

COMMUNITY HEALTH AND SAFETY PLAN
LA COSTA HOTEL
516 LA COSTA AVENUE
ENCINITAS, CALIFORNIA 92024
APN: 216-030-48-00

Prepared For:
dasMOD
1650 S. Coast Highway 101
Encinitas, California 92024

Project No. 11823.003

September 18, 2020



Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY

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ATTACHMENTS

Figure 1 – Site Location Map

Public Notice

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1.0 INTRODUCTION

1.1 Project Description

This Community Health and Safety Plan (CHSP) outlines the health and safety procedures to be used during limited excavation and removal of soil impacted with chemicals of concern (CoCs) to meet the construction needs for the redevelopment at 516 La Costa Avenue in the City of Encinitas, California (Site – Figure 1). The County of San Diego, Department of Environment Health (SDDEH) SAM Case number for this project is DEH2019-LSAM-000534.

Previous site assessments conducted at the Site include a Phase I and Phase II Environmental Site Assessments (ESAs) and Additional Site Assessment for the Site in November 2017 and December 2018 (Leighton, 2017, and 2018). The results of the previous investigations indicate that organochlorine pesticides (OCPs) impacted soils are present generally at shallow depths within limited areas of the Site.

We understand that the proposed development will consist of a new, two-story hotel with associated accessory structures, parking areas, hardscape, and landscape improvements. Based on the preliminary grading plan (Pasco Laret Suter and Associates, 2018), up to 1,680 cubic yards of soil will need to be exported from the Site to facilitate the proposed development.

The primary purpose of the CHSP is to maintain a safe and healthy environment for the public in the area of the Site during the remedial action by:

- Minimizing community exposures to potential nuisances and hazards from the remedial action activities; and
- Encouraging community awareness of the planned site remedial action activities.

This CHSP is to be included as an appendix of the Soil Management Plan (SMP) prepared for the Site, which was previously submitted to the SDDEH for review and approval. This CHSP will be used in conjunction with a Site Health & Safety Plan (SHSP) to be prepared by the contractor, which will provide guidelines intended to protect the on-site construction workers from physical and chemical hazards during construction activities at the Site.

2.0 SITE LOCATION AND IDENTIFICATION

The Site is located at 516 La Costa Avenue in the City of Encinitas, California (referred to as the “Site”, Figure 1, *Site Location Map*).

2.1 Site Identification

Current Site Address	516 La Costa Avenue, Encinitas, CA 92024
Historical Site Addresses	516 La Costa Avenue, Encinitas, CA 92024
Site Name	LA Costa Hotel
Assessor's Parcel Numbers (APNs)	216-030-48-00
Owner Contact	Mr. Ivan Zepede 1144 N Coast HWY 101 San Diego, California 92130 (619) 557-4610 ext 105
Environmental Consultant	Leighton and Associates, Inc. 3934 Murphy Canyon Road, B-205 San Diego, California 92123
Consultant Contact	Mr. Bryan Voss (858) 300-8497 bvoss@leightongroup.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

Leighton personnel will observe the remedial excavation of OCP impacted soils during earthwork activities. Leighton personnel will coordinate with excavation, earth-moving and/or trucking equipment to monitor the proposed soil removal and sampling program. Anticipated onsite activities to be completed for this program include pre-excavation inspection and staging operations on-Site, excavation, sampling, stockpiling and loading.

The Site will be fenced and access will be limited to appropriately trained Site personnel. The area surrounding the Site is an active urban environment. Surrounding properties include Batiquitos Lagoon to the north; former greenhouses/residential to the west; gas station to the east, and residential to the south.

Prevailing winds generally blow from west to east, except during Santa Ana conditions.

3.1 Potential Chemical Hazards and Nuisances

The potential public hazards and nuisances associated with the remediation activities at the Site that could potentially migrate offsite include:

1. Odors;
2. Noise; and
3. Airborne contaminated particles and/or dust.

3.1.1 Chemicals of Concern (CoCs)

CoCs at the Site include OCPs primarily in subsurface soils. The OCPs that were detected during Leighton's previous studies (2017 and 2018) were all reported below the EPA Regional Screening Levels (RSLs) for commercial/industrial soil (May 2020). By controlling the nuisance dust at the source (i.e. continuous applications of moisture during excavations), fugitive OCP emissions will be controlled.

3.1.2 Odors

Odors are not anticipated to be generated during the excavation of the OCP-impacted soil. Odor monitoring by qualitative methods (olfactory) will be performed during the excavation of impacted soil, at the temporary stockpiles, during loading and at the perimeter of the Site.

3.1.3 Noise

Noise is considered a potential public nuisance. However, the relatively moderate level of noise created by the onsite equipment during the remediation of the property is not anticipated to significantly impact the surrounding neighborhood. In addition, in accordance with City of Encinitas noise regulations, work will only be performed at the Site between the hours of 0700 and 1900.

3.1.4 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.

3.2 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
- Exposure to excessive outside temperatures (heat stress).

3.3 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.

4.0 VAPOR MONITORING

Based on Leighton's previous soil sampling activities at the Site, Total Petroleum Hydrocarbon (TPH) impacted soils is not expected to be encountered during excavation activities at the Site. However, if unexpected TPH impacted soils are encountered during excavation, a PID will be used to monitor the Site perimeter and breathing zone for volatile organic compounds (VOCs). The protocol for the use of the PID 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 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 Leighton 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 sixty 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 location 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

The control measures for this CHSP during remedial excavation activities are discussed below.

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. In the event that 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 shall also comply with Rule 51 of the County of San Diego-Air Pollutions Control District (SD-APCD). 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 (min 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,
- temporary stockpile;
- placing a plastic (min. 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 personal 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 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 Decontaminated 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 LEIGHTON 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), the SDDEH and the SDRWQCB.

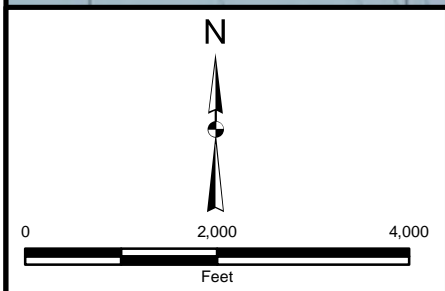
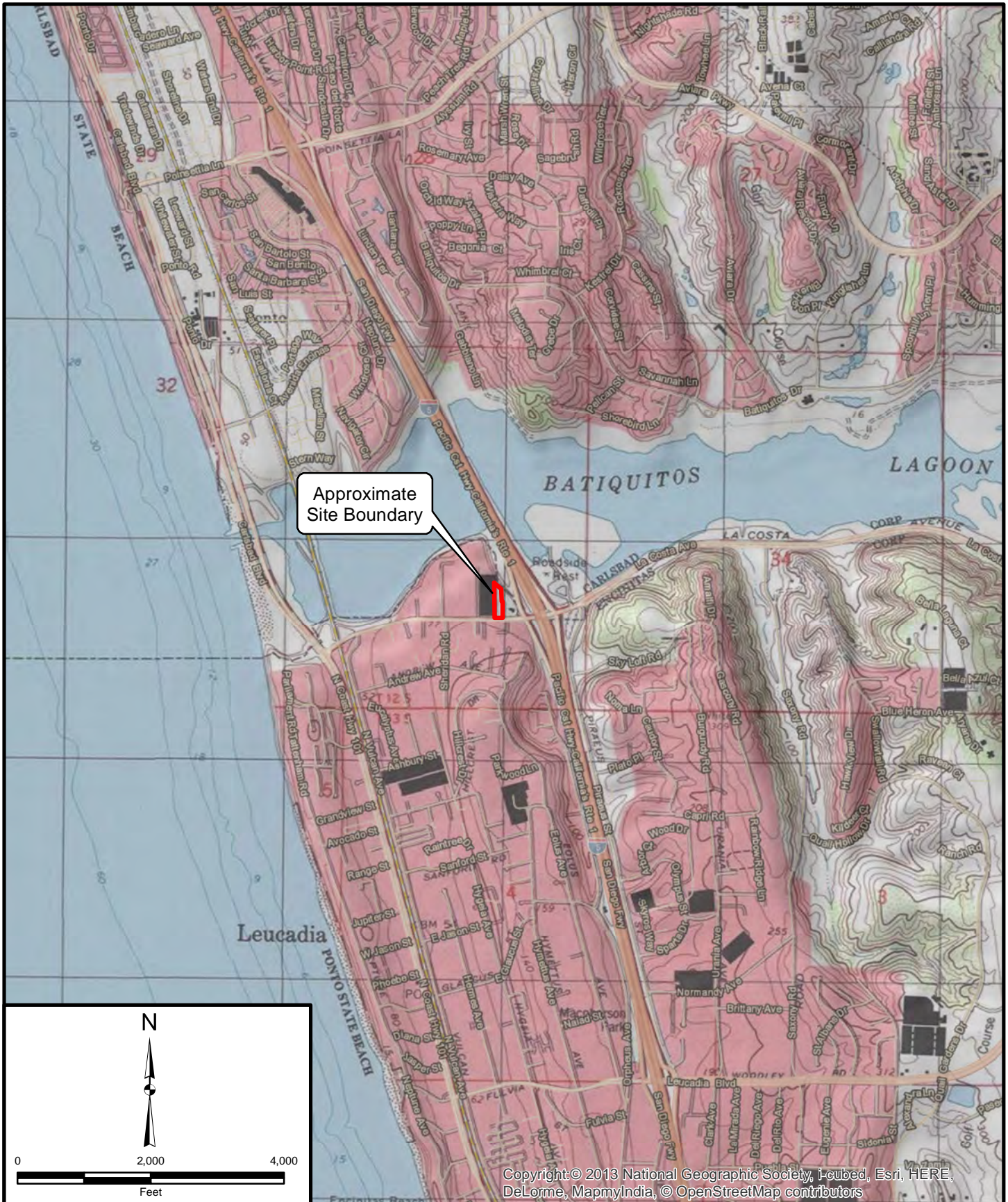
The following are the local emergency telephone numbers:

Agency	Name of Contact	Telephone No.
Ambulance	N/A	911
Fire	City of Encinitas Fire Dept.	911
Police	San Diego County Sherriff Dept.	911 or (858) 565-5200
Scripps Coastal Medical Center 332 Santa Fe Drive Encinitas, CA 92024	Emergency Room	911 or (760) 479-3900
Poison Control Center	N/A	1-800-222-1222

8.0 PUBLIC NOTIFICATION

8.1 Public Notice

At least one week prior to the proposed remedial activities, public notice signs will be posted on perimeter fencing around the Site and hand-delivered to all properties abutting the Site. The public notice will detail the Site remedial activities, dates of work and include contact names and telephone numbers for more information. A copy of the public notice is attached to the rear of this CHSP.



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Project: 11823.002	Eng/Geol: BCP
Scale: 1" = 2,000'	Date: December 2018
Base Map: ESRI ArcGIS Online 2017 Thematic Information: Leighton Author: Leighton Geomatics (mmurphy)	

SITE LOCATION MAP

Additional Site Assessment
516 La Costa Avenue
Encinitas, California

Figure 1

Leighton

PUBLIC NOTICE

DATE: _____, 2020

TO: NEIGHBORS LOCATED ADJACENT TO THE LA COSTA HOTEL REDEVELOPMENT PROJECT SITE, ENCINITAS, CALIFORNIA

WHAT: dasMOD wishes to inform you that organochlorine pesticide impacted soil will be excavated and removed from the redevelopment project located at 516 La Costa Avenue. 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 AM to 5:00 PM during the period of _____ 2020 to _____ 2020.

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 –

Leighton and Associates, Inc. (858) 300-4093

Site Safety Officer

Bryan Voss, Leighton and Associates, Inc. (858) 300-0893

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

Ewan Moffat (858) 505-6856

Air Pollution Control District (858) 650-4700

Encinitas Fire Department 911