

COMMUNITY HEALTH AND SAFETY PLAN

**PERRY'S CAFE
VIEWPOINT OLD TOWN
4610 PACIFIC HIGHWAY
SAN DIEGO, CALIFORNIA**

VOLUNTARY ASSISTANCE PROGRAM CASE # DEH2022-LSAM-000712

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FIGURE

Figure 1 *Site Vicinity Map*

APPENDICES

Appendix A Public Notice

ACRONYMS AND ABBREVIATIONS

CHSP	Community Health and Safety Plan
COCs	Chemicals of Concern
Farallon	Farallon Consulting, L.L.C.
OCPs	organochlorine pesticides
PID	photoionization detector
PPE	personal protective equipment
Ppm	parts per million
SAM	Site Assessment and Mitigation
SDDEH	County of San Diego Department of Environmental Health and Quality
SDRWQCB	San Diego Regional Water Quality Control Board
SWPPP	Stormwater Pollution Prevention Plan
TPH	total petroleum hydrocarbons
TSP	trisodium phosphate
VOCs	volatile organic compounds



1.0 INTRODUCTION

Farallon Consulting L.L.C. (Farallon) has prepared this Community Health and Safety Plan (CHSP) for implementation during the redevelopment of the property at 4610 Pacific Highway, in San Diego, California (herein referred to as the Site) (Figure 1). The Site consists of three parcels of land (San Diego County Assessor's Parcel Numbers 442-740-07, 442-740-06, and 442-740-03) and is developed with a single-story structure surrounded by an asphalt-paved parking lot (Figure 2). The structure is occupied by Perry's Café.

Farallon understands that the current proposed redevelopment of the Site includes seven stories of multifamily housing, retail and work lofts at grade with one partial subterranean level for parking, a lobby, and other amenities underlying the north-central portion of the Site. Based on Farallon's current understanding of the proposed development, up to 10,000 cubic yards of soil will be exported from the Site.

The purpose of the CHSP is to provide guidance for maintaining the health and safety of the surrounding community during the excavation and management of contaminated soil during construction based on the information collected to date from prior environmental investigations.

Common contaminants resulting from historical use of the Site limit the unrestricted off-Site reuse of soil. Soil exported from the Site or reused on the Site must be managed according to its character based on regulations implemented by the San Diego Regional Water Quality Control Board (SDRWQCB) as described in the Soil Management Plan prepared for the Site.

This CHSP has been prepared at the direction of the County of San Diego Department of Environmental Health and Quality (SDDEH) Voluntary Assistance Program (Case # DEH2022-LSAM-000712) in general accordance with the SDDEH Site Assessment and Mitigation (SAM) Manual (SDDEH 2004).



2.0 SITE LOCATION AND IDENTIFICATION

The Site is at 4610 Pacific Highway in San Diego, California (Figure 1).

2.1 SITE IDENTIFICATION

Current Site Address	4610 Pacific Highway, San Diego, CA 92110
Historical Site Addresses	4610 Pacific Highway, San Diego, CA 92110
Site Name	Viewpoint Old Town
Assessor's Parcel Numbers (APNs)	442-740-07, 442-740-06, and 442-740-03
Owner Contact	<u>TBD</u>
Environmental Consultant	Farallon Consulting L.L.C. 27 Mauchly, Suite 213 Irvine, CA 92618
Consultant Contact	Ronald Kofron (760) 822-3836 rkofron@farallonconsulting.com
Regulatory Agencies	County of San Diego Department of Environmental Health 5550 Overland Avenue, Suite 110 San Diego, California 92123 Contact: Ewan Moffat (858) 505-6856 DEH VAP Case # DEH2019-LSAM-000534



3.0 POTENTIAL PUBLIC HAZARDS AND NUISANCES

3.1 POTENTIAL CHEMICAL HAZARDS

Based on previous investigations conducted at the Site in 2022, constituents of concern (COCs) at the Site include petroleum hydrocarbons, volatile organic compounds (VOCs), metals, and organochlorine pesticides at concentrations less than California and U.S. Environmental Protection Agency soil screening levels, with some exceptions.

Arsenic concentrations exceeded established background concentrations in two locations.

Total petroleum hydrocarbons (TPH) as diesel-range organics concentrations exceeded California screening levels at one location.

Fugitive emissions of COCs will be managed by controlling nuisance dust at the source (i.e., continuous applications of moisture during excavations).

3.2 POTENTIAL PUBLIC HAZARDS AND NUISANCES

The potential public hazards and nuisances associated with the remediation activities at the Site that could potentially migrate off the Site include odors, noise, and dust.

3.2.1 Odors

Based on Farallon's experience with the Site, the potential for odors from contamination soil is low, but unidentified areas of soil could exist that could be a source of odor. It is also possible for organic-rich soil to be encountered that is not contaminated but emits odor. Odorous soils will be managed according to the soil management plan prepared for the Site.

3.2.2 Noise

Noise is considered a potential public nuisance. However, the relatively moderate level of noise created by the on-site equipment during the remediation of the property is not anticipated to significantly impact the surrounding neighborhood. In addition, in accordance with City of San Diego noise regulations, work will only be performed at the Site between the hours of 7:00 a.m. and 7:00 p.m.

3.2.3 Dust

The excavation, temporary stockpiling, and loading of OCP-impacted soil will likely release soil particles into the air. The dust can become a nuisance or a hazard to area residents or the community. The TPH present in the soil are considered to have the potential for migrating offsite during the excavation, stockpiling and loading of impacted soils.

Dust control methods will be conducted in accordance with APCD Rule 55 to minimize potential public exposure to dust generated as a result of the planned grading activities. Dust suppression



measures to be employed include covering stockpile soil with plastic sheeting, reducing the pace of excavation as required until effective mitigation measures are in place, and/or maintaining levels of soil moisture by means of continuous applications of moisture.

The contractor will be responsible for preventing discharges of visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.

3.3 POTENTIAL PHYSICAL HAZARDS

Physical hazards will be controlled by a combination of personal protective equipment (PPE) use and training of employees in safe and proper operation of equipment they will be using at the Site. Subcontractors are responsible for the training of their employees in the proper use of their equipment.

- Potential physical hazards that may be encountered during this program include, but are not limited to:
- Being hit by mechanical equipment and/or moving and rotating parts;
- Dust, mists, fumes, and vapors;
- Sharp edges/objects and/or structural hazards;
- Electrical hazards;
- Slip, trip, and fall hazards, including open trench/excavation;
- Vehicle traffic;
- Falling objects;
- Splashed or sprayed liquid;
- Overhead and buried utilities;
- Brush, equipment, or gas main fires;
- Exposure to excessive noise; and
- Exposure to excessive outside temperatures (heat stress).

3.4 POTENTIAL BIOLOGICAL HAZARDS

The potential for encounters with animals, insects, and/or plant species that may pose a hazard through bites or physical contact exists for all field activities but is considered low because of the urban surroundings.



4.0 VAPOR MONITORING

Based on Farallon's previous soil sampling activities at the Site, TPH-impacted soils are not expected to be encountered during excavation activities at the Site. However, if unexpected TPH-impacted soils are encountered during excavation, a photoionization detector (PID) will be used to monitor the Site perimeter and breathing zone for VOCs. The protocol for the use of the PID if TPH-impacted soil is unexpectedly encountered is listed below:

- The PID will be calibrated with isobutylene prior to work each day.
- The Site Safety Officer, or designee, will walk the Site perimeter every hour, or when deemed necessary, stopping at the corners of the Site and at the midpoints of the streets bounding the Site.
- The time and range of concentrations will be recorded in the field notebook every hour.
- If petroleum vapors are above 25 parts per million (ppm) for more than 30 seconds, all personnel will immediately leave the work area and contact the Project Manager and Site Superintendent. With the Site Safety Officer and Site Superintendent's approval, personnel may re-enter the work zone using Level C protection. The source of TPH vapors will be identified and the soil will be misted with water until acceptable levels are achieved. A Farallon staff member will monitor and record PID levels at least every 15 minutes until the vapors have stabilized below the action level of 25 ppm.
- Breathing zone readings will be taken hourly or when deemed necessary by the Site Safety Officer.

Site remediation activities, including the excavation, temporary stockpiling, and loading of the COC-impacted soil, is estimated to take up to 60 working days.



5.0 HAZARD MONITORING & CONTROL

The monitoring readings that are collected for monitoring purposes will be recorded in a daily log book. This daily log will include the following:

- A Site plan showing the project boundaries, the area of removal, and the location of temporary stockpiled soil;
- Observations of dust and odor;
- Results of the direct reading instruments, including the calibration information and locations of where the measurements were collected at the Site;
- Meteorological information, including time, wind direction, wind speed, temperature, and precipitation;
- Other conditions or circumstances that may influence the monitoring readings; and
- Location and level of exceedance of air monitoring action levels (if any), control measures employed by the remedial contractor in response to the exceedance, the air monitoring results collected after the implementation of the control measures, and notifications made.



6.0 CONTROL MEASURES

6.1 CONTROL MEASURES

6.1.1 Site Security

The Site will be fenced, and access is controlled by the general contractor. Prior to commencement of mitigation, written notifications (describing the work to be conducted and pertinent contact information) will be secured to the fence. At least one notice will be placed on each side of the Site and at each entrance. A sample of the Public Notice to be displayed is the final page of this document.

6.1.2 Vapor and Odor Controls

Vapor and odor control measures are not anticipated during remedial activities at the Site. If unanticipated contamination is encountered, vapor and odor control measures will be used in areas of potential vapor emissions (i.e., excavation, stockpiling and transporting of petroleum hydrocarbon impacted soil). The control measures to be implemented during the excavation activities will also comply with Rule 51 of the County of San Diego-Air Pollution Control District. The control measures include the following:

- Application of water spray;
- Application of foam and/or a liquid surfactant (seal) to the open excavation face, and stockpile;
- Placing a plastic (minimum 10 mil thickness) cover over the impacted soil;
- Use of a perimeter misting system.

6.1.3 Dust Controls

The excavation of dry soil and operation of heavy equipment at the Site will most likely generate dust into the air. The prevailing wind direction at the Site is toward the east. Therefore, airborne dust will be monitored visually during soil excavation/stockpiling/loading and dust controls will be implemented.

The measures to be implemented to control dust emission include the following:

- Application of water spray;
- Use of a perimeter misting system;
- Application of foam and/or a liquid surfactant (seal) to the open excavation face,
- Creation of a temporary stockpile;
- Placement of a plastic (minimum 10 mil thickness) cover over the impacted soil; and
- Temporary suspension of dust-generating activities until the problem has been resolved.



6.1.4 Noise Control

To minimize the impact caused by the operation of heavy equipment to the surrounding community, the local noise ordinance will be strictly enforced.

6.1.5 Open Excavation

The Site is fenced with a chain link fence to prevent public access. Only authorized personnel will be allowed on-Site.

6.1.6 Erosion Control and Storm Water Management

Erosion control is required for general Site grading activities. Although the excavation does not trigger additional erosion control measures, the fact that some of the excavated soil includes OCPs makes the implementation of such measures more important.

Prior to Site grading and remedial excavation activities, an erosion control plan will be prepared by the Site grading contractor and submitted to the City of San Diego for approval. In addition, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared by the Site grading contractor. The SWPPP will identify potential pollution sources from various operations at the Site and will discuss normal and rainy season stormwater monitoring procedures during the overall Site grading and remedial removal activities.

6.2 DECONTAMINATION PLAN

6.2.1 Personnel Equipment Decontamination

Personnel decontamination will consist of the following:

1. Disposable outer clothing, dust protection, and glove drop.
2. Washing hands, face, and other exposed areas of dermal contact.

The equipment decontamination process will include rinsing the equipment and reusable PPE in a mild trisodium phosphate (TSP) or Liquinox solution, a tap water rinse, and finally a distilled water rinse. The monitoring equipment that is too delicate to undergo this type of decontamination will be wrapped in plastic and the plastic will be properly discarded after use or the instrument will be wiped clean with a cloth dampened with the TSP solution.

Emergency decontamination will consist of providing emergency first aid as appropriate and safely removing any grossly contaminated outer garments prior to emergency transport, as necessary, or required by responding emergency medical personnel.

6.2.2 Heavy Equipment Decontamination

All on-site heavy equipment will be decontaminated prior to leaving the Site. Decontamination methods may include but are not limited to dry physical methods such as the installation of shaker



plates and brushing tires to remove excess contaminated soils, or using water or steam decontamination methods.

6.2.3 Disposal of Contaminated Materials

All decontaminated materials will be disposed of in accordance with standard regulations, as appropriate.



7.0 EMERGENCY PROCEDURES

FOR ALL HEALTH AND MEDICAL EMERGENCIES, NOTIFY THE ON-SITE FARALLON SITE SAFETY OFFICER IMMEDIATELY.

In case of any situation or unexpected occurrence, or unauthorized release of hazardous substance or waste the following actions will be taken:

- Notify site personnel;
- Stop work activities, as necessary; and
- Begin emergency procedures as listed below.

If an injury or illness occurs:

- Get first aid for the injured person(s) immediately;
- Obtain professional medical attention if injury is serious; and
- Notify the Site owner.

No one should attempt an emergency rescue until qualified backup personnel and evacuation routes have been identified.

If an unauthorized release occurs:

- Immediately contain the source and spread of the release per OSHA HAZWOPER training; and
- Notify the local emergency agency (San Diego County HAZMAT response team), SDDEH, and SDRWQCB.



The following are the local emergency telephone numbers:

Agency	Name of Contact	Telephone No.
Ambulance	N/A	911
Fire	City of San Diego Fire Department	911
Police	San Diego Police Department	911 or (619) 531-2000
UC San Diego Health Emergency Services (ER) – Hillcrest	Emergency Room	(858) 657-7600
Poison Control Center	N/A	1-800-222-1222



8.0 PUBLIC NOTIFICATION

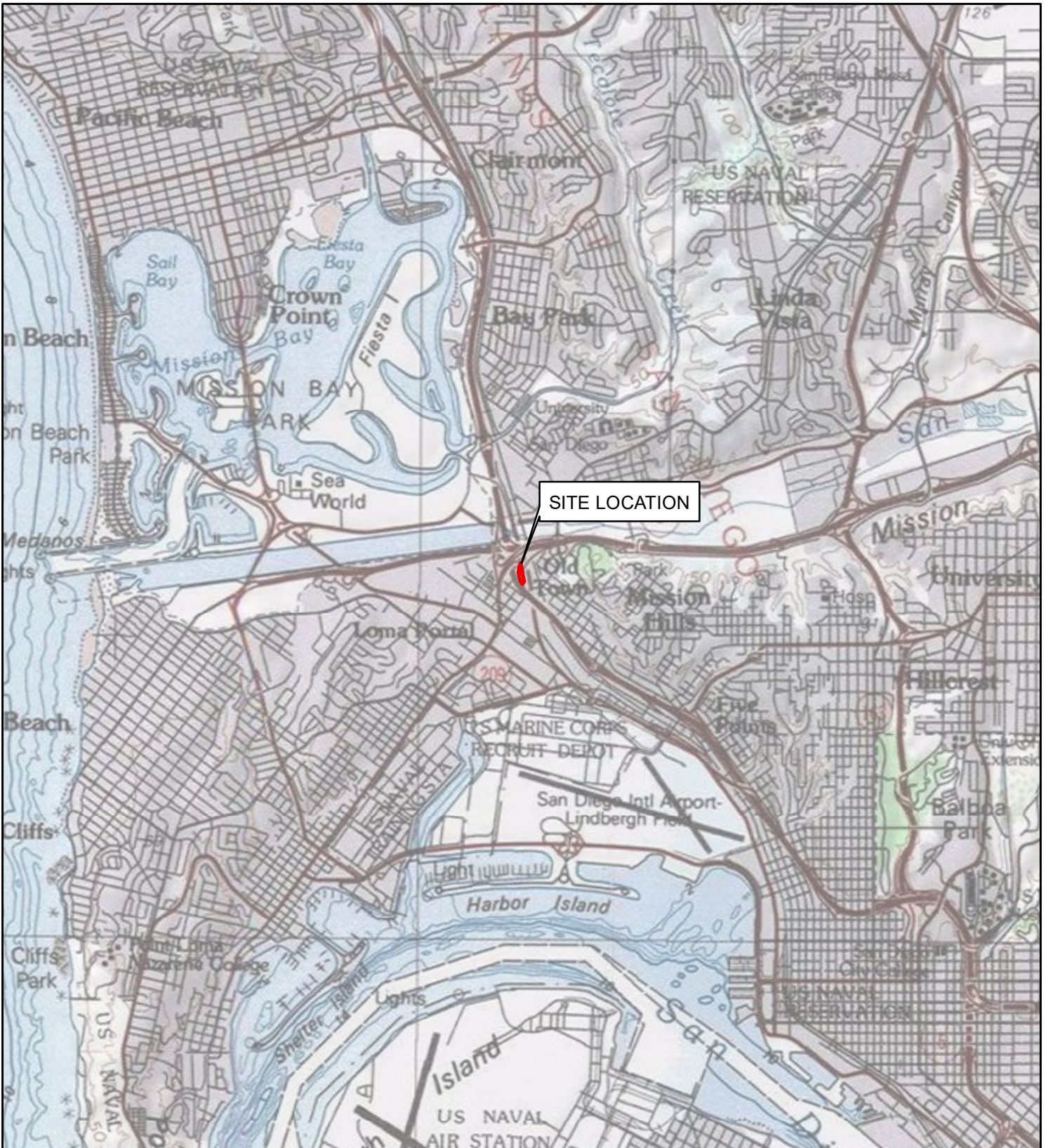
At least 1 week prior to the proposed remedial activities, public notice signs will be posted on perimeter fencing around the Site. The public notice will detail the Site remedial activities and dates of work, and include contact names and telephone numbers for more information. A copy of the proposed public notice is attached at the end of this CHSP (Attachment A).

FIGURE

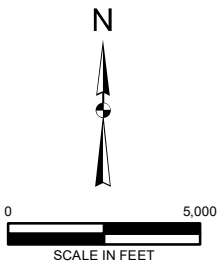
COMMUNITY HEALTH AND SAFETY PLAN

**Perry's Cafe
Viewpoint Old Town
4610 Pacific Highway
San Diego, California**

Farallon PN: 2949-001



REFERENCE: 7.5 MINUTE USGS QUADRANGLE LA JOLLA, CALIFORNIA, DATED 2013



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FIGURE 1
SITE VICINITY MAP
PERRY'S CAFE
4610 PACIFIC HIGHWAY
SAN DIEGO, CALIFORNIA

FARALLON PN: 2696-001

**APPENDIX A
PUBLIC NOTICE**

COMMUNITY HEALTH AND SAFETY PLAN
Perry's Cafe
Viewpoint Old Town
4610 Pacific Highway
San Diego, California

Farallon PN: 2949-001

PUBLIC NOTICE

DATE _____, 2023

TO: NEIGHBORS LOCATED ADJACENT TO THE VIEWPOINT OLD TOWN PROJECT SITE, SAN DIEGO, CALIFORNIA

WHAT: Viewpoint Old Town wishes to inform you that soil containing low concentrations of petroleum hydrocarbons, volatile organic compounds, metals, and organochlorine pesticides will be excavated and removed from the redevelopment project located at 4610 Pacific Highway in San Diego, California. While we do not anticipate any inconvenience or public nuisance, we are taking this opportunity to provide you with the following information.

WHEN: Excavation activities will be planned from 7:00 a.m. to 5:00 p.m. during the period of _____ 2023 to _____ 2023.

PROP 65 NOTICE In accordance with Title 22, California Code of Regulations, §1200 et seq., chemicals present on-site are known by the state of California to cause cancer, birth defects, or other reproductive harm.

OPERATION: The operation will use excavation equipment, including loaders and supply vehicles. Possible hazards include excavation, noise, dust, and odors. No smoking will be allowed within 100 feet of the work zone. Pedestrians will be required to stay outside the fenced property boundary. Measures will be taken to reduce public exposure to dust. If petroleum odors or dust become excessive, please notify the on-site Site Safety Officer or one of the following individuals.

CONTACTS:

24-hour Emergency Response Number

Farallon Consulting L.L.C. (949) 529-3444

Site Safety Officer

Farallon Consulting L.L.C. (XXX) XXX-XXXX

County of San Diego-Department of Environmental Health-Case Manager

Ewan Moffat (858) 505-6856

Air Pollution Control District (858) 650-4700

San Diego Fire Department 911