



County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
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AMY HARBERT
ASSISTANT DIRECTOR

September 23, 2020

Mr. Lindsay Brown
DM La Costa Avenue, LLC
P.O. Box 232370
Encinitas, CA 92023

Dear Mr. Brown:

VOLUNTARY ASSISTANCE PROGRAM CASE - DEH2019-LSAM-000534
LA COSTA HOTEL
516 LA COSTA AVENUE, ENCINITAS, CA 92024

Staff of the Department of Environmental Health, Site Assessment and Mitigation Program (SAM) have also reviewed the *Soil Management Plan (SMP)* and *Community Health & Safety Plan (CHSP)*, both prepared by Leighton Consulting, Inc. The SMP describes the scope of work for the segregation, reuse and disposal of soils to be excavated during a grading project for the construction of a future 2-story hotel on 1.18 acres of land with no underground parking. Based on the results of the December 2018 *Environmental Site Characterization Report*, approximately 1,680 cubic yards of soil is anticipated to be exported. If additional, previously unidentified odorous, stained or discolored soils are encountered, they will be segregated, sampled and managed per protocols. Clean soils will be reused per *SDRWQCB Order No. R9-2014-0041*. Confirmation samples will be taken at a frequency of one per 20 linear feet along sidewalls and excavation bottom. If Contaminants of Concern are detected in any sample above the relevant screening level, additional excavation and sampling can occur. The SMP is *approved* with the following condition: Confirmation sample results should be compared to SF-RWQCB Environmental Screening Levels (ESLs) versus RSLs.

The CHSP addresses proposed safeguards for the community. Potential Volatile Organic Compound (VOC) vapors will be measured by a Photo Ionization Detector (PID). 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 are noted for 30 seconds or more. A sample public notification letter, and means of distribution, is also provided in the report. The CHSP is also *approved*. If you have any questions, please call me at (858) 505-6856.

Sincerely,

Ewan Moffat PG 7207, CHg 972, Project Manager
Site Assessment and Mitigation Program

cc: Mr. Bryan Voss, Leighton Consulting, Inc.