



# GEO ENVIRON

GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING CONSULTANTS, INC.

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Job No. 21-215H  
April 26, 2021

**Joseph Karaki**  
**Karaki Western States**  
**4887 E. La Palma, Suite 707**  
**Anaheim, CA 92807**

**Subject: Revised Work Plan for a Supplemental Site Assessment, Proposed Gasoline Service Station, 28771 Central Ave, Lake Elsinore, County of Riverside, California**

**Dear Mr. Karaki:**

In accordance with your request, presented herein is a work plan to conduct a supplemental site assessment. The objective of this assessment is to identify the vertical and horizontal extent of soil contamination in the region of the former structures in the now vacant lot.

The background, objective and scope of work for this preliminary environmental site assessment will include the professional environmental consulting services described below.

## **SITE DESCRIPTION**

The site is a vacant lot. The site located on the S.E. corner of Central Ave & Ardenwood Way, in the City of Lake Elsinore, Riverside County, California.

## **BACKGROUND INFORMATION**

The site is an existing vacant lot, but based on our Phase 1 assessment, previous structures once existed on the subject property. From speaking to the representatives involved in the transaction of the property, a mobile home, portable office, tool shed, and barn once existed on the lot. The city had required the demolition of the existing structures prior to the sale of the property.

### **OBJECTIVES**

- Based on the data collected at the site, the extent of soil and groundwater contamination should be defined at the site.
- Identify the presence and estimated limits of soil contamination by soil sampling and chemical analysis.
- Evaluate the chemical test data, soil conditions to estimate the extent of contamination, determine potential impact, and make recommendation for remediation, if necessary.

### **PROPOSED SCOPE OF WORK**

The scope of work recommended for this site assessment is as follows:

- Drilling and Soil Sampling of 3 soil borings within the potential contaminated areas
- Soil Sampling @ 5 feet intervals
- Conducting laboratory analyses of soil
- Borings shall be extended to a deepest detectable contamination, 40 feet maximum below grade.
- Chemical analyses by a state certified laboratory at 5 feet intervals.
- Preparation of a formal report containing the findings, conclusions.

### **FIELD INVESTIGATIONS**

#### **Soil borings and Soil Sampling**

Soil borings will be drilled to a maximum depth of 15 feet below the ground level. The soil borings will be accomplished with a hollow stem auger. Upon reaching each sampling interval, soil samples will be collected using brass liners placed inside the sampler. To prevent the possibility of cross contamination, the sampling tool and brass sampler liner will be washed between sample collections with a detergent and double rinsed in tap water.

Field screening of soil samples for petroleum hydrocarbon contamination at periodic intervals during field operations using a photoionization detector (PID) or organic vapor analyzer (OVA)

### CHEMICAL LABORATORY ANALYSIS

Selected soil samples will be analyzed utilizing the following methods:

- TPH (Gas/ Diesel) per EPA method 8015M
- Volatile Organics per EPA method 8260B
- CAM17 Metals

All proposed sample analyses will be performed by a State of California, Department of Health Services, Certified Hazardous Waste Testing Laboratory.

### REPORTING

The findings of our field work, results of laboratory analyses, and conclusions and recommendations will be presented in a formal report. The report will be submitted to the Riverside County Health Care Agency for review.


### CLOSURE

The work plan for an environmental site assessment has been prepared using accepted general environmental engineering principles and practices. The work plan is subject to approval by the Riverside County Health Care Agency.

This opportunity to be of service is appreciated. If you have questions regarding this work plan, please contact this office at your earliest convenience.


Respectfully submitted,

**Geo Environ Eng. Consultants, Inc.**

  
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Principal

JM/ER/gm



  
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