

**ADDENDUM TO
PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
EL NOPAL SUBDIVISION PROJECT
11320 EL NOPAL
LAKESIDE, CALIFORNIA 92040**

PREPARED FOR:
Mr. Salim Miro
SCSS Development, LLC
12905 Sedge Court
San Diego, California 92129

PREPARED BY:
Susan E. Booth, PG
4640 Greene Street
San Diego, California 92107



December 11, 2018
Project No. 1218-02

Mr. Nicholas Gustafson, Land Use/Environmental Planner 3
Land Development
County of San Diego Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Addendum to Phase I Environmental Site Assessment Report, El Nopal Subdivision Project, 11320 El Nopal, Lakeside, California 92040; prepared by the Bodhi Group, Inc., dated January 2018

Dear Mr. Gustafson:

The attached Addendum to the above-referenced Phase I Environmental Site Assessment Report has been prepared in accordance with your request and in response to correspondence from Mr. Scott Rosecrans of the San Diego County Department of Health Land and Water Quality Division. This Addendum addresses concerns regarding several 55-gallon drums and other waste materials that were reportedly observed at the site during a Department of Environmental Health site visit in May 2017 that were subsequently removed from the site and disposed of.

If you have any questions regarding this document or findings, please contact the undersigned.

Sincerely,



Susan E. Booth, PG 7614



Attachment: Addendum to Phase I Environmental Site Assessment Report, El Nopal Subdivision Project, 11320 El Nopal, Lakeside, California 92040

Distribution: (1) Addressee
(1) Mr. Salim Miro, SCSS Development, LLC, 12905 Sedge Court, San Diego, CA 92129

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1. INTRODUCTION

This Phase I Environmental Site Assessment (ESA) Addendum has been prepared at the request of the County of San Diego Planning and Development Services (PDS). The purpose of this Addendum is to address potential environmental concerns associated with several waste containers previously noted at 11320 El Nopal, Lakeside California (Site) during a County of San Diego Department of Environmental Health (DEH) site inspection. The Site is located in a semi-rural area on the north side of El Nopal and north of State Route 67 in San Diego County (Figures 1 and 2). The property is owned by SCSS Development (SCSS). The Site consists primarily of undeveloped land or pasture with a single-family residential structure and several small, stable-like wooden structures. Future site use includes a proposal for residential development for 17 dwellings.

2. SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH SITE INSPECTION

The DEH conducted a site inspection on May 12, 2017 and noted several 55-gallon drums of tar, asphalt, and other wastes on the property. DEH personnel instructed the property owner to properly inventory, remove, and dispose of the wastes (Appendix A). DEH took several photographs documenting the waste containers, their location and condition (Appendix A). According to SCSS, the materials, containers, and wastes were reportedly left over supplies from a construction and asphalt paving business operated by the tenant renting the property.

SCSS provided the tenant with the DEH instructions for disposal. The waste containers were subsequently removed, cut up, and disposed of with EDCO disposal services. According to SCSS, the containers were empty or nearly empty. At some point following the removal and disposal for the waste containers, the tenant passed away and the paperwork from EDCO documenting the disposal was lost.

The DEH submitted 2 letters, dated March 12 and April 22, 2018, to Mr. Nicholas Gustafson at the County of San Diego Planning and Development Services. Copies of these letters are included in Appendix A. The March 12, 2018 letter provided a recommendation for providing documentation for the disposal of several 55-gallon drums previously observed by DEH on May 12, 2017. The DEH did not indicate in their letter that any releases from the drums had been observed. In response, SCSS provided a letter to DEH, dated March 30, 2018, stating that a neighbor removed the drum of asphalt slurry on December 20, 2017 for use on his driveway. The letter further states that the remaining empty drums were cut up and disposed of with EDCO on approximately December 22, 2017 (Appendix B).

The DEH followed up with a response letter dated April 22, 2018 stating that based on the results of the Phase I ESA (discussed below in Section 3) and the inability to determine the fate of the other wastes, that DEH had little recourse in the matter and provided a recommendation that there was no objection to the approval of the proposed project (Appendix A).

3. PHASE I ENVIRONMENTAL SITE ASSESSMENT SYNOPSIS

The Bodhi Group prepared a Phase I ESA for the Site in January 2018. The Phase I ESA determined there no unauthorized release cases associated with the site or adjacent parcels. Bodhi Group personnel conducted a site reconnaissance on January 5, 2018 to inspect conditions at the Site. Section 5.3 and Table 3 of the Phase I ESA provided a checklist of Site observations relative to potential environmental concerns. The Phase I ESA documented the wastes observed at the site including more than a dozen unlabeled 5-gallon containers with unknown contents, small containers of latex stain, wallpaper stripper, gloss enamel, various aerosols, acrylic additive, insecticide, an empty 5-gallon container, and four propane tanks. No observed staining or odor was noted in the vicinity of the containers and were not considered recognized environmental condition (REC) (Bodhi Group, 2018). In addition, a dumpster for recycling was observed in the northwest corner of the property. No spills, leaks, or odor was observed and the dumpster was not considered a REC. The Site observations documented by the Bodhi Group did not note the presence of any 55-gallon drums, soil staining, discoloration, odors, or other evidence of any leaks from the former drums.

4. FOLLOW-UP SITE INSPECTION

A follow-up Site Inspection was conducted on December 5, 2018 to address PDS concerns that potentially-impacted soil may be present in the vicinity of the former 55-gallon drums. Ms Susan E. Booth, PG was accompanied by SCSS owner, Mr. Salim Miro for a visual inspection of the Site. The waste containers previously documented in the Bodhi Group Phase 1 ESA were not observed and the Site appeared to be relatively free of trash and debris.

According to SCSS, the waste containers, tires, debris, and brush shown in the Phase I ESA photographs were disposed of earlier this year during a general cleanup of the Site. The waste disposed of included the unlabeled 5-gallon containers noted in the Phase I ESA, which were found to be empty or contained dried-up paint residue. Other miscellaneous containers shown in the Phase I photos that were located in and around the small, stable-like wooden structures were also removed. These reportedly included the small containers of latex stain, wallpaper stripper, gloss enamel, various aerosols, acrylic additive, insecticide, and several 5-gallon propane tanks (Bodhi Group 2018). According to SCSS, these containers were

either empty or contained minor amounts of dried-up material. All the waste material and associated containers were disposed of with EDCO. Most of the truck tires shown in the Phase I photographs have also been removed and properly disposed of.

A number of photographs were taken during the December 5, 2018 Site Inspection (Appendix C). Particular attention was paid to the visual inspection of soil around the exterior of the wooden structures. The floors and impervious pavement located around and inside the stable-like structures were also examined. No evidence of soil staining, leaks, or odors were observed inside or around the exterior of the buildings or on the undeveloped portions of the site.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of the Phase I ESA, SCSS-provided information regarding the nature and disposal of several 55-gallon drums and other waste containers from the site, and the subsequent Site Inspection of December 5, 2018, there does not appear to be any RECs at the Site. The DEH did not document any releases or leaks from the 55-gallon drums that they observed on the Site in May 2017. Visual evidence of soil staining or discoloration was not observed in or around the buildings or around the locations of the former 55-gallon drums and other waste containers during the Bodhi Group Site Inspection conducted during preparation of a Phase I ESA in January 2018.

A follow-up Site Inspection was conducted by Ms. Susan E. Booth on December 5, 2018. No waste containers or 55-gallon drums were present at the Site at the time of the inspection. No visual evidence of soil staining or discoloration was observed in or around the wooden structures or in the locations of the former 55-gallon drums and other wasted containers. No odors were detected in or around the wooden structures or in the vicinity of the former waste container locations. Based on these findings it does not appear that any waste products leaked from the former containers and therefore soil sampling is not recommended for the Site. No further action with respect to the former waste containers is recommended at this time.

6. GENERAL LIMITATIONS

The environmental services described in this Addendum have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultant performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

This document is intended to be used in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. The author should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

The conclusions, recommendations, and opinions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which the author has no control.

7. SELECTED REFERENCES

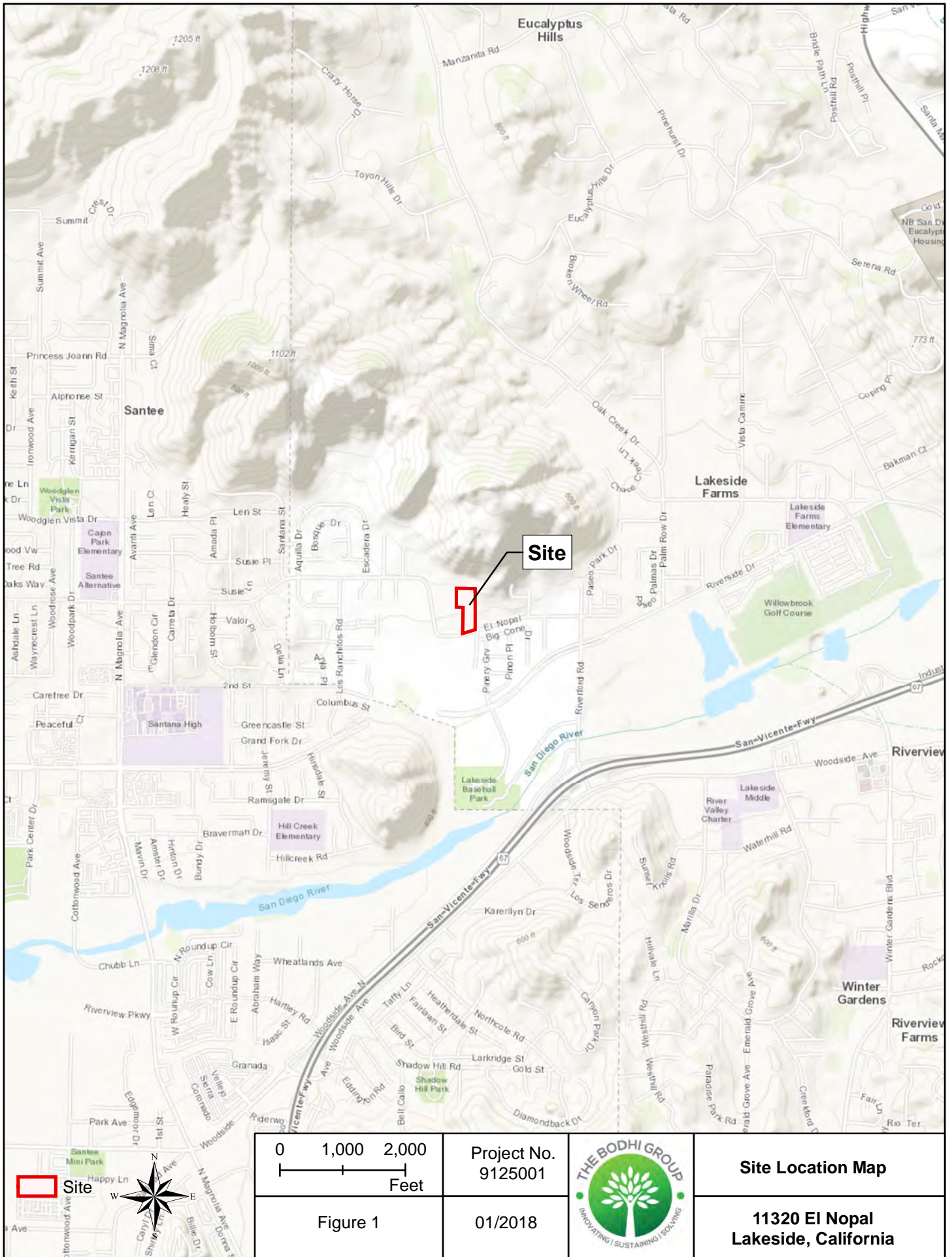
Bodhi Group, Inc. 2018, Phase I Environmental Site Assessment Report, El Nopal Subdivision Project, 11320 El Nopal, Lakeside, California 92040: dated January.

County of San Diego Department of Environmental Health, 2018, Correspondence from Scott Rosecrans, Environmental Health Specialist III: dated March 12.

County of San Diego Department of Environmental Health, 2018, Correspondence from Scott Rosecrans, Environmental Health Specialist III: dated April 22.

SCSS Development, LLC, 2018, Correspondence to Scott Rosecrans, County of San Diego Department of Environmental Health: dated March 30.

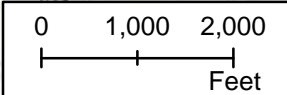
FIGURES



Site



Site



Project No.
9125001



Site Location Map

Figure 1

01/2018

**11320 El Nopal
Lakeside, California**



37902301

37902316

37902317

37902302

37902303

Site

Street A

37902304

37902339

37902312

37902305

37902310

37902311

37902313

37902308

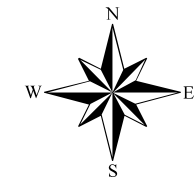
37902306

37902307

El Nopal

Livestock farming

37902402

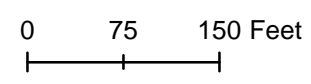


Project No. 9125001

Date: 01/2018



Current Land Use and Adjacent Properties



Drawn By: SG

Figure 2

**11320 El Nopal
Lakeside, California**

Legend	
	Livestock farming use
	Residential use

Appendix A

San Diego Department of Environmental Health Correspondence and Photographs



County of San Diego

ELISE ROTHSCHILD
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (858) 565-5173 Fax: (858) 694-3670
www.sdcdeh.org

AMY HARBERT
ASSISTANT DIRECTOR

DATE: March 12, 2018

TO: Nicholas Gustafson, Project Manager
Planning and Development Services (PDS)

FROM: Scott Rosecrans, Environmental Health Specialist III
Land and Water Quality Division
Department of Environmental Health

PDS2017-TM-5619, 11320 El Nopal, Lakeside
APN: 379-023-39

SCOPING DISCUSSION

DEH has reviewed the revised Subdivision Map that was received February 8, 2018. The project proposes 17 dwelling lots for residential development. The entire project is to be served by a public sewer system (Padre Dam Municipal Water District). Potable water is to be provided by the Padre Dam Municipal Water District. The revised project description indicates that the dwelling located at APN: 379-023-38 will be connected to sanitary sewer as part of the project. This resolves DEH's previous concern regarding grading impacts to that parcel.

RECOMMENDATIONS

The Department of Environmental Health, Land and Water Quality Division, cannot recommend approval of the proposed project. The following item must be addressed:

- Several 55 gallon drums of tar, asphalt, and other wastes on the property were identified during the previous site visit on 5/12/17. The applicant was instructed to properly inventory, remove, transport, and dispose of all wastes according to all applicable laws/regulations. The applicant was instructed to provide documentation of such actions along with invoices, manifests, and receipts for all waste to DEH. The applicant has not done so. According to the Phase 1 Site Assessment, provided by The Bodhi Group, Inc, the wastes observed by DEH staff had been removed from the property by the time of their site visit on 1/5/18. DEH requests that the applicant provide the documentation as previously requested.

Should you have any questions, please contact me at (619) 208-0337.

Sincerely,
Scott Rosecrans
EHS III, REHS



County of San Diego

ELISE ROTHSCHILD
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (858) 565-5173 Fax: (858) 694-3670
www.sdcdeh.org

AMY HARBERT
ASSISTANT DIRECTOR

DATE: April 22, 2018

TO: Nicholas Gustafson, Project Manager
Planning and Development Services (PDS)

FROM: Scott Rosecrans, Environmental Health Specialist III
Land and Water Quality Division
Department of Environmental Health

PDS2017-TM-5619, 11320 El Nopal, Lakeside
APN: 379-023-39

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DEH has reviewed the revised Subdivision Map that was received February 8, 2018. The project proposes 17 dwelling lots for residential development. The entire project is to be served by a public sewer system (Padre Dam Municipal Water District). Potable water is to be provided by the Padre Dam Municipal Water District. The revised project description indicates that the dwelling located at APN: 379-023-38 will be connected to sanitary sewer as part of the project. This resolves DEH's previous concern regarding grading impacts to that parcel.

The applicant provided a letter to DEH, dated March 30, 2018. The letter (see attached) outlines the use and disposal of the wastes previously viewed by DEH staff on the property. The scope of the wastes previously observed onsite greatly exceeded a single drum of asphalt slurry and other empty drums, as stated in the letter. Given the Phase 1 Study results and the inability to determine the fate of the other wastes, DEH staff have little recourse in this matter.

RECOMMENDATIONS

The Department of Environmental Health, Land and Water Quality Division, has no objection to the approval of the proposed project.

Should you have any questions, please contact me at (619) 208-0337.

Sincerely,
Scott Rosecrans
EHS III, REHS













PAR ASPHALT
619-390-0697



The image shows the front of a silver Ford SUV. The central focus is the black honeycomb grille with the Ford logo in the middle. Below the grille is a silver bumper. A California license plate is mounted on the bumper, featuring the text 'SINCE 1927', 'California', the number '7G67872', and the name 'DREW FORD'. The car is parked on asphalt, and a shadow is cast to the right. Green foliage is visible in the upper right corner.

Ford

SINCE 1927
California
7G67872
DREW FORD

619-390-0697

FORD PROTECT YOURSELF

F150





Appendix B

**Waste Disposal Letter
from SCSS Development**

SCSS Development, LLC
12905 Sedge Ct.
San Diego, CA 92129

Scott Rosecrans
Department of Environmental Health
County of San Diego

Re: 11320 El Nopal Rd.

March 30, 2018

Dear Scott,

The drum of asphalt slurry was removed by a neighbor to use on his driveway on approximately December 20, 2017. The empty drums were cut up and disposed of through Edco on approximately December 22, 2017.

The Phase I study was performed on January 5, 2018.

If you have any questions, please call me at 619-246-8012.

Yours Truly,

Brian Turner

Brian Turner
Property Manager for
SCSS Development

Appendix C

Site Reconnaissance Photographs

December 5, 2018

































