Appendix G1

Community Health and Safety Plan

Community Health and Safety Plan

Cypress Canyon Project
Assessor's Parcel Number 319-020-04
11495 Cypress Canyon Road
San Diego, California 92131

Prepared for:

The Phair Company
945 East J Street
Chula Vista, CA 91910

SCS ENGINEERS

01214253.06 | November 19, 2020

8799 Balboa Avenue, Suite 290
San Diego, CA 92123
858-571-5500

November 19, 2020
Number: 01214253.06

Mr. Austin Dias
The Phair Company
945 East J Street
Chula Vista, CA 91910

Subject: **Community Health and Safety Plan (CHSP)**

Site: **Cypress Canyon Project**
Assessor's Parcel Number 319-020-04
11495 Cypress Canyon Road 92131
San Diego, California

Dear Mr. Dias:

SCS Engineers (SCS) is pleased to present this CHSP for the above-described Site. This CHSP was prepared to address potential issues associated with possible impacts to the community in the Site vicinity, particularly the monitoring and suppression of dust and vapors, if any, generated by on-Site activities. The work described in this CHSP was performed by SCS in general accordance with Agreement for Services 010317220 to the Consulting Agreement (Contract) between SCS and The Phair Company (Client). The Agreement for Services was fully executed on March 30, 2020. The Contract is dated August 20, 2014.

Should you have any questions regarding this Report, please do not hesitate to call the undersigned at (858) 571-5500.

Sincerely,

Luke Montague, MESM, PG 8071
Project Director
SCS ENGINEERS

Robert Q. Gutzler, PG
Senior Project Professional
SCS ENGINEERS

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1 INTRODUCTION

This Community Health and Safety Plan (CHSP) was prepared on behalf of the Cypress Canyon project (Project), and will be followed during the oversight and mitigation efforts of the grading and excavation of approximately 407,000 cubic yards of undocumented fill soil at a 40.76 acre parcel of land located at 11495 Cypress Canyon Road in San Diego, California (Site) (Figure 1). The undocumented fill soils are present in portions of the Site, and based on subsurface investigation activities, the fill soils consist of soils as well as construction debris such as cobbles, boulders, organic debris, construction materials, asphalt, etc. These fills were reportedly placed with end-dump trucks intermittently over a 3- to 5-year period in the mid-1980s and included miscellaneous export material from nearby grading sites in the Scripps Ranch areas. The Site is surrounded by residential, open space, and park land uses in the areas depicted on Figure 2.

SCS understands that The Phair Company is currently in the planning stages for the proposed development of the Site, which is to consist of 100 single-family residences that are to be constructed with slab-on-grade foundations. In connection with the proposed redevelopment of the Site, geotechnical consultant Advanced Geotechnical Solutions, Inc. (AGS) is recommending that all of the undocumented fill be removed and recompacted during grading activities.

SCS has completed the following reports for the Site:

- *Phase I Environmental Site Assessment*, dated April 12, 2019 (Phase I ESA)
- *Phase II Environmental Site Assessment*, dated January 22, 2020 (Phase II ESA)
- *Soil Management Plan*, dated November 16, 2020 (SMP)

SCS completed a Phase I ESA for the Site, dated April 12, 2019. SCS completed Phase II ESA subsurface assessment activities at the Site between March 22, 2019 and November 15, 2019, to further assess the undocumented fill for environmental constituents of concern that were previously studied in 2005 through subsurface borings and trenches conducted at the Site by consultant Essentia. Essentia reported in 2005 that various constituents of concern (CoCs) were reported within samples collected from the undocumented fill soil, including low to moderate concentrations of total petroleum hydrocarbons (reported by Essentia to be possibly derived from either decaying organic matter or asphalt debris), metals such as arsenic and lead, and relatively low concentrations of semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs), and organochlorine pesticides.

Soil and soil vapor sampling conducted at the Site by SCS to further assess the presence of CoCs in the fill material located at the Site have indicated the following.

- Soil types and composition appeared to be heterogeneous and varied due to the nature of placement via dump trucks in the 1980s. The concentrations of the various CoCs in the soil samples analyzed were similarly heterogeneous. Due to the presence of elevated concentrations of metals such as lead and arsenic, as well as various concentrations of [total petroleum hydrocarbons as diesel] TPHd and [total petroleum hydrocarbons as oil] TPHo, and other CoCs such as organochlorine pesticides, a human health risk assessment was completed for the Site, as further discussed below.

- Soil vapor samples were reported to have detectable concentrations of various VOCs including benzene, chloroform, and naphthalene, as well as methane. A vapor intrusion human health risk assessment was completed under a Board Certified Toxicologist, which indicated potentially significant human health risks from these CoCs. However, due to

geotechnical requirements for the proposed development that require the removal and recompaction of the undocumented fill soils, including the segregation and reburial and/or removal of excessive organic and other deleterious materials during grading, vapor intrusion conditions and the associated risks will likely be altered. Therefore, SCS recommended vapor concentrations and conditions be re-evaluated after grading at the Site is complete to assess for the possible need for vapor barriers in the affected residences at the Site.

- A human health risk screening was conducted of the soil sample analytical data by a Board Certified Toxicologist assuming a residential land use. Cancer and non-cancer health risks related to direct soil contact and potential vapor intrusion were evaluated for a hypothetical future resident. Direct soil contact includes exposure via inadvertent soil ingestion, direct dermal contact with soil, and inhalation of vapors or resuspended soil in outdoor air.

    - Regarding arsenic, the screening human health risk assessment completed by the Board Certified Toxicologist indicated that arsenic concentrations are within the range of background, therefore this chemical was excluded from the risk calculations.

    - Regarding petroleum hydrocarbon impacts at the Site, TPHd exceeds its corresponding San Francisco Bay Regional Water Quality Control Board Tier 1 Environmental Screening Level (ESL) of 260 mg/kg in six of the samples analyzed from the Site, and TPHo is above the corresponding ecological risk-based ESL of 1,600 mg/kg in three of the samples analyzed from the Site. It is recommended that the petroleum hydrocarbon-bearing soil be segregated from the fill and properly managed during the proposed grading activities at the Site, and placed in accordance with the procedures stipulated in this SMP so that this soil is covered by a soil cap and not accessible for direct exposure by future occupants of the Site.

    - Regarding lead, the screening human health risk assessment indicates that the Site-wide 95 UCL for lead was 32 mg/kg, well below the DTSC residential screening level for lead of 80 mg/kg, indicating negligible health risks due to lead. Soil represented by one sample (sample B2-15) that was reported with 358 mg/kg of total lead was also reported with a leachability value indicating this soil would be considered a California hazardous waste if exported from the Site.

    - The remainder of CoCs (VOCs, SVOCs, oganochlorine pesticides) were reported to be below residential human health risk screening criteria.

The SMP was prepared based on the proposed redevelopment of the Site into a residential land use to guide both the reuse of CoC-bearing soil above Site-Specific Mitigation Criteria, as well as the export of lead-bearing soil that exceeds applicable hazardous waste criteria. The SMP presented the means and methods of how this material will be either excavated and disposed of off-Site, or alternatively could be kept on-Site and placed beneath an approximately 10-foot-thick soil cap that is to have concentrations of CoCs below Site-Specific Mitigation Criteria and hardscape (e.g., buildings, pavement, etc.) to minimize the potential for future contact/exposure. In addition, the SMP describes confirmation soil sampling procedures, which will involve analysis for primarily either lead and/or petroleum hydrocarbons.

The following general mitigation measures were proposed in the SMP for the Project during the proposed construction and grading activities:

- "The grading of the area of the larger undocumented fill soil is to be monitored by an environmental professional(s). An environmental professional will analyze the soil using field instruments, lab results, as well as observational tools to segregate the soil appropriately based on human health risk screening criteria. In addition, the environmental professional will work with the geotechnical professionals to properly segregate and manage debris observed during grading activities per the requirements in this SMP and per geotechnical requirements.

- "A total of up to approximately 4,070 cubic yards of lead-bearing soil is estimated to be present that exceeds the Title 22 Regulatory Hazardous Waste Thresholds for lead and would be considered a California hazardous waste upon export from the Site. This material is proposed to be located during grading efforts, segregated, and exported from the Site to an appropriately licensed facility.

- "CoC-bearing soil that exceeds the Soil Cap Mitigation Criteria, but is below Title 22 Regulatory Hazardous Waste Thresholds, will be excavated, segregated, and reused on-Site beneath an approximately 10-foot-thick soil cap comprised of soil that is known to be below the Soil Cap Mitigation Criteria, and covered with Project improvements (i.e. building foundations, hardscape, landscaping, etc).

- "For finished lots that are situated within approximately 100 feet or less of compacted fill soils derived from the larger undocumented fill area, soil vapor sampling at least 60 days or greater after completion of grading is recommended on a lot-by-lot basis to assess for the need for a vapor barrier. For lots with soil vapor samples reported with either VOCs or methane above Soil Vapor Mitigation Criteria, a vapor intrusion mitigation system (i.e., vapor barrier) is proposed to be installed."

This CHSP was prepared to address issues of potential off-Site impacts to the community in the Site vicinity, particularly the monitoring and suppression of dust generated by on-Site activities. The principal health and safety issue associated with the excavation of the impacted soil is the potential generation of vapors and petroleum hydrocarbon and lead-bearing dust that may occur during the handling of the impacted soil. This CHSP includes public notifications to the adjacent property owners advising them of the excavation activities. This CHSP includes, but is not necessarily limited to, the following items:

- Site description
- Chemicals of potential concern
- Evaluation of potential chemical and physical hazards
- Vapor and dust monitoring
- Dust suppression
- Vapor suppression
- Site safety contacts
- Site-specific instructions
- Respiratory protective equipment
- Protective clothing and equipment
- Emergency response procedures

2 PROJECT INFORMATION

Site Name	Cypress Canyon
Site APN	319-020-04
Site Address	11495 Cypress Canyon Road
Land Area	Approximately 40.76 acres
Site Land Use	Currently occupied by a single-family residence, which includes the presence of several auto garages used for the collection of vehicles. The Client is proposing to purchase and redevelop the Site into approximately 100 single-family residences.
Occupant	Currently single-family residence owned and occupied by Tom Renzulli.
Project Developer / Client	The Phair Company 945 E. J Street Chula Vista, CA 91910 Contact: Mr. Austin Dias austinwdias@gmail.com
Environmental Consultant	SCS Engineers 8799 Balboa Avenue, Suite 290 San Diego, California 92123 Contact: Mr. Luke Montague 858-571-5500 x2919 lmontague@scsengineers.com

3 ENVIRONMENTAL SETTING

TOPOGRAPHY

Reported Elevation	840 to 1040 feet above mean sea level
Reported Slope Direction	Generally to the northwest, and also slopes down to the north/northeast in the northeastern portion of the Site in the large undocumented fill area
Source	United States Geological Survey 7.5 Minute Topographic Map, Poway Quadrangle, California – San Diego County, 1967, photo-revised 1975

GEOLOGY

The Geotechnical Report by AGS was reviewed by SCS as part of the SMP. The following geologic formations were reported by AGS to be present at the Site: Undocumented Fills (Qafu); Documented Fill (Qafd); Colluvium (no map symbol); Alluvium (Qal); Slope Wash (no map symbol); Questionable landslide (Qls?); Residual Soil (no map symbol); and Poway Group (Tp, Tpm, Tmv).Below is a description of the geologic formations at the Site.

Undocumented Fills – per AGS, the undocumented soils form a level pad that filled the area of the north central canyon. These fills were placed intermittently over a 3- to 5-year period and included miscellaneous export material from nearby grading projects in the Scripps Ranch and surrounding areas. The AGS investigation indicates the fills may exceed 85 feet in vertical thickness. The fills included loosely "end-dumped" material including silty sands and clayey sands with gravel, cobble and rock fragments, concrete and over-size rock fragments, and pockets of demolition debris, brush material, and timber. A significant screening operation will be necessary during excavation operations.

Documented Fill – The north end of the canyon was filled with documented fills placed under the observation and testing of Pacific Soils Engineering during and associated with the grading and construction of the adjacent residential subdivision to the north of the Site. These fills are estimated to obtain maximum thickness of 45 feet at the north central end of the property and may exceed 20 feet in maximum thickness where the controlled canyon fill abuts the toe of the undocumented fill slope near the center of the property. The upper 20 of these fills typically consist of tan, medium dense to dense, clayey sands with some gravel and cobbles, interlayered with stiff, dark brown clays.

Colluvium – Colluvium occurs in localized areas on mid to lower canyon slopes. Colluvial soils are derived from erosion of the adjacent formational units and subsequent deposition by sheet flow and gravitational processes. Colluvium generally consists of relatively loose clayey sands, silty sands, and clays that are subject to creep and settle under fill or foundation loads.

Alluvium – Alluvium, relatively loose stream deposited sediment is present in the bottom of most major drainages. These materials are typically composed of loose sands and clayey sands that may reach a thickness of 10 to 20 feet at the bottom of the small reservoir located in the southern portion of the Site. Alluvium was reported to be removed from the north canyon bottom prior to filling.

Slope Wash – Most of the undisturbed canyon wall terrain is overlain with a thin veneer of natural ground slope wash. These materials typically range from approximately 1 to 3 feet in thickness and consist primarily of dark reddish brown, loose, silty sand with some gravel and cobbles.

Questionable landslide – A small possible or "questionable" landslide is located near the base of the canyon slope in the northwestern portion of the Site. Because of the relatively small size of this feature and poor access, it was not verified by trenching or drilling.

Poway Group – Underlying the surficial deposits are sedimentary bedrock formations of the Poway Group. These formations include the Stadium Conglomerate, the Mission Valley Formation, the Pomerado Conglomerate, and the Miramar Sandstone. The formational materials generally consist of massively or horizontally bedded, very dense, tan and light brown, silty and clayey sandstone conglomerate.

HYDROGEOLOGY

As reported in the SMP, data regarding depth to groundwater and flow direction for the Site were not readily available. In the absence of Site-specific data, depth to groundwater and flow direction information was estimated by reviewing topographic maps and based on observations made during drilling.

The Site was reported to have an intermittent stream present on the southwestern portion of the Site; however it was not depicted on the topographic map reviewed (Figure 1). The possible intermittent stream likely results in ephemeral shallow groundwater measurements in this area;

however, groundwater was not encountered during SCS' subsurface investigation (reported in the Phase II ESA) of the central/northeastern portions of the Site to the maximum depths drilled (i.e., 100 feet bgs) on the higher elevations at the Site.

The nearest intermittent stream or open water body to the Site depicted on the topographic map reviewed is Beeler Creek, situated approximately 0.8 mile to the east of the Site at an elevation of approximately 600 feet above mean sea level. Since the elevations at the Site are interpreted to range from approximately 840 to 1040 feet above mean sea level, groundwater is estimated to be greater than 100 feet bgs at the Site. Groundwater flow direction typically follows topography, which at the Site generally slopes down to the northwest, and also slopes down to the north/northeast in the northeastern portion of the Site in the large undocumented fill area.

WATER QUALITY SURVEY

The following table summarizes the reported water quality in the Site vicinity:

Reported Hydrologic Subarea	Not applicable
Reported Hydrologic Area	Poway (906.20)
Reported Hydrologic Unit	Penasquitos Hydrologic Unit (906.00)
Reported Beneficial Use	Municipal and agricultural (potential industrial)
Source	California RWQCB, San Diego Region, Water Quality Control Plan for the San Diego Basin, September 8, 1994, with amendments effective prior to April 25, 2007.

4 REMEDIATION ACTIVITIES

The remediation activities will include the following:

- Excavation with track excavators or other excavation equipment – maximum depth proposed for mass grading is anticipated to be approximately 100 feet below ground surface (bgs) during removal and recompaction efforts of the larger undocumented fill area. Pursuant to the SMP, excavation activities of the larger undocumented fill area are to be overseen by an environmental monitor.

- Observations by the environmental monitor will be made for petroleum hydrocarbons-bearing and other suspected CoC-bearing soil, as indicated by staining, odors, elevated field readings, or free product. Screening with field instruments such as an x-ray fluorescence (XRF) meter and photoionization detector will be completed, and soil sampling will be conducted if indications of CoCs are detected.

- Confirmation soil sampling will be completed with hand implements during grading for confirmation of identification and removal of suspected CoC-bearing soil, which will involve analysis for primarily either lead and/or petroleum hydrocarbons.

- Segregating and proper management of CoC-bearing soil, if discovered during grading, will be completed per the procedures detailed in the SMP.

See the SMP for further information regarding the proposed remediation activities.

CONSTITUENTS OF CONCERN

The following known primary CoCs have been identified within the larger undocumented fill area in soil and soil vapor at the Site in the previous subsurface assessment activities:

- Soil – petroleum hydrocarbons and lead.
- Soil vapor - VOCs including benzene and naphthalene, as well as methane.

5 EVALUATION OF POTENTIAL PUBLIC EXPOSURE TO HAZARDS

A summary of the potential public exposure hazards, routes of exposure, and potential targets is presented in the table below. The duration of the hazard is also evaluated, along with the proposed methods to prevent exposure.

Potential Hazard	Duration of Hazard	Route of Exposure	Potential Target	Methods to Prevent Exposure
Petroleum vapors arising from an excavation	Immediate and long term	Migration through the air. Exposure of lungs, eyes, and skin to vapors.	Those working at the Site, and/or involved in the remediation, and those in the vicinity of the Site.	Enforcement of exclusion zone. Monitoring vapors downwind of excavation, stopping excavation if "action" levels are exceeded, and covering newly excavated areas with visqueen, or misting excavated soils and excavation with water until acceptable levels are achieved.
Petroleum vapors arising from stockpile	Immediate and long term	Migration through the air. Exposure of lungs, eyes, and skin to vapors.	Those working at the Site and/or involved in the remediation, and those in the vicinity of the Site.	Covering stockpiles with visqueen outside hours of operation, or when stockpiles are not being used, or spraying stockpiles with tackifier at the end of the day. Monitoring vapors downwind of stockpiles and covering if "action" levels are exceeded, or misting excavated soils and excavation with water.

Potential Hazard	Duration of Hazard	Route of Exposure	Potential Target	Methods to Prevent Exposure
Movement of vehicles on Site and off Site	Immediate	Movement of vehicles around area of excavation and stockpiles, collision with pedestrians or cars.	Those working at the Site and/or involved in the remediation, and those in the vicinity of the Site.	Use of exclusion zones around the areas of excavation and the stockpile. Sidewalks will be closed, and the Site will be secured from the public during all on-Site activity. Use of a designated set route between the stockpile and property, use of lights and warning sounds on vehicles. Use of warning signs if available. Ground personnel will wear safety vests or equivalent. Use of traffic control/flaggers as necessary for off-Site vehicle traffic.
Generation of lead- or petroleum hydrocarbon-bearing dust during assessment	Immediate and long term	Dispersal by air. Exposure of lungs, eyes, and skin to particulate matter.	Those working at the Site and/or involved in the assessment, and those in the vicinity of the Site.	The frequent use of water to provide dust control. Stop excavation if water does not control dust generation adequately.
Generation of lead- or petroleum hydrocarbon-bearing dust in stockpile	Immediate and long term	Dispersal by air. Exposure of lungs, eyes, and skin to particulate matter.	Those working at the Site and/or involved in the assessment, and those in the vicinity of the Site.	Keeping stockpile covered or protected with a tackifier or visqueen when not in active use. The frequent use of water to provide dust control.
Slip/trip/fall into an excavated pit	Immediate	N/A	Those working at the Site and/or involved in the remediation, and possible unauthorized people accessing the Site.	Use of exclusion zones around stockpiles and areas of excavation. Restriction of access to trained personnel only. Securing the Site each night. The Site will be secured by fencing/gates. Use of signs, delineators, temporary fencing, and caution tape.
Discovery of previously unknown underground storage tank (UST) or buried drums containing hazardous materials	Immediate	Migration through air, dermal contact, potential explosive conditions	Those working at the Site and/or involved in the assessment, and those in the vicinity of the Site.	Create a specific exclusion zone (with signs, delineators, temporary fencing, and/or caution tape) around UST/drums until hazard is assessed.

6 MONITORING EQUIPMENT AND PROTOCOLS

The monitoring equipment described below will be operated and interpreted only by an environmental consultant[1] who has prior training and experience in their operation, calibration, and care, and who understands their limitations. The environmental consultant will also ensure that the instruments are properly calibrated and that the calibration and proper operation of the instruments are checked and documented periodically.

PETROLEUM HYDROCARBON-BEARING SOIL

If indications of petroleum hydrocarbons are observed during SCS' observations of the removal and recompaction efforts of soil from the larger undocumented fill soils, as indicated by staining, odors, elevated field readings, or free product, the following procedures will be followed.

For soil suspected to have indications of petroleum hydrocarbons, SCS personnel will assess the soil with a PID. If any indications of petroleum hydrocarbons are found (e.g., PID readings, odors), the suspected source area will be screened with a PID in order to assess the immediate potential for a health risk to SCS personnel and their subcontracted personnel. Potential actions to take upon the discovery of petroleum hydrocarbons may include the following:

- The area may be isolated by the establishment of an exclusion zone (i.e., access would be limited to those people with current Occupational Safety and Health Administration 40-hour Hazardous Waste Operations and Emergency Response Standard training).

- The Site perimeter will be monitored to evaluate the likelihood that fugitive emissions are leaving the Site.

- Soil samples may be collected and analyzed to identify the type and concentration of TPH. Samples may be additionally analyzed for VOCs at the discretion of the environmental professional performing the monitoring.

- Odors may be controlled with the use of water or, if necessary, by covering the area with plastic sheeting or using a vapor suppressant.

Should it be judged that an explosive hazard exists or there is a condition that poses an immediate danger to life or health, SCS will immediately notify the on-Site representatives of the general contractor, call 9-1-1, and notify the following: City of San Diego Hazardous Incident Response Team; the developer; and the DEH.

LEAD-BEARING SOIL AND FUGITIVE DUST CONTROL

During excavation and loading of soil, dust containing elevated concentrations of lead or other CoCs may be generated. Based on our experience of monitoring the dust and lead during the mitigation of CoC-bearing soil on other projects, the frequent use of water to control dust is sufficient to minimize the risk of exposure to CoC-bearing dust. Additionally, the Site will be surrounded by a secure fence

[1] Environmental consultant - A person having demonstrated knowledge of, and professional experience in the observation and documentation of environmental excavating activities, environmental and geologic conditions including organochlorine pesticide-containing materials in the Site, and recognition of, and testing for hazardous materials and conditions. A competent person also must have current Occupational Safety and Health Administration (OSHA) training and certificates pertinent to this type of work, and the authority to respond to changed conditions. A competent environmental consultant will be a state-licensed geologist or engineer with sufficient knowledge of local conditions and environmental regulations, or a person working under the direct supervision of such a professional geologist or engineer.

by the time remedial activities begin. A Public Notice regarding the excavation activities will be distributed to the adjacent properties, and the Public Notice will also be posted on the construction fence at the Site.

Dust is regulated by the County of San Diego Air Pollution Control District (APCD). It will be the responsibility of the grading contractor to conduct excavation and grading activities in accordance with *Rule 55, Fugitive Dust Control*, which was promulgated by the APCD and dated December 24, 2009. Rule 55 states:

- "No person shall engage in construction or demolition activity subject to this rule in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period."

- "Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of any of the following or equally effective track-out/carry-out and erosion control measures that apply to the project or operation: track-out grates or gravel beds at each egress point, wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks: using secured tarps or cargo covering, watering, or treating of transported material."

- "Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be removed at the conclusion of each work day when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances."

Note that once all of the CoC-bearing soil has been removed from the Site, the monitoring and control of dust will become solely the responsibility of the grading contractor.

7 CONTROL METHODS

SITE SECURITY

The Site will be fenced, and access will be controlled by the general contractor. Prior to commencement of fieldwork, written notifications (describing the work to be conducted and pertinent contact information) will be secured to the fence. At least one notice will be placed on each side of the Site and at each entrance.

DUST

Dust emissions will be controlled by spraying soil with water as excavation activities are conducted to reduce dust emissions, and by keeping stockpiles covered or coated with a tackifier as much as possible.

VAPORS

If, during the mitigation of a release containing detectable VOCs in the air, a sustained reading of 25 parts per million (ppm) is observed, then excavation activities will be stopped, and the point source(s) of the vapor will be identified. Vapor emissions will be reduced by covering the source(s) of

the vapor with sheeting or soil, reducing the area being worked on at any time, or misting the soil being excavated.

NOISE

The mitigation activities will be restricted to between the hours of 7 a.m. and 5 p.m. Noise levels are not anticipated to be excessive, so no noise control measures are proposed for these activities.

OPEN EXCAVATIONS

The Site will be fenced with a chain-linked fence to prevent public access.

STOCKPILED SOIL

CoC-bearing soil will either be directly loaded into dump trucks or transferred to the bottom of an over-excavation area, or will be segregated and stored in temporary stockpiles. Soil will be stockpiled on and covered with plastic sheeting. The stockpiles will either be "burrito-wrapped," or berms will be constructed around each pile in order to minimize storm water runoff. At the end of each day, or when not being actively added to, the stockpile will be secured on all sides.

Alternatively, stockpiles will be placed on soil still containing CoCs and sprayed with a tackifier (e.g., Ecology M-Binder), which is a botanical glue used as an aid in hydroseeding, to stabilize soils and for dust control. It is a heavy muciloid material and, when dry, forms a firm but rewettable membrane. Tackifier will be applied at the end of each day, as necessary. Stockpiles protected with tackifier will be constructed in a manner to prevent runoff from the stockpile from leaving the Site.

STORM WATER BEST MANAGEMENT PRACTICES (BMPS)

The storm water issues for the project are controlled by a Storm Water Pollution Prevention Plan that will be prepared for the developer by others and will be implemented by others. SCS will maintain the stockpile(s) as mentioned above, and the general contractor will be responsible for keeping the exterior surrounding areas of the Site clean of dirt and dust at the end of each day (i.e., driveways into the Site and adjoining sidewalks and roads).

TRAFFIC CONTROL/TRUCK ROUTES

For the export of lead-bearing soil from the Site, traffic control devices will be established as required by the City of San Diego. A haul route permit will be obtained from the City of San Diego if required.

8 EMERGENCY PLANNING

In the event of an emergency, work at the Site will be stopped. The exclusion zone will be maintained, with only authorized Site workers and emergency services personnel being allowed into the exclusion zone. In the event of a fire, no attempt will be made to fight the fire; however, 9-1-1 will be called and potentially flammable materials may be moved from the path of the fire to an area judged to be safe.

9 PUBLIC NOTIFICATION

Notices will be posted around the Site perimeter prior to the initiation of the excavation activities in accordance with the requirements of the DEH Site Assessment and Mitigation Manual. In addition, notices will be hand-delivered to adjacent property owners to notify them of the excavation activities.

The adjacent properties consist of residential, open space, and park land uses in the areas depicted on Figure 2. The nearest preschool/K-12 school is located approximately 2,400 feet to the southwest of the Site, identified as the Days of Wonder Family Day Care facility in San Diego. The school is not anticipated to be impacted by the project based on the distance from the Site and the prevailing wind directions throughout the year (Figure 2). Prevailing wind data and other climate information are provided (Appendix A).

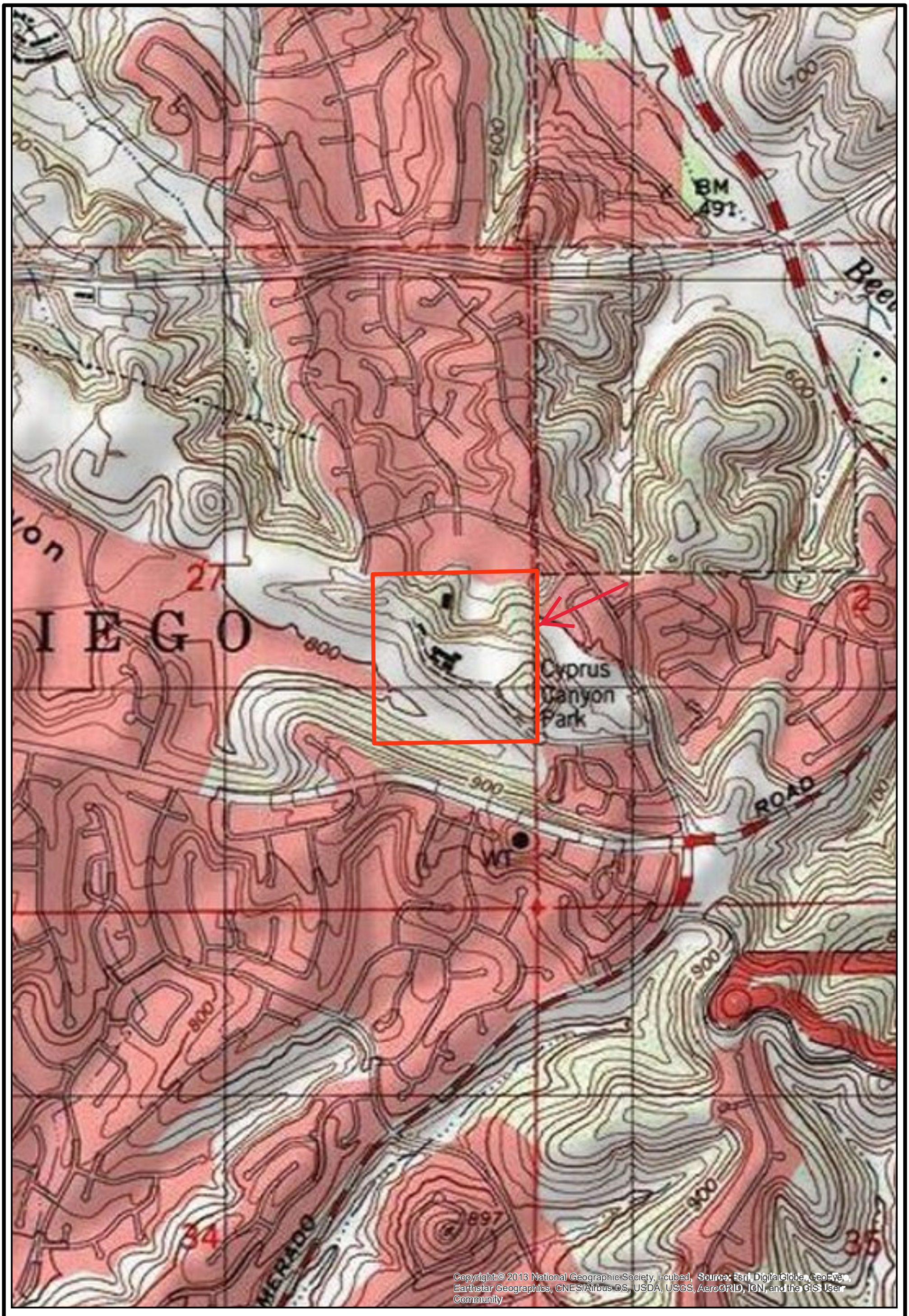
A copy of the proposed public notification written in both English and Spanish is also provided (Appendix B).

10 HEALTH AND SAFETY ISSUES

SITE HEALTH AND SAFETY PLAN

A health and safety plan (HSP) for work conducted at the Site and workers within the "exclusion zone" will be prepared by SCS pursuant to the regulations found in 29 Code of Federal Regulations Part 1910.120 and California Code of Regulations, Title 8, Section 5192.A. The plan outlines the potential chemical and physical hazards that may be encountered during the excavation, loading, sampling, and handling of soils containing hazardous substances. The appropriate personal protective equipment and emergency response procedures for the anticipated Site-specific chemical and physical hazards will be detailed in this plan. SCS and our contracted personnel involved with the proposed field work will be required to sign this document in order to encourage proper health and safety practices. The HSP will be available for agency review during mitigation activities.

FIGURES



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SCS ENGINEERS

Environmental Consultants
8799 Balboa Avenue, Suite 290
San Diego, California 92123

Site Location Map

The Phair Company
11495 Cypress Canyon Road
San Diego, California

Project No.: 01214253.06

Figure 1

Date Drafted: 5/1/2020

LEGEND

- Approximate Project boundary
- Residential use
- Park land use
- Open space

Reference: Google Earth Aerial Photograph
San Diego, California - August 2019

North
No Scale

Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

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ADJACENT PROPERTY LAND USES AND PREVAILING WIND DIRECTIONS

The Phair Company
11495 Cypress Canyon Road
San Diego, California

Project No.: 01214253.06

Figure 2

Date Drafted: 11/17/20

APPENDIX A

Prevailing Wind Reference Information

California Climate Zone 7

Reference City: San Diego
Latitude: 32.73 N
Longitude: 117.17 W
Elevation: 10 ft

Basic Climate Conditions

	(F)
Summer Temperature Range	14
Record High Temperature (1963)	111
Record Low Temperature (1949)	29

Design Day Data

Winter	99%	42		
	97.5%	44		
Summer				
	1%:	83	MCWB	69
	2.5%:	80	MCWB	69

Climatic Design Priorities

Winter: Insulate
Reduce Infiltration
Passive Solar
Summer: Shade
Allow natural ventilation
Distribute Thermal Mass

Title 24 Requirements

Package	*C*	*D*
Ceiling Insulation	R38	R30
Wood Frame Walls	R21	R13
Glazing U-Value	0.38	0.67
Maximum Total Area	14%	20%

Climate

Climate Zone 7 is the southernmost coastal region of California. The warm ocean water and latitude make this climate very mild. The temperature of the ocean water affects the air temperature over it, and this in turn moderates temperatures over the coastal strip.

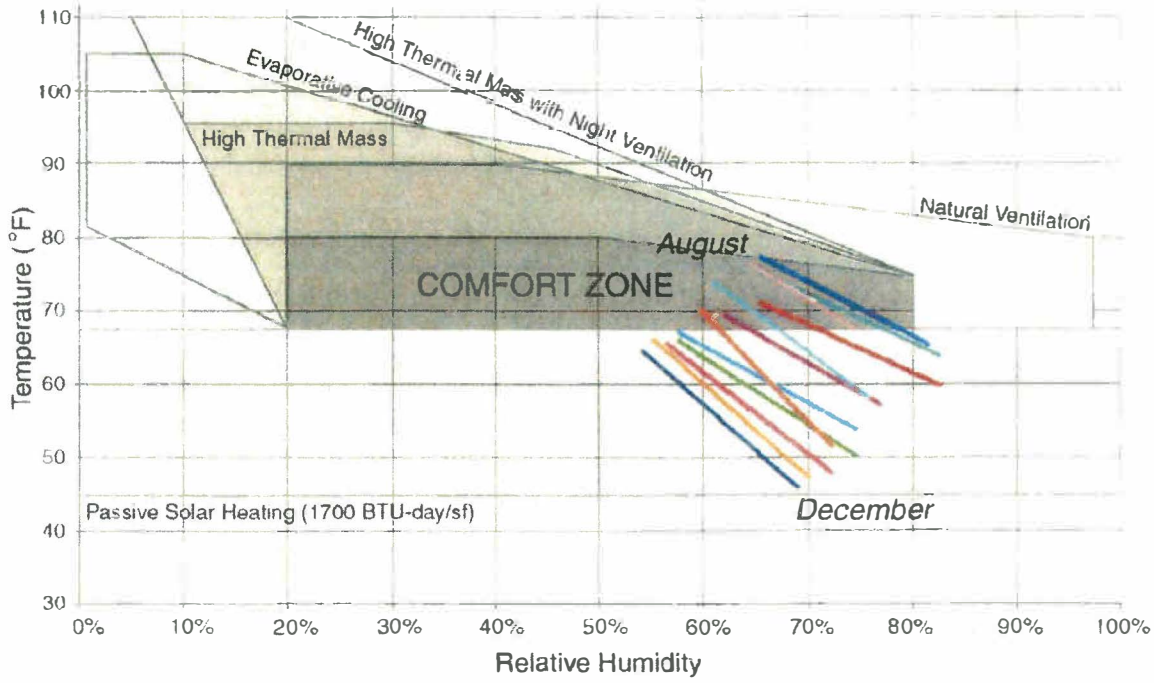
The ocean influences the weather most of the time, however the wind changes sometimes, bringing in the hot and extremely drying Santa Ana winds. The weather in the summer is warm and comfortable, and hot enough that cooling is necessary on some days.

	Oceanside	*Chula Vista*	*San Diego*	*La Mesa*
HDD	2009	1321	1256	1400
CDD	505	862	984	1110

HDD = Heating Degree Days (base 65F)
CDD = Cooling Degree Days

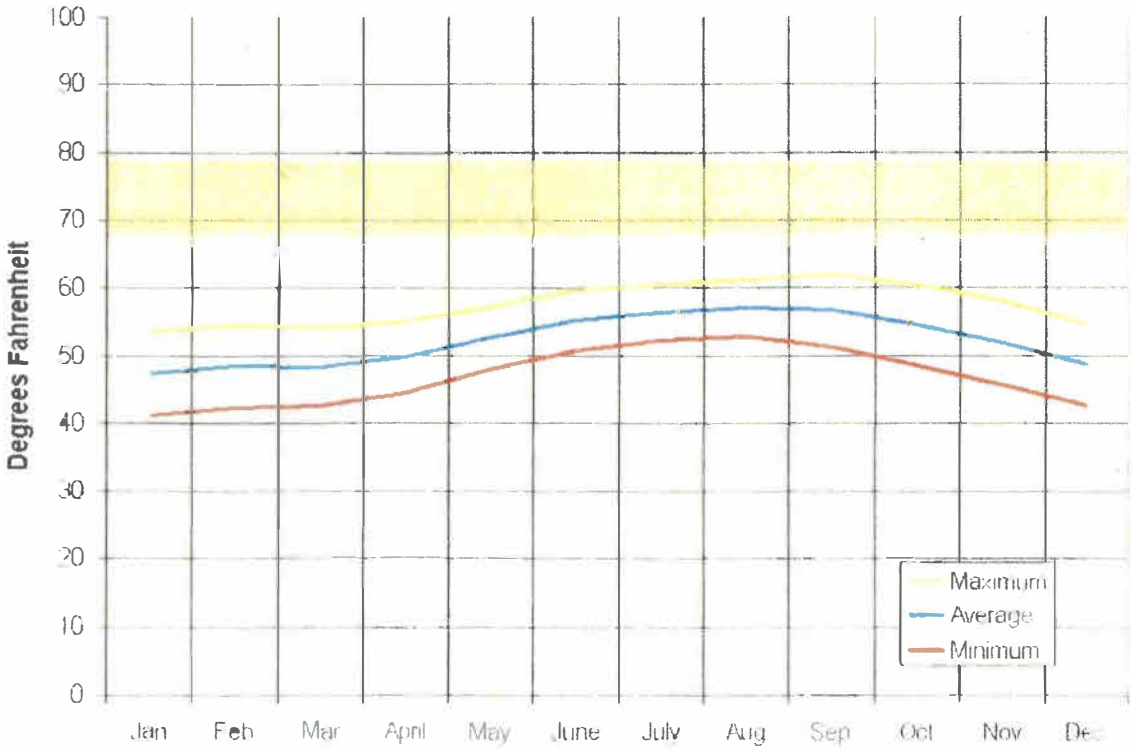
However, daily high fogs naturally cool the area at night. The winters are cool and heating is necessary sometimes. The weather and comfort standards in this region are in concurrence as shown by the low consumption of energy use.

Bioclimatic Chart

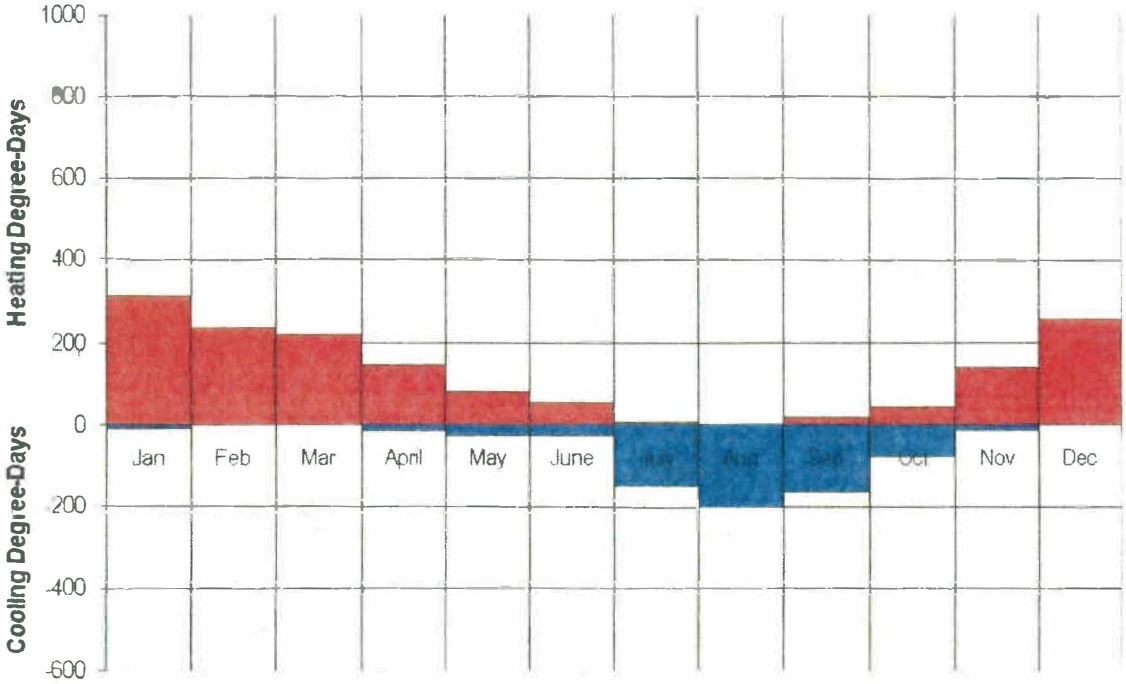


Temperature

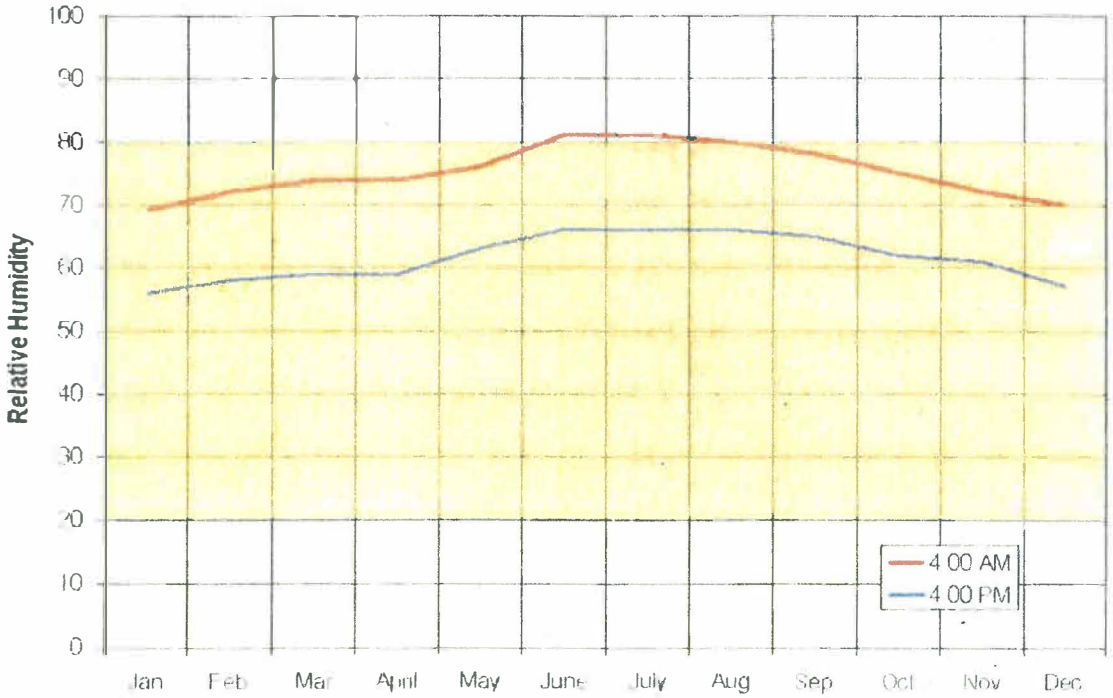
(Typical Comfort Zone: 68-80°F)



Degree Day
(Base 65°)

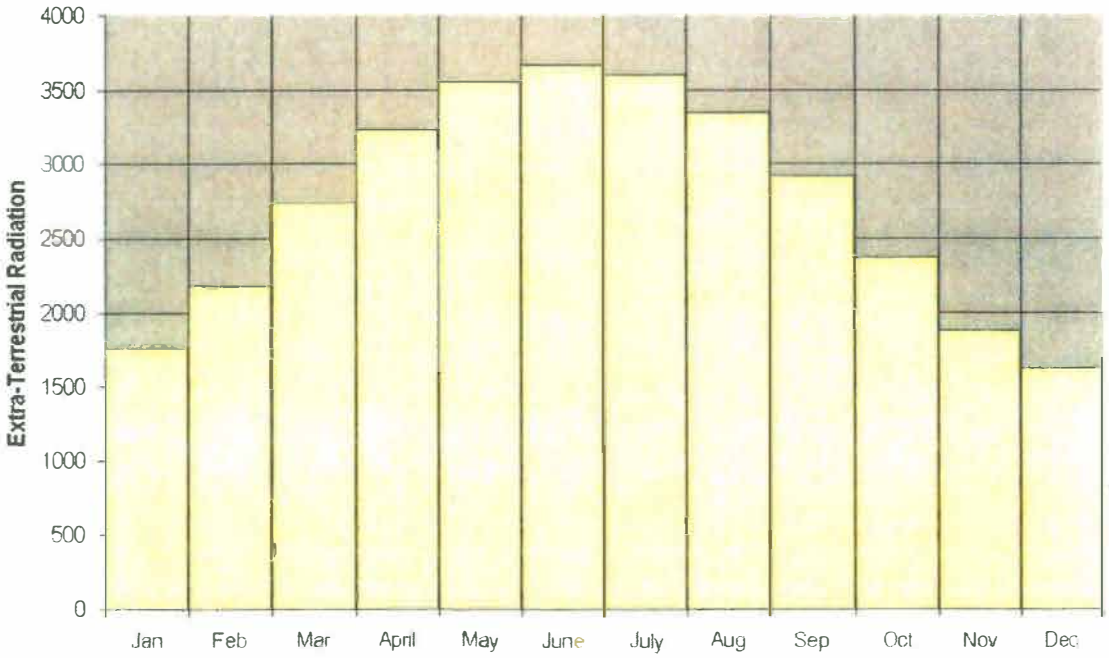


Relative Humidity
(Typical Comfort Zone: 20-80%)

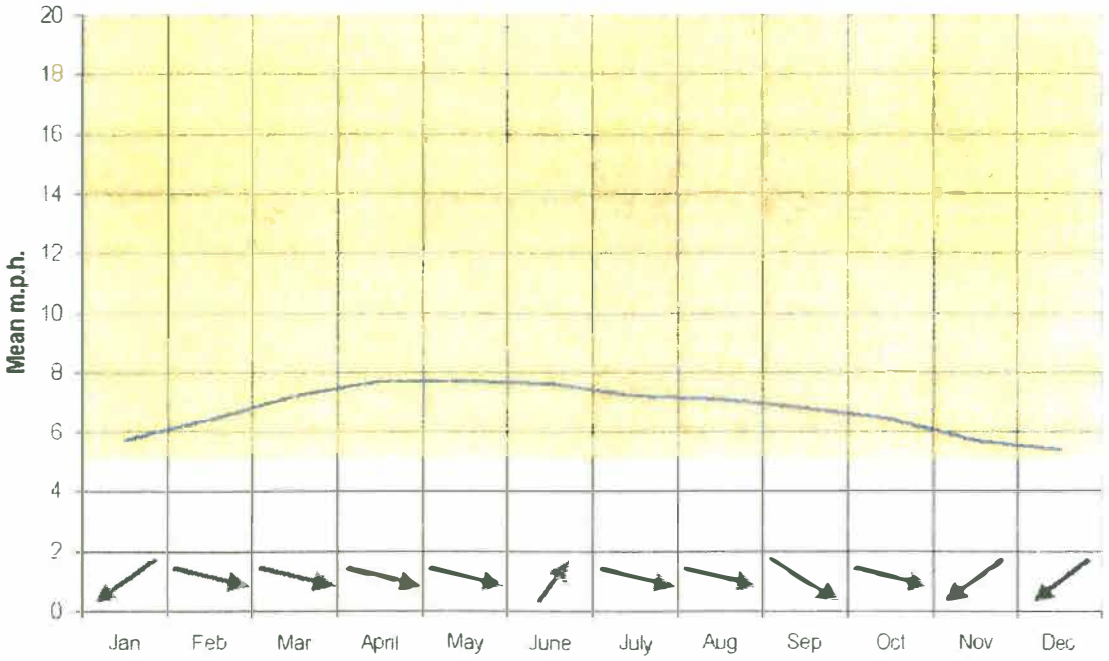


Extra-Terrestrial Radiation

Daily Mean ETR: 2739



Wind Speed



Prevailing Wind Direction

Summer: WNW
Winter: NE

Natural Ventilation is most effective when wind speed is 5 mph or greater.

APPENDIX B

Public Notification Signs in English and Spanish

PUBLIC NOTIFICATION

The remediation of soil containing lead and petroleum hydrocarbons will be conducted at 11495 Cypress Canyon Road beginning [DATE]. Work hours will be from 7 am to 5 pm. The excavation activities may generate noise, dust, and odors. Primary potential hazards include physical and chemical hazards associated with Site work, such as heavy equipment and dust. Care will be used to minimize noise, dust, and odors. Air monitoring will be performed frequently. Health studies have been completed for remediation activities associated with this project and if unhealthful conditions are identified by monitoring activities at any time during the implementation of remediation activities, additional mitigation measures will be implemented.

IF EXCESSIVE ODORS, NOISE, OR OTHER SAFETY CONCERNS ARE NOTED AT THIS SITE, PLEASE IMMEDIATELY CONTACT THE FIELD PERSONNEL.

Should you have any questions or concerns regarding the ongoing work, please call:

Role	Name	Phone
General Contractor	[To be determined]	[To be determined]
Environmental Consultant	SCS Engineers Luke Montague	Office: (858) 571-5500 Direct: (858) 583-7749
Owner	The Phair Company	Austin Dias: (619)816-0946
San Diego Dept. of Environmental Health	Ewan Moffat	(858) 505-6856
24-Hour Contact	SCS Engineers Luke Montague	Direct: (858) 583-7749 Cell: (760)585-8548

If further assistance is required, please contact the following agencies:
Local Police (911)
San Diego County Department of Environmental Health (858-505-6863)
San Diego County Health Department Air Pollution Control Division (858-694-3979)

PROPOSITION 65 WARNING: This Site may contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

COMUNICADO PUBLICO

La remediación de suelo, el cual contiene plomo y posiblemente hidrocarburos de petróleo, iniciará [FECHA] a 11495 Cypress Canyon Road, San Diego, California. El horario de trabajo será de 7:00 AM a 5:00 PM. Las escavaciones pueden generar ruido, polvo, y olores. Los peligros principales son daños físicos y químicos asociados con los trabajos en el sitio tales como equipo pesado y polvo. Se tendrá cuidado para minimizar el ruido, polvo, y olores. Medidas preventivas serán utilizadas para minimizar los polvos y los vapores. Se estará monitoreando el aire frequentamente. Se han desarrollado estudios de impacto a la salud asociados con este proyecto. Si durante el monitoreo de la implementación de las actividades de remediación, se identifican condiciones que atenten contra la salud, se implementarán medidas de mitigación al respecto.

SI PERCIBE EXCESIVAMENTE OLORES, RUIDO O ALGUN OTRO PROBLEMA DE SEGURIDAD EN EL SITIO, POR FAVOR CONTACTE INMEDIATAMENTE AL PERSONAL DE CAMPO. **Si tiene alguna duda o comentario referente al trabajo que se está realizando en el área, por favor llame:**

Actividad	Nombre	Teléfono
Contratista General	[Ser determinada]	[Ser determinada]
Consultor Ambiental	SCS Engineers Luke Montague	Officina: (858) 571-5500 Directa: (858) 583-7749
Dueño	The Phair Company	Austin Dias: (619)816-0946
Departamento de Salud Ambiental de San Diego	Ewan Moffat	(858) 505-6856
Contacto las 24 horas	SCS Engineers Luke Montague	Officina: (858) 583-7749 Cell: (760)585-8548

Si se requiere mayor asistencia, por favor contacte a las siguientes agencias:
Policia Local (911)
Departamento de Salud Ambiental del Condado de San Diego (619-505-6863)
Departamento de Salud Ambiental del Condado de San Diego, División Control de Contaminación de Aire (858-694-3979).

PROPOSICION 65 ALERTA: En este sitio puede haber productos quimicos conocidos por el estado de California que pueden causar cancer, malformaciones al nacer, u otros daños reproductivos.