



County of San Diego

AMY HARBERT
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY
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December 17, 2021

Mr. Mike Turk
Villas by the Sea, LLC
4641 Ingraham Street
San Diego, CA 92109

Dear Mr. Turk:

VOLUNTARY ASSISTANCE PROGRAM CASE - DEH2021-LSAM-000668
VILLAS BY THE SEA
1011 GRAND AVE.
SAN DIEGO, CA 92109

Staff of the Department of Environmental Health and Quality, Site Assessment and Mitigation Program (SAM) have reviewed the *Soil Management Plan (SMP)* and *Community Health & Safety Plan (CHSP)*, both prepared by Environmental Sciences and Inspection Services (ESIS). The SMP describes the scope of work for the segregation, reuse and disposal of soils to be excavated during a grading project for future residences.

Potential Volatile Organic Compound (VOC) vapors will be measured by a Photo Ionization Detector (PID), and visual staining. If additional odorous, stained, or discolored soils are encountered, they will be segregated, sampled, managed per protocols, and disposed at an appropriate facility. Bottom and sidewall confirmation samples will be collected at uniform points on the excavation. It is anticipated the impacted soils may include contaminants such as total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), Title 22 metals, etc., as deemed necessary. If confirmation sampling indicates contaminated soil is still present, then additional rounds of excavation and confirmation sampling will be conducted until contaminated soil has been removed to the extent practicable.

Soil vapor analysis from an October 5, 2020, Phase II yielded levels of PCE above the residential environmental screening level of 15 ug/m³ (0.015 ug/l). Based on this, a vapor barrier passive soil vapor collection and venting system (PVS) will be installed as a component of building construction.

The SMP is *approved* with the following conditions:

- Following excavation / grading, at least four confirmation samples should be taken and analyzed for VOCs and Title 22 metals.

- Upon installation of the PVS, photos, test results and certification from the contractor should be provided.

The CHSP addresses proposed safeguards for the community. The report describes the proposed methods for the application of water, mist, other barriers, etc., to control dust, or VOC's if PID readings over 25 ppm over one minute are noted. In addition, the format of the Public Notification Letters, and means of distribution, is also provided in the report.

The CHSP is *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
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Ewan Moffat, Hydrogeologist
Site Assessment and Mitigation Program

cc: Mr. Daniel R. Louks, Environmental Sciences and Inspection Services