



# County of San Diego

**ELISE ROTHSCHILD**  
DIRECTOR

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

September 25, 2019

Mr. Greg Ocasek  
Warmington Residential  
3090 Pullman Street  
Costa Mesa, CA 92626

Dear Mr. Ocasek:

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 September 4, 2019 *Remedial Action Plan* (RAP), prepared by Hillmann Consulting LLC (Hillmann).

According to the RAP, Hillmann proposes excavation and removal of the on-site impacted surficial soil to a depth of about 2.5 feet below grade. Three target areas were identified that will require excavation. The lateral extent of contamination in these zones had not been completely defined, so an integral part of the soil excavation program is to explore and remove the impacted soil to concentrations that meet current residential guidelines for the target contains of arsenic lead and cadmium.

During the excavation program, interim soil samples will be obtained to verify that the soil remaining in place meets the remedial objectives of the program. The target remedial objectives are the residential Regional Screening Level (RSL) guidelines provided by EPA and modified by DTSC for use in California. These guidelines are based on human health risk factors for residential and industrial settings and are commonly used as screening tools. For arsenic, the target screening level is 12 mg/Kg, the background concentration allowed by DTSC. The target concentrations for lead and cadmium are 82 mg/Kg and 5.2 mg/kg, respectively.

The vertical extent of impacted soil has been defined shallower than 2.5 feet below grade so this depth will be used as a benchmark to be further confirmed by interim sampling of soil along the base of the excavations. After this task has been completed, a series of six soil samples will be obtained from each area; four from the midpoint of the excavation sidewalls and two from the excavation base. These data will be used to determine the need for additional excavation and in which direction it should proceed. The process will be repeated as necessary to meet the objectives of the program.

When interim sampling shows that the impacted soil limits have been defined and the remaining native material meet the project objectives, the stockpiled soil will be profiled for disposal and removed from the site at an appropriate facility. The three proposed excavations will generate a total of approximately 760 cubic yards and 1,250 tons of impacted soil.

DEH approves the RAP, as proposed.

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

Mr. Greg Ocasek

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September 25, 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)