



May 20, 2019

Mr. James Clay
San Diego County Department of Environmental Health
PO Box 129261
San Diego, California 92112-9261

RE: Workplan for Additional Assessment

2222-2224 South Escondido Boulevard
Escondido, CA

Voluntary Assistance Program Case No. DEH2019-LSAM-000543

Dear Mr. Clay:

As required by the San Diego County Department of Environmental Health (DEH), Hillmann Consulting, LLC (Hillmann) is submitting this Workplan for Additional Assessment to provide data on the possibility of PCBs and pesticides in shallow soil and the possibility of VOC in groundwater at the above referenced site.

BACKGROUND

Hillmann recently submitted several documents to DEH which summarized environmental work conducted at the subject commercial property. The property occupies 2.74 acres, has been used as a junkyard since around 1949, and is being considered for residential redevelopment. Subsurface investigations revealed that shallow soil samples had high concentrations of lead and cadmium that exceed current screening levels for residential applications. The vertical extent of contamination was limited to about 1.5 feet below grade, and the impacted soil will need to be excavated and removed or placed beneath future roadways followed by confirmation sampling to define the final extent of contamination. The results from soil gas sampling indicated low levels of tetrachloroethene (PCE) in a limited area around the welding shop that exceeds current screening levels for future residential development; however, these potential risks could be reasonably mitigated by excluding the welding shop from future structures and using it for paved roadways or parking, or using liquid boot protection for proposed structures. Together the results suggested that the site might be suitable for the development plan following a proper risk assessment study and limited remedial action (removal of soil, providing protection, limiting exposure routes, etc.).

Based on their review of the documents, DEH requires additional sampling of shallow soil for PCBs and pesticides, because of the length of time this site was used as a junkyard and because tanks and piping used to store and convey pesticides may have been stored on the site at various times in the past. In addition, DEH requires sampling of groundwater to determine if groundwater has been impacted.

Your Property. Our Priority.

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WORKPLAN FOR ADDITIONAL SAMPLING

To meet the requirements of DEH, 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 groundwater 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.

During drilling, the soil column will be logged by a California Professional Geologist and the soil will be screened in the field using a photo-ionization detector (PID). Soil samples will be obtained at 0.25 and 1.5 feet below grade and will be preserved in laboratory glass jars sealed with Teflon tape and threaded caps. The samples will be stored on ice and delivered to a DHS certified laboratory for analysis of organo-chlorine pesticides by EPA Method 8081A and PCBs by EPA Method 8082. The four samples obtained from the two borings installed between the target zones will also be tested for lead and cadmium (by EPA Method 6010B) to aid in defining areas that might require excavation. Proper chain of custody protocol will be followed for sample collection and delivery.

In addition, as required by DEH, Hillmann 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. After penetrating to the target groundwater depth and encountering saturated sediments, a temporary well casing will be installed 2-3 feet into the water table. The casing will consist of ¾-inch new PVC, with 5 feet of 0.01-inch factory slotted screen and blank casing extending above the surface. After allowing the casing to equilibrate for 30-60 minutes, an unused disposable bailer will be used to sample groundwater. The samples will be stored in 40 ml VOA vials and will be stored on ice pending delivery to a DHS certified laboratory for analysis of VOC by EPA Method 8260B. Proper chain of custody protocol will be followed for sample collection and delivery.

The locations of the proposed borings are included on **Figure 1**. The results of this work will be presented in a report that will include a description of the work performed, tabulated data, drilling logs and laboratory reports. The report will be prepared and signed by a California Professional Geologist, and will also include a proposed plan for excavation of the impacted surficial soil based on the findings of the investigation.

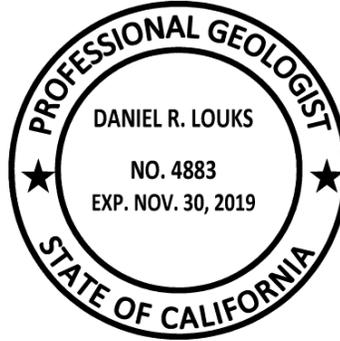
Workplan for Additional Assessment
2222-2224 South Escondido Boulevard
Escondido, CA

If you have any questions or comments, please feel free to contact Brandon Clements, Principal and Western Regional Director at 714-634-9500.

Sincerely,
Hillmann Consulting, LLC

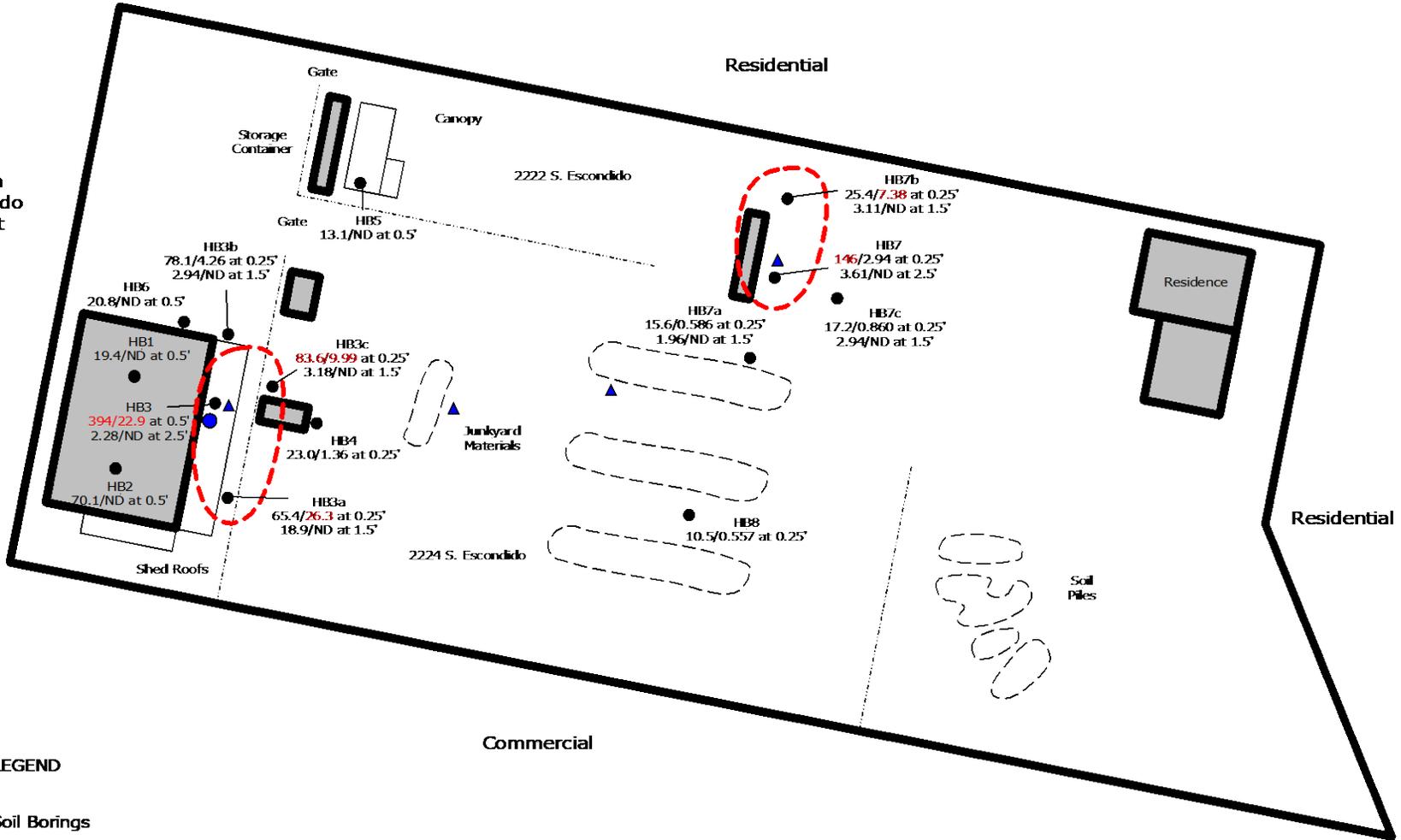


Dan Louks
Professional Geologist 4883



South Escondido Street

Residential



LEGEND

- Soil Borings
- ▲ Proposed Soil Borings
- Proposed Groundwater Boring

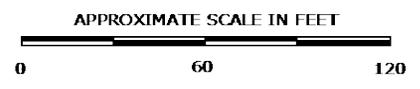
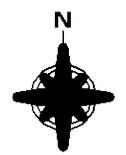


FIGURE 1
 PROPOSED LOCATIONS
 COMMERCIAL PROPERTY
 2222-2224 South Escondido Boulevard
 Escondido, California
 Lead/Cadmium Concentrations Shown in mg/Kg.