



County of San Diego

ELISE ROTHSCILD
DIRECTOR

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

May 29, 2019

Mr. William R. Inghram
Warmington Residential CA
3090 Pullman Street
Costa Mesa, CA 92626

Dear Mr. Inghram:

VOLUNTARY ASSISTANCE PROGRAM (VAP) CASE #DEH2019-LSAM-000543
ESCONDIDO 2.74
2222 AND 2224 SOUTH ESCONDIDO BOULEVARD, ESCONDIDO, CA 92025

Staff of the Department of Environmental Health (DEH) have reviewed the May 20, 2019 *Workplan for Additional Assessment* (Workplan), prepared by Hillmann Consulting LLC (Hillmann).

The Workplan was prepared to provide data on the possibility of PCBs and pesticides in shallow soil and the possibility of volatile organic compounds (VOCs) in groundwater at the above referenced Site.

In the Workplan, Hillmann proposes to install four additional borings at the Site to sample surficial soil for possible target contaminants PCBs and pesticides. In addition, a single boring will be installed to collect a groundwater sample and determine if groundwater has been substantially impacted by VOCs.

Four proposed locations have been selected for assessment of possible PCB and pesticide contamination of soil. If present, these suspect contaminants could reasonably be expected to be found in a similar distribution pattern as the lead and cadmium components, specifically in the surficial soil near the rear of the welding shop and in the north-central portion of the property. Other suspect areas might include zones where junkyard materials were stored. One boring will be installed in each of the two known target areas near where the highest concentrations of lead and cadmium were previously detected (borings HB3 and HB7). Two additional borings will be installed between the two target areas near the junkyard storage zones. Each boring will be installed to 1.5 feet below grade using hand powered drilling equipment.

Hillmann also proposes to obtain a grab groundwater sample from near the welding shop. A hydraulic direct push drilling rig with dual tube capability will be used to drill to approximately 25-30 feet below grade to provide access to groundwater. Recent discussions with a drilling contractor familiar with the area suggest groundwater will be encountered at 22-25 feet below grade at the site.

DEH approves the Workplan, as proposed. Be aware that, per the Voluntary Assistance Program application, this environmental project only covers parcels 236-390-53-00 and 236-390-54-00. Please do not include parcel 236-390-52-00 on future Site maps.

Please contact me at (858) 505-6969 if you have any questions.

Mr. William R. Inghram

-2-

May 29, 2019

Sincerely,

A handwritten signature in cursive script that reads "James Clay".

JAMES CLAY, Environmental Health Specialist III
Site Assessment and Mitigation Program

cc: Mr. Brandon Clements, Hillmann (by email)