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**County of San
Diego Approval
of Soil
Remediation
Plan/Community
Health and
Safety Plan**

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County of San Diego

AMY HARBERT
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY
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HEATHER BUONOMO, REHS
DIRECTOR OF ENVIRONMENTAL HEALTH

February 15, 2022

Mr. Brian Staver
Torrey Pacific Corporation
171 Saxony Road, Suite 109
Encinitas, CA 92024

Dear Mr. Staver:

VOLUNTARY ASSISTANCE PROGRAM (VAP) CASE - DEH2020-LSAM-000674
1190 ISLAND VIEW LANE PROPERTY
1190 ISLAND VIEW LANE & 1120-1240 MELBA ROAD
ENCINITAS, CA 92024

Department of Environmental Health and Quality (DEHQ) staff have reviewed the *Soil Management Plan (SMP)* and *Community Health and Safety Plan (CHSP)*, prepared by Geocon Inc. (Geocon). The Site consists of 6.6-acres identified by San Diego County Assessor's Parcel Numbers (APNs) 259-180-09, -10, -16, -33 and 259-181-02 through -04. The Site was formerly used for agricultural purposes from 1947 up to 1991.

Analysis from six samples collected as part of a June 2019 Phase I indicated that various organochlorine pesticides (OCPs) exceeded their respective environmental screening level (ESLs) for residential soil at 1190 Island View Lane. As a result, a total of 227 additional samples were collected from the 1190 Island View area of which 88 exceeded the residential ESL of 480 ug/kg for chlordane, including ten samples that exceeded 10,000 ug/kg for chlordane. By using the United States Environmental Protection Agency's (EPA) ProUCL model, excluding those that exceeded 10,000 ug/kg chlordane, a 95% upper confidence limit (UCL) calculation of sample results resulted in a chlordane value of 1,133 ug/kg. Because this value was less than the California Code of Regulation (CCR) Title 22 hazardous waste trigger level of 2,500 µg/kg for chlordane, the soil was determined to be non-hazardous. Approximately 800 cubic yards (cy) of non-hazardous soil was estimated to be on Site.

A majority of *chlordane-impacted soil exceeding 10,000 µg/kg* was present within the upper 1-foot of the former flower beds adjacent to 1190 Island View Lane residence and garage, with the remainder in the area of sample S-87-0.5'. Approximately 200 cy of *chlordane-impacted soil exceeding 10,000 µg/kg* was estimated to be on Site.

As part of the SMP, contaminant-of-concern (CoC) impacted soils will be excavated with *chlordane-impacted soil exceeding 10,000 µg/kg* segregated and disposed offsite to an appropriate facility by a licensed Class A-HAZ subcontractor.

The remaining nonhazardous soil will be encapsulated onsite, placed a minimum of 7-feet below finish grade, 3-feet below the deepest utility, and a minimum of 5-feet above groundwater (estimated to be approximately 50 feet below grade). In addition, a visual barrier (i.e. Visqueen, geotextile fabric) will be placed on top of the CoC-impacted soil prior to capping with clean soil.

Confirmation soil samples will be collected from appropriate locations of the base and sidewalls within the CoC-impacted soil excavations. If additional, previously unidentified odorous, stained, or discolored soils are encountered, they will be segregated, sampled, and managed per protocols.

The CHSP addresses proposed safeguards for the community. Watering equipment will be continuously available to provide proper dust control with water applied in sufficient quantities to prevent visible dust emissions but not heavy enough to create runoff or soil erosion. Perimeter airborne dust monitoring will include one upwind (background) and at least two downwind locations, including an additional monitor along the northern perimeter adjacent to Oak Crest Middle School. During the remediation activities, the downwind monitors will set off an audible alarm if the onsite fence line dust action level (FLAL) for chlordane (calculated to be 0.325 mg/kg with a 50% safety factor) is exceeded. A sample public notification letter, and means of distribution, is also provided in the report.

The SMP and CHSP are both *approved*. If you have any questions, please call me at (858) 505-6856.

Sincerely,

Ewan Moffat
PG, CHg

Digitally signed by Ewan
Moffat PG, CHg

Date: 2022.02.15 09:19:19
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Ewan Moffat, Hydrogeologist
Site Assessment and Mitigation Program

cc: Mr. Troy Reist, Geocon