provision that the information provided to this agency is accurate and representative of existing conditions, SAM concurs with CTE's Phase II Report conclusions.

No further action regarding OCP-impacted soil is required for the Site. Please note that the "Site" refers only to the eastern portion of the property where the proposed nine-lot subdivision is located (see attached Site Map). SAM's consultation does not include the western portion of the property. If in the

future, the western portion of the property will be redeveloped, soil evaluation in that area will be required.

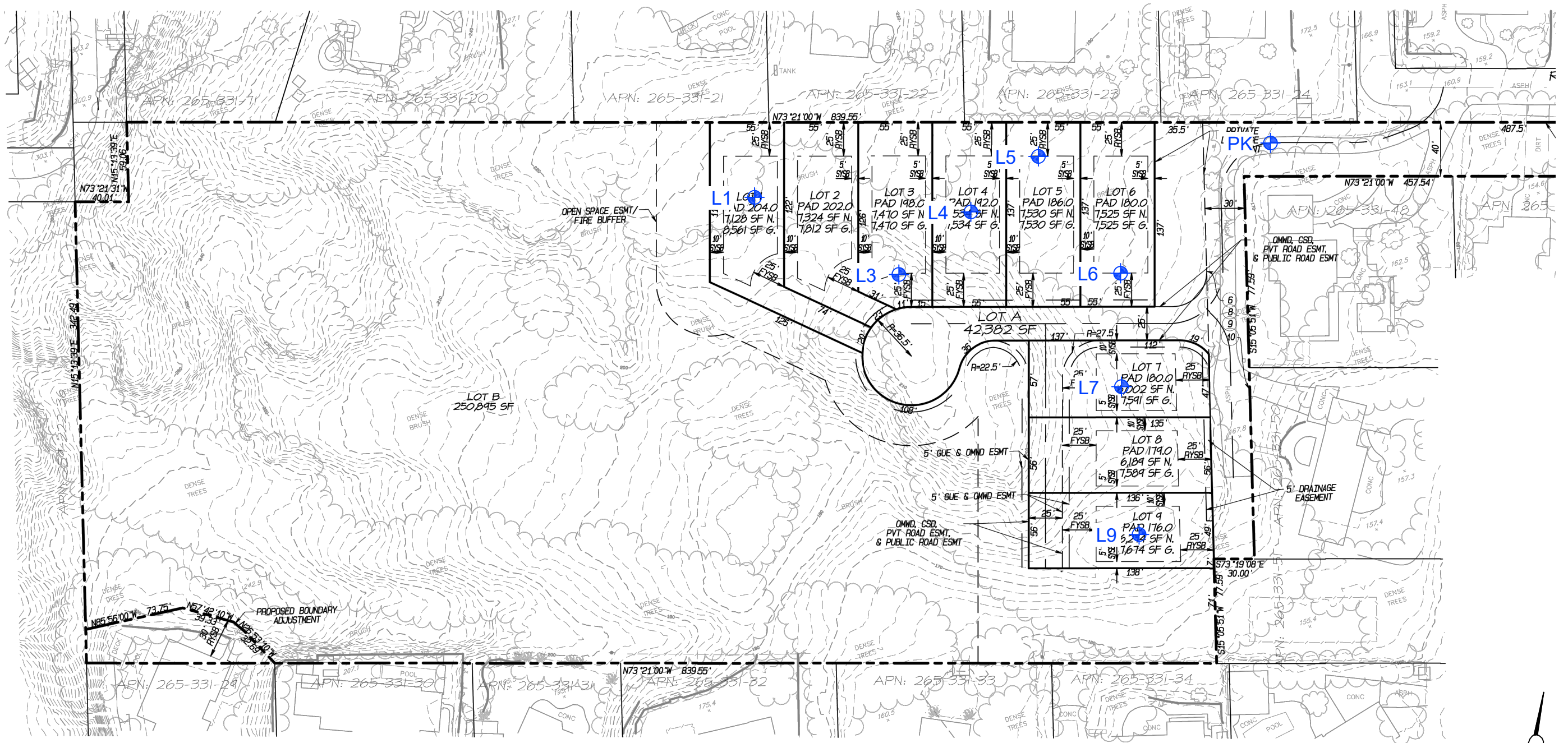
If you have any questions, please contact Jon Senaha, at (858) 505-6798 or via email at [jon.senaha@sdcounty.ca.gov](mailto:jon.senaha@sdcounty.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Jon Senaha".

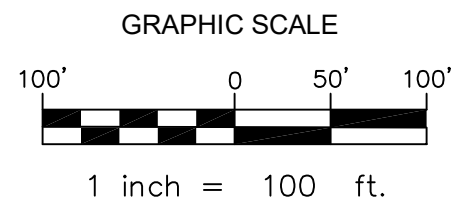
JON SENAHA, Environmental Health Specialist  
Department of Environmental Health and Quality  
Land and Water Quality Division

Attachment: Site Map



## LEGEND

L1  Approximate Sample Location



Construction Testing & Engineering, Inc.  
1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955

**SAMPLE LOCATION MAP**  
PROPOSED NINE LOT SUBDIVISION  
THE SANCTUARY  
ENCINITAS, CALIFORNIA

CTE JOB NO:  
10-14212E  
SCALE:  
1" = 100'  
DATE:  
11/20  
FIGURE:  
2

