

LIMITED PHASE II ENVIRONMENTAL  
SOIL CHARACTERIZATION EVALUATION  
APN 503-252-42-00, TROY STREET, LEMON GROVE  
SAN DIEGO COUNTY, CALIFORNIA 91945

FOR

VISTA AZUL, LLC  
8109 SANTA LUZ VILLAGE GREEN SOUTH  
SAN DIEGO, CALIFORNIA 92127

W.O. E6947.1-SC      FEBRUARY 2, 2016



**Geotechnical • Geologic • Coastal • Environmental**

5741 Palmer Way • Carlsbad, California 92010 • (760) 438-3155 • FAX (760) 931-0915 • [www.geosoilsinc.com](http://www.geosoilsinc.com)

February 2, 2016

W.O. E6947.1-SC

**Vista Azul, LLC**

8109 Santa Luz Village Green South  
San Diego, California 92127

Attention: Mr. Christopher Darhling

Subject: Limited Phase II Environmental Soil Characterization Evaluation,  
APN 503-252-42-00, Troy Street, Lemon Grove, San Diego County, California  
91945

Dear Mr. Darhling:

GeoSoils, Inc. (GSI) is pleased to present the results of our Limited Phase II Environmental Soil Characterization Evaluation for the subject property in Lemon Grove, San Diego County, California. This study was conducted for the purpose of further assessing the property for the potential presence of organochlorine pesticides (OCPs) and lead-based paints (LBPs) in soil, per the requirements of the City of Lemon Grove Community Services Department (City of Lemon Grove, 2015 [see Appendix A]), owing to the previous historical use and presence of structures on the site. The scope of services for this evaluation included soil sampling and testing, analysis of test data, and the preparation of this summary report.

**LIMITED SUPPLEMENTAL SOIL CHARACTERIZATION EVALUATION**

As indicated in the Phase I Environmental Site Assessment (ESA) summary report prepared by GSI for the subject site (GSI, 2015b), OCPs from historical agricultural activities and LBPs from former onsite residential structures, thereon, have the potential to impact site soils. Thus, in order to evaluate the occurrence of these potential contaminants of concern, and to respond to City of Lemon Grove (2015), GSI conducted sampling and testing of the onsite soils.

Sampling was performed on January 13, 2016 by a representative of this office. Four (4) samples were collected at an approximate depth of ½ foot below existing grade (b.e.g.) with the assistance of hand-auger borings. The borings were advanced in areas of the site immediately underlain by the Tertiary Mission Valley Formation (i.e., existing natural areas), identified during our geotechnical evaluation of the site (GSI, 2015a). These areas were sampled instead of areas of the site we evaluated as being underlain by existing fill soils because fill placement typically involves the reworking and moisturizing of soils, and the

resultant dilution of any chemical compounds contained therein. Approximate sample locations are presented on Plate 1 which uses the "Preliminary Grading Plan" prepared by Landmark Consulting (2015) as a base.

GSI selected four locations within native material identified during our geotechnical investigation (GSI, 2015a). The approximate locations of the soil borings are illustrated on Plate 1. Soil samples were collected using a hand auger between approximate depths of 0.5 and 2 feet below ground surface (bgs) in soil borings HA-1 and HA-3, and between approximate depths of 0.5 and 1 foot in soil borings HA-2 and HA-4. Refusal was met at a depth of approximately 1 foot bgs in soil borings HA-2 and HA-4.

Soil samples were placed in 4-ounce glass containers and stored on ice pending delivery to EurofinsCalscience in Garden Grove, California under chain-of-custody protocol. Testing was performed to evaluate the presence of OCPs and lead in the samples in general accordance with EPA 8081B and 6010B, respectively. Sample digestion for lead testing was performed in accordance with EPA 3050B.

## **Results**

The test results indicate non-detectable concentrations of OCPs in the collected samples. Lead concentrations in the tested samples ranged between 1.41 milligrams/kilogram (mg/kg) and 8.57 mg/kg. These concentrations were compared to California Human Health Screening Levels for residential applications (CHHSLs-R). CHHSLs were published by the California Environmental Protection Agency ([CEPA], 2005) and represent threshold values with generally accepted exposure factors to estimate concentrations in residential soil that do not represent a cancer risk to humans greater than one-in-one million (i.e.,  $1 \times 10^{-6}$ ). The CHHSLs-R for lead concentrations in soil is 80 mg/kg. Thus, the concentrations of lead in the tested samples are approximately an order of magnitude less than CHHSLs-R. Testing results are presented in Appendix B.

## **CONCLUSIONS**

Based on the results of the aforementioned testing, OCPs and lead in the onsite soil are not considered a recognized environmental condition. GSI recommends no further action at this time. Unless specifically superceded herein, the conclusions and recommendations contained in GSI (2015b) are still considered valid and applicable, and should be appropriately implemented during the balance of site development.

## LIMITATIONS

GSI has performed the services for this project in accordance with the terms of a contract between GSI and Client and in accordance with current professional standards for investigations of this type. The conclusions presented in this report are based on the information collected during the study, the present understanding of the site conditions, and professional judgment.

Please note, subsurface and hazardous waste/toxic substance conditions may vary from those provided in historical documents reviewed by GSI. The interpretations and recommendations of GSI are based solely on such information, and/or information supplied by Client. Findings of this investigation based on data provided by others carries no warranty, express or implied, as a result of the usage of such data.

It is possible that future investigations may reveal additional data or variations of the current data which may require the current conclusions and recommendations to be reevaluated. As a result, GSI makes no warranty, either express or implied, as to its findings, opinions, recommendations, specifications, or professional advice except that they were promulgated after being prepared in accordance with generally accepted standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature.

The information in this report is relevant to the date of the site work and should not be relied on to represent conditions at any later date. Facts, conditions, and acceptable risk factors change with time, accordingly, this report should be viewed within this context.

## CLOSURE

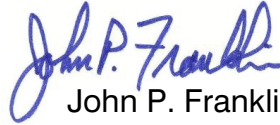
We appreciate the opportunity to be of service to you. If you have any questions pertaining to this report or any other matter, please do not hesitate to call us at (760) 438-3155.

Respectfully submitted,

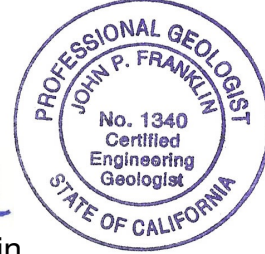
**GeoSoils, Inc.**



Ryan B. Boehmer  
Project Geologist



John P. Franklin  
Registered Environmental Property  
Assessor, NREP 461992, CEG 1340



RBB/JPF/jh

Attachments: Appendix A - References  
Appendix B - Laboratory Analytical Results  
Plate 1 - Site Map

Distribution: (3) Addressee

**APPENDIX A**

**REFERENCES**

## APPENDIX A

### REFERENCES

California Environmental Protection Agency, 2005, Use of California human screening levels (CHHSLs) in evaluation of contaminated properties, office of environmental health hazard assessment, dated January, updated through September 2009.

City of Lemon Grove Community Services Department, 2015, Review memorandum, TM0-000-0062, PDP-150-0003, GPA-150-0003, ZA1-500-0004 on Palm Street and Camino De Las Palmas (22 dwelling unit request), dated November 4.

GeoSoils, Inc., 2015a, Geotechnical evaluation for the Vista Azul residential development, Parcel 150-0003, Troy Street, City of Lemon Grove, California, W.O. 6947-A-SC, dated October 2.

\_\_\_\_\_, 2015b, Phase I environmental site assessment, APN 503-252-42-00, Troy Street, Lemon Grove, San Diego County, California 91945, W.O. E6947-SC, dated September 30. Geotechnical evaluation for the Vista Azul residential development, Parcel 150-0003, Troy Street, City of Lemon Grove, California, W.O. E6947-SC, dated September 30.

Landmark Consulting, 2015, Preliminary grading plan, Vista Azul, Troy Street, Lemon Grove, CA 91945, 1 sheet, 30-scale, plot dated September 10.

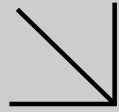
**APPENDIX B**

**LABORATORY ANALYTICAL RESULTS**





Calscience



**WORK ORDER NUMBER: 16-01-0951**

*The difference is service*



AIR | SOIL | WATER | MARINE CHEMISTRY

**Analytical Report For**

**Client:** GeoSoils, Inc.

**Client Project Name:** Rina

**Attention:** John Franklin  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Approved for release on 01/22/2016 by:  
Terri Chang  
Project Manager

ResultLink ▶

Email your PM ▶



Eurofins Calscience, Inc. (Calscience) certifies that the test results provided in this report meet all NELAC requirements for parameters for which accreditation is required or available. Any exceptions to NELAC requirements are noted in the case narrative. The original report of subcontracted analyses, if any, is attached to this report. The results in this report are limited to the sample(s) tested and any reproduction thereof must be made in its entirety. The client or recipient of this report is specifically prohibited from making material changes to said report and, to the extent that such changes are made, Calscience is not responsible, legally or otherwise. The client or recipient agrees to indemnify Calscience for any defense to any litigation which may arise.



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Work Order Number: 16-01-0951

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**Condition Upon Receipt:**

Samples were received under Chain-of-Custody (COC) on 01/14/16. They were assigned to Work Order 16-01-0951.

Unless otherwise noted on the Sample Receiving forms all samples were received in good condition and within the recommended EPA temperature criteria for the methods noted on the COC. The COC and Sample Receiving Documents are integral elements of the analytical report and are presented at the back of the report.

**Holding Times:**

All samples were analyzed within prescribed holding times (HT) and/or in accordance with the Calscience Sample Acceptance Policy unless otherwise noted in the analytical report and/or comprehensive case narrative, if required.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of  $\leq 15$  minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

**Quality Control:**

All quality control parameters (QC) were within established control limits except where noted in the QC summary forms or described further within this report.

**Subcontractor Information:**

Unless otherwise noted below (or on the subcontract form), no samples were subcontracted.

**Additional Comments:**

Air - Sorbent-extracted air methods (EPA TO-4A, EPA TO-10, EPA TO-13A, EPA TO-17): Analytical results are converted from mass/sample basis to mass/volume basis using client-supplied air volumes.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are always reported on a wet weight basis.



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## Sample Summary

Client: GeoSoils, Inc.	Work Order: 16-01-0951
5741 Palmer Way	Project Name: Rina
Carlsbad, CA 92010-7248	PO Number:
	Date/Time Received: 01/14/16 19:20
	Number of Containers: 10

Attn: John Franklin

Sample Identification	Lab Number	Collection Date and Time	Number of Containers	Matrix
HA-1-0.5	16-01-0951-1	01/13/16 12:40	1	Solid
HA-1-1	16-01-0951-2	01/13/16 12:46	1	Solid
HA-1-2	16-01-0951-3	01/13/16 12:55	1	Solid
HA-2-0.5	16-01-0951-4	01/13/16 13:13	1	Solid
HA-2-1	16-01-0951-5	01/13/16 13:22	1	Solid
HA-3-0.5	16-01-0951-6	01/13/16 14:28	1	Solid
HA-3-1	16-01-0951-7	01/13/16 14:32	1	Solid
HA-3-2	16-01-0951-8	01/13/16 14:37	1	Solid
HA-4-0.5	16-01-0951-9	01/13/16 14:54	1	Solid
HA-4-1	16-01-0951-10	01/13/16 15:01	1	Solid



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## Analytical Report

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3050B  
Method: EPA 6010B  
Units: mg/kg

Project: Rina

Page 1 of 1

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
HA-1-0.5	16-01-0951-1-A	01/13/16 12:40	Solid	ICP 7300	01/15/16	01/18/16 19:51	160115L02
<u>Parameter</u>		<u>Result</u>		<u>RL</u>		<u>DF</u>	<u>Qualifiers</u>
Lead		1.41		0.524		1.05	
HA-2-0.5	16-01-0951-4-A	01/13/16 13:13	Solid	ICP 7300	01/15/16	01/18/16 19:52	160115L02
<u>Parameter</u>		<u>Result</u>		<u>RL</u>		<u>DF</u>	<u>Qualifiers</u>
Lead		6.55		0.485		0.971	
HA-3-0.5	16-01-0951-6-A	01/13/16 14:28	Solid	ICP 7300	01/15/16	01/18/16 19:54	160115L02
<u>Parameter</u>		<u>Result</u>		<u>RL</u>		<u>DF</u>	<u>Qualifiers</u>
Lead		8.57		0.521		1.04	
HA-4-0.5	16-01-0951-9-A	01/13/16 14:54	Solid	ICP 7300	01/15/16	01/18/16 19:55	160115L02
<u>Parameter</u>		<u>Result</u>		<u>RL</u>		<u>DF</u>	<u>Qualifiers</u>
Lead		3.65		0.476		0.952	
Method Blank	097-01-002-22251	N/A	Solid	ICP 7300	01/15/16	01/18/16 12:23	160115L02
<u>Parameter</u>		<u>Result</u>		<u>RL</u>		<u>DF</u>	<u>Qualifiers</u>
Lead		ND		0.495		0.990	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



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## Analytical Report

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3545  
Method: EPA 8081A  
Units: ug/kg

Project: Rina

Page 1 of 5

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
HA-1-0.5	16-01-0951-1-A	01/13/16 12:40	Solid	GC 41	01/15/16	01/18/16 12:22	160115L04

Parameter	Result	RL	DF	Qualifiers
Aldrin	ND	5.0	1.00	
Alpha-BHC	ND	10	1.00	
Beta-BHC	ND	5.0	1.00	
Chlordane	ND	50	1.00	
4,4'-DDD	ND	5.0	1.00	
4,4'-DDE	ND	5.0	1.00	
4,4'-DDT	ND	5.0	1.00	
Delta-BHC	ND	10	1.00	
Dieldrin	ND	5.0	1.00	
Endosulfan I	ND	5.0	1.00	
Endosulfan II	ND	5.0	1.00	
Endosulfan Sulfate	ND	5.0	1.00	
Endrin	ND	5.0	1.00	
Endrin Aldehyde	ND	5.0	1.00	
Endrin Ketone	ND	5.0	1.00	
Gamma-BHC	ND	5.0	1.00	
Heptachlor	ND	5.0	1.00	
Heptachlor Epoxide	ND	10	1.00	
Methoxychlor	ND	5.0	1.00	
Toxaphene	ND	100	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
Decachlorobiphenyl	86	24-168	
2,4,5,6-Tetrachloro-m-Xylene	89	25-145	

Return to Contents

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



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## Analytical Report

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3545  
Method: EPA 8081A  
Units: ug/kg

Project: Rina

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
HA-2-0.5	16-01-0951-4-A	01/13/16 13:13	Solid	GC 41	01/15/16	01/18/16 12:37	160115L04

Parameter	Result	RL	DF	Qualifiers
Aldrin	ND	5.0	1.00	
Alpha-BHC	ND	9.9	1.00	
Beta-BHC	ND	5.0	1.00	
Chlordane	ND	50	1.00	
4,4'-DDD	ND	5.0	1.00	
4,4'-DDE	ND	5.0	1.00	
4,4'-DDT	ND	5.0	1.00	
Delta-BHC	ND	9.9	1.00	
Dieldrin	ND	5.0	1.00	
Endosulfan I	ND	5.0	1.00	
Endosulfan II	ND	5.0	1.00	
Endosulfan Sulfate	ND	5.0	1.00	
Endrin	ND	5.0	1.00	
Endrin Aldehyde	ND	5.0	1.00	
Endrin Ketone	ND	5.0	1.00	
Gamma-BHC	ND	5.0	1.00	
Heptachlor	ND	5.0	1.00	
Heptachlor Epoxide	ND	9.9	1.00	
Methoxychlor	ND	5.0	1.00	
Toxaphene	ND	99	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
Decachlorobiphenyl	78	24-168	
2,4,5,6-Tetrachloro-m-Xylene	83	25-145	


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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



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## Analytical Report

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3545  
Method: EPA 8081A  
Units: ug/kg

Project: Rina

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
HA-3-0.5	16-01-0951-6-A	01/13/16 14:28	Solid	GC 41	01/15/16	01/18/16 12:52	160115L04

Parameter	Result	RL	DF	Qualifiers
Aldrin	ND	5.0	1.00	
Alpha-BHC	ND	10	1.00	
Beta-BHC	ND	5.0	1.00	
Chlordane	ND	50	1.00	
4,4'-DDD	ND	5.0	1.00	
4,4'-DDE	ND	5.0	1.00	
4,4'-DDT	ND	5.0	1.00	
Delta-BHC	ND	10	1.00	
Dieldrin	ND	5.0	1.00	
Endosulfan I	ND	5.0	1.00	
Endosulfan II	ND	5.0	1.00	
Endosulfan Sulfate	ND	5.0	1.00	
Endrin	ND	5.0	1.00	
Endrin Aldehyde	ND	5.0	1.00	
Endrin Ketone	ND	5.0	1.00	
Gamma-BHC	ND	5.0	1.00	
Heptachlor	ND	5.0	1.00	
Heptachlor Epoxide	ND	10	1.00	
Methoxychlor	ND	5.0	1.00	
Toxaphene	ND	100	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
Decachlorobiphenyl	67	24-168	
2,4,5,6-Tetrachloro-m-Xylene	66	25-145	

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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.





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## Analytical Report

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3545  
Method: EPA 8081A  
Units: ug/kg

Project: Rina

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
HA-4-0.5	16-01-0951-9-A	01/13/16 14:54	Solid	GC 41	01/15/16	01/18/16 13:07	160115L04

Parameter	Result	RL	DF	Qualifiers
Aldrin	ND	5.0	1.00	
Alpha-BHC	ND	9.9	1.00	
Beta-BHC	ND	5.0	1.00	
Chlordane	ND	50	1.00	
4,4'-DDD	ND	5.0	1.00	
4,4'-DDE	ND	5.0	1.00	
4,4'-DDT	ND	5.0	1.00	
Delta-BHC	ND	9.9	1.00	
Dieldrin	ND	5.0	1.00	
Endosulfan I	ND	5.0	1.00	
Endosulfan II	ND	5.0	1.00	
Endosulfan Sulfate	ND	5.0	1.00	
Endrin	ND	5.0	1.00	
Endrin Aldehyde	ND	5.0	1.00	
Endrin Ketone	ND	5.0	1.00	
Gamma-BHC	ND	5.0	1.00	
Heptachlor	ND	5.0	1.00	
Heptachlor Epoxide	ND	9.9	1.00	
Methoxychlor	ND	5.0	1.00	
Toxaphene	ND	99	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
Decachlorobiphenyl	79	24-168	
2,4,5,6-Tetrachloro-m-Xylene	78	25-145	


  
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RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3545  
Method: EPA 8081A  
Units: ug/kg

Project: Rina

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>Method Blank</b>	<b>099-12-537-2333</b>	<b>N/A</b>	<b>Solid</b>	<b>GC 41</b>	<b>01/15/16</b>	<b>01/18/16 11:37</b>	<b>160115L04</b>

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>DF</u>	<u>Qualifiers</u>
Aldrin	ND	5.0	1.00	
Alpha-BHC	ND	10	1.00	
Beta-BHC	ND	5.0	1.00	
Chlordane	ND	50	1.00	
4,4'-DDD	ND	5.0	1.00	
4,4'-DDE	ND	5.0	1.00	
4,4'-DDT	ND	5.0	1.00	
Delta-BHC	ND	10	1.00	
Dieldrin	ND	5.0	1.00	
Endosulfan I	ND	5.0	1.00	
Endosulfan II	ND	5.0	1.00	
Endosulfan Sulfate	ND	5.0	1.00	
Endrin	ND	5.0	1.00	
Endrin Aldehyde	ND	5.0	1.00	
Endrin Ketone	ND	5.0	1.00	
Gamma-BHC	ND	5.0	1.00	
Heptachlor	ND	5.0	1.00	
Heptachlor Epoxide	ND	10	1.00	
Methoxychlor	ND	5.0	1.00	
Toxaphene	ND	100	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
Decachlorobiphenyl	103	24-168	
2,4,5,6-Tetrachloro-m-Xylene	101	25-145	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



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Quality Control - Spike/Spike Duplicate

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3050B  
Method: EPA 6010B

Project: Rina

Page 1 of 2

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
16-01-0852-28	Sample	Solid	ICP 7300	01/15/16	01/18/16 12:39	160115S02
16-01-0852-28	Matrix Spike	Solid	ICP 7300	01/15/16	01/18/16 12:40	160115S02
16-01-0852-28	Matrix Spike Duplicate	Solid	ICP 7300	01/15/16	01/18/16 12:42	160115S02

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Lead	9.187	25.00	36.71	110	32.74	94	75-125	11	0-20	

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits



Calscience

## Quality Control - Spike/Spike Duplicate

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3545  
Method: EPA 8081A

Project: Rina

Page 2 of 2

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number				
HA-1-0.5	Sample	Solid	GC 41	01/15/16	01/18/16 12:22	160115S04				
HA-1-0.5	Matrix Spike	Solid	GC 41	01/15/16	01/18/16 11:52	160115S04				
HA-1-0.5	Matrix Spike Duplicate	Solid	GC 41	01/15/16	01/18/16 12:07	160115S04				
Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Aldrin	ND	25.00	21.57	86	22.76	91	50-135	5	0-25	
Alpha-BHC	ND	25.00	19.77	79	20.95	84	50-135	6	0-25	
Beta-BHC	ND	25.00	20.49	82	21.31	85	50-135	4	0-25	
4,4'-DDD	ND	25.00	22.10	88	23.86	95	50-135	8	0-25	
4,4'-DDE	ND	25.00	23.91	96	24.77	99	50-135	4	0-25	
4,4'-DDT	ND	25.00	22.77	91	23.85	95	50-135	5	0-25	
Delta-BHC	ND	25.00	21.27	85	22.17	89	50-135	4	0-25	
Dieldrin	ND	25.00	21.07	84	21.53	86	50-135	2	0-25	
Endosulfan I	ND	25.00	20.37	81	21.13	85	50-135	4	0-25	
Endosulfan II	ND	25.00	20.23	81	21.45	86	50-135	6	0-25	
Endosulfan Sulfate	ND	25.00	21.35	85	22.40	90	50-135	5	0-25	
Endrin	ND	25.00	25.95	104	27.30	109	50-135	5	0-25	
Endrin Aldehyde	ND	25.00	17.48	70	15.22	61	50-135	14	0-25	
Gamma-BHC	ND	25.00	21.43	86	22.44	90	50-135	5	0-25	
Heptachlor	ND	25.00	22.60	90	23.94	96	50-135	6	0-25	
Heptachlor Epoxide	ND	25.00	18.00	72	18.96	76	50-135	5	0-25	
Methoxychlor	ND	25.00	23.60	94	26.18	105	50-135	10	0-25	

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits



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## Quality Control - LCS

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3050B  
Method: EPA 6010B

Project: Rina

Page 1 of 2

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
<b>097-01-002-22251</b>	<b>LCS</b>	<b>Solid</b>	<b>ICP 7300</b>	<b>01/15/16</b>	<b>01/18/16 12:28</b>	<b>160115L02</b>
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>Qualifiers</u>
Lead		25.00	25.43	102	80-120	

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits



Calscience

## Quality Control - LCS

GeoSoils, Inc.  
5741 Palmer Way  
Carlsbad, CA 92010-7248

Date Received: 01/14/16  
Work Order: 16-01-0951  
Preparation: EPA 3545  
Method: EPA 8081A

Project: Rina

Page 2 of 2

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number	
<b>099-12-537-2333</b>	<b>LCS</b>	<b>Solid</b>	<b>GC 41</b>	<b>01/15/16</b>	<b>01/18/16 13:37</b>	<b>160115L04</b>	
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>ME CL</u>	<u>Qualifiers</u>
Aldrin		25.00	20.73	83	50-135	36-149	
Alpha-BHC		25.00	20.20	81	50-135	36-149	
Beta-BHC		25.00	20.83	83	50-135	36-149	
4,4'-DDD		25.00	27.48	110	50-135	36-149	
4,4'-DDE		25.00	22.64	91	50-135	36-149	
4,4'-DDT		25.00	29.90	120	50-135	36-149	
Delta-BHC		25.00	21.43	86	50-135	36-149	
Dieldrin		25.00	19.74	79	50-135	36-149	
Endosulfan I		25.00	19.65	79	50-135	36-149	
Endosulfan II		25.00	22.36	89	50-135	36-149	
Endosulfan Sulfate		25.00	32.57	130	50-135	36-149	
Endrin		25.00	27.57	110	50-135	36-149	
Endrin Aldehyde		25.00	15.07	60	50-135	36-149	
Gamma-BHC		25.00	21.54	86	50-135	36-149	
Heptachlor		25.00	22.60	90	50-135	36-149	
Heptachlor Epoxide		25.00	19.08	76	50-135	36-149	
Methoxychlor		25.00	35.56	142	50-135	36-149	ME

Total number of LCS compounds: 17

Total number of ME compounds: 1

Total number of ME compounds allowed: 1

LCS ME CL validation result: Pass

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits

## Sample Analysis Summary Report

Work Order: 16-01-0951

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<u>Method</u>	<u>Extraction</u>	<u>Chemist ID</u>	<u>Instrument</u>	<u>Analytical Location</u>
EPA 6010B	EPA 3050B	935	ICP 7300	1
EPA 8081A	EPA 3545	669	GC 41	1

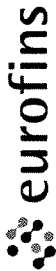
## Glossary of Terms and Qualifiers

Work Order: 16-01-0951

Page 1 of 1

<u>Qualifiers</u>	<u>Definition</u>
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution. Therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to suspected matrix interference. The associated LCS recovery was in control.
4	The MS/MSD RPD was out of control due to suspected matrix interference.
5	The PDS/PDSD or PES/PESD associated with this batch of samples was out of control due to suspected matrix interference.
6	Surrogate recovery below the acceptance limit.
7	Surrogate recovery above the acceptance limit.
B	Analyte was present in the associated method blank.
BU	Sample analyzed after holding time expired.
BV	Sample received after holding time expired.
CI	See case narrative.
E	Concentration exceeds the calibration range.
ET	Sample was extracted past end of recommended max. holding time.
HD	The chromatographic pattern was inconsistent with the profile of the reference fuel standard.
HDH	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons were also present (or detected).
HDL	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but lighter hydrocarbons were also present (or detected).
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
JA	Analyte positively identified but quantitation is an estimate.
ME	LCS Recovery Percentage is within Marginal Exceedance (ME) Control Limit range (+/- 4 SD from the mean).
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
SG	The sample extract was subjected to Silica Gel treatment prior to analysis.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.
	Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are reported on a wet weight basis.
	Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of <= 15 minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.
	A calculated total result (Example: Total Pesticides) is the summation of each component concentration and/or, if "J" flags are reported, estimated concentration. Component concentrations showing not detected (ND) are summed into the calculated total result as zero concentrations.





Calscience

7440 Lincoln Way, Garden Grove, CA 92841-1427 • (714) 895-5494  
For courier service / sample drop off information, contact us26\_sales@eurofinsus.com or call us.

CHAIN-OF-CUSTODY RECORD

WO NO./LAB USE ONLY

16-01-0951

DATE: 01/14/16

PAGE: 1 OF 1

CLIENT PROJECT NAME / NO.:

Rina

PROJECT CONTACT:

John Franklin

P.O. NO.:

LAB CONTACT OR QUOTE NO.:

SAMPLER(S): (PRINT)

J. Maxton

LOG CODE:

REQUESTED ANALYSES

Please check box or fill in blank as needed.

TPH	
TPH (g) □ GFO	
TPH (g) □ DRO	
TPH □ C6-C36 □ C6-C44	
BTEX / MTBE □ 8260 □	
VOCs (8260)	
Oxygenates (8260)	
Prep (5035) □ En Core □ Terra Core	
SVOCs (8270)	
Pesticides (8081)	OCF
PCBs (8082)	
PAHs □ 8270 □ 8270 SIM	
T22 Metals □ 6010/747X □ 6020/747X	
Cr(VI) □ 7196 □ 7199 □ 2186	

Received by: (Signature/Affiliation)	Date: 1/13/16	Time: 15:48
Received by: (Signature/Affiliation)	Date: 01/14/16	Time: 13:10
Received by: (Signature/Affiliation)	Date: 1/14/16	Time: 19:20

LABORATORY CLIENT:

ADDRESS: 5741 Palmer Way, Garden Grove, CA 92841-1427

CITY: Garden Grove, STATE: CA, ZIP: 92841

TEL: 714-458-3155, E-MAIL: jfranklin@gossilsinc.com

TURNDOWN TIME (Rush surcharges may apply to any TAT not STANDARD):

SAME DAY  24 HR  48 HR  72 HR  5 DAYS  STANDARD

EDD:  COELT EDF  OTHER

SPECIAL INSTRUCTIONS:

Rain samples from 0.5' on HA-1, HA-2, HA-3, and HA-4. Depending on results, we will decide whether to run the rest.

LAB USE ONLY	SAMPLE ID	SAMPLING		MATRIX	NO. OF CONT.
		DATE	TIME		
1	HA-1-0.5	1/13/16	12:40	S	1
2	HA-1-1		12:46		
3	HA-1-2		12:55		
4	HA-2-0.5		13:13		
5	HA-2-1		13:22		
6	HA-3-0.5		14:28		
7	HA-3-1		14:32		
8	HA-3-2		14:37		
9	HA-4-0.5		14:54	↓	
10	HA-4-1		15:01	↓	

Relinquished by: (Signature)	Date: 1/13/16	Time: 15:48
Relinquished by: (Signature)	Date: 01/14/16	Time: 13:10
Relinquished by: (Signature)	Date: 1/14/16	Time: 19:20



SAMPLE RECEIPT CHECKLIST

COOLER 1 OF 1

CLIENT: GEOSOILS INC

DATE: 01/14/2016

**TEMPERATURE:** (Criteria: 0.0°C – 6.0°C, not frozen except sediment/tissue)  
 Thermometer ID: SC4B (CF: +0.3°C); Temperature (w/o CF): 2.6 °C (w/ CF): 2.9 °C;  Blank  Sample  
 Sample(s) outside temperature criteria (PM/APM contacted by: \_\_\_\_\_)  
 Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling  
 Sample(s) received at ambient temperature; placed on ice for transport by courier  
 Ambient Temperature:  Air  Filter Checked by: 671

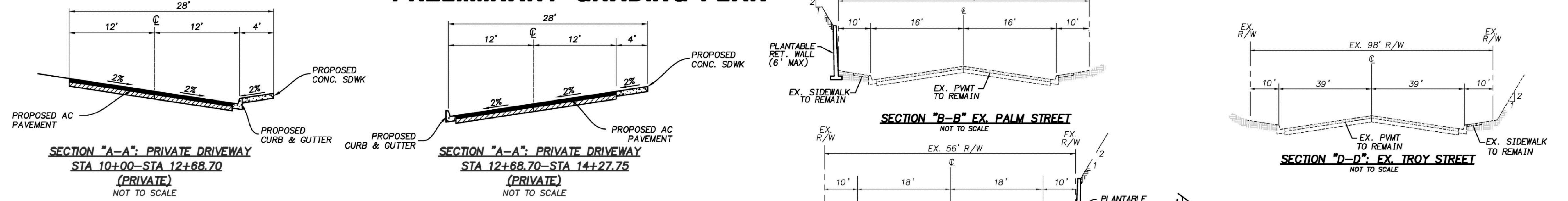
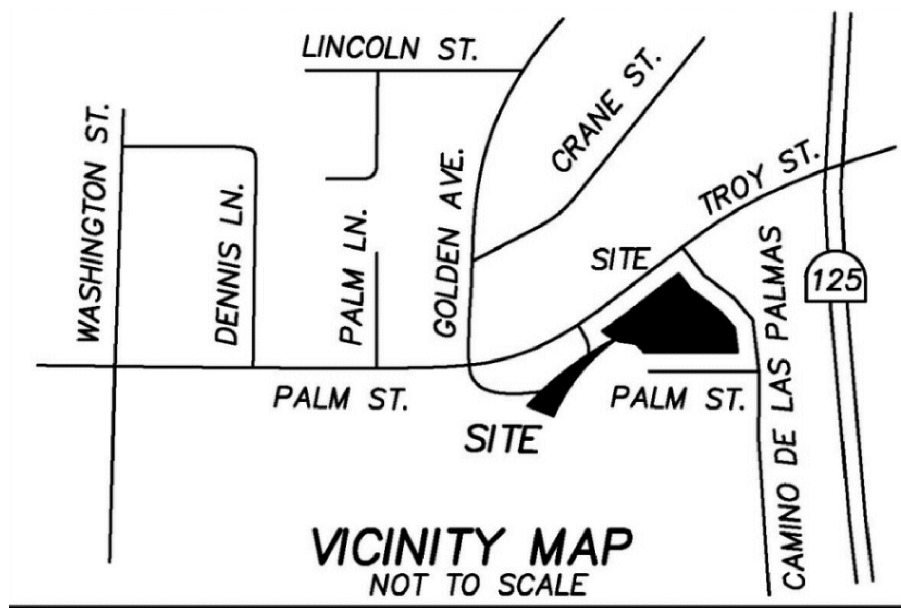
**CUSTODY SEAL:**  
 Cooler  Present and Intact  Present but Not Intact  Not Present  N/A Checked by: 671  
 Sample(s)  Present and Intact  Present but Not Intact  Not Present  N/A Checked by: 681

SAMPLE CONDITION:	Yes	No	N/A
Chain-of-Custody (COC) document(s) received with samples .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COC document(s) received complete .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sampling date <input type="checkbox"/> Sampling time <input type="checkbox"/> Matrix <input type="checkbox"/> Number of containers			
<input type="checkbox"/> No analysis requested <input type="checkbox"/> Not relinquished <input type="checkbox"/> No relinquished date <input type="checkbox"/> No relinquished time			
Sampler's name indicated on COC .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container label(s) consistent with COC .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container(s) intact and in good condition .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper containers for analyses requested .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient volume/mass for analyses requested .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samples received within holding time .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aqueous samples for certain analyses received within 15-minute holding time			
<input type="checkbox"/> pH <input type="checkbox"/> Residual Chlorine <input type="checkbox"/> Dissolved Sulfide <input type="checkbox"/> Dissolved Oxygen .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proper preservation chemical(s) noted on COC and/or sample container .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unpreserved aqueous sample(s) received for certain analyses			
<input type="checkbox"/> Volatile Organics <input type="checkbox"/> Total Metals <input type="checkbox"/> Dissolved Metals			
Container(s) for certain analysis free of headspace .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Volatile Organics <input type="checkbox"/> Dissolved Gases (RSK-175) <input type="checkbox"/> Dissolved Oxygen (SM 4500)			
<input type="checkbox"/> Carbon Dioxide (SM 4500) <input type="checkbox"/> Ferrous Iron (SM 3500) <input type="checkbox"/> Hydrogen Sulfide (Hach)			
Tedlar™ bag(s) free of condensation .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**CONTAINER TYPE:** (Trip Blank Lot Number: \_\_\_\_\_)  
**Aqueous:**  VOA  VOA<sub>h</sub>  VOAn<sub>2</sub>  100PJ  100PJna<sub>2</sub>  125AGB  125AGB<sub>h</sub>  125AGB<sub>p</sub>  125PB  
 125PBz<sub>na</sub>  250AGB  250CGB  250CGB<sub>s</sub>  250PB  250PB<sub>n</sub>  500AGB  500AGJ  500AGJ<sub>s</sub>  
 500PB  1AGB  1AGBna<sub>2</sub>  1AGB<sub>s</sub>  1PB  1PBna  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  
**Solid:**  4ozCGJ  8ozCGJ  16ozCGJ  Sleeve (\_\_\_\_\_)  EnCores® (\_\_\_\_\_)  TerraCores® (\_\_\_\_\_)  \_\_\_\_\_  
**Air:**  Tedlar™  Canister  Sorbent Tube  PUF  \_\_\_\_\_ **Other Matrix** (\_\_\_\_\_) :  \_\_\_\_\_  \_\_\_\_\_  
 Container: **A** = Amber, **B** = Bottle, **C** = Clear, **E** = Envelope, **G** = Glass, **J** = Jar, **P** = Plastic, and **Z** = Ziploc/Resealable Bag  
 Preservative: **b** = buffered, **f** = filtered, **h** = HCl, **n** = HNO<sub>3</sub>, **na** = NaOH, **na<sub>2</sub>** = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub>, **p** = H<sub>3</sub>PO<sub>4</sub>, Labeled/Checked by: 681  
Reviewed by: 1017  
 s = H<sub>2</sub>SO<sub>4</sub>, u = ultra-pure, z<sub>na</sub> = Zn(CH<sub>3</sub>CO<sub>2</sub>)<sub>2</sub> + NaOH

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# PRELIMINARY GRADING PLAN



**OWNER:**  
RINA, LLC  
8109 SANTALUZ VILLAGE GREEN  
SOUTH  
SAN DIEGO, CA 92127  
(619) 559-0372  
CONTACT: CHRIS DAHLING

**CIVIL ENGINEER:**  
LANDMARK CONSULTING  
9555 GENESEE AVE., SUITE 200  
SAN DIEGO, CA 92121  
(858) 587-8070  
CONTACT: MARK A. BRENCICK

**GEOTECHNICAL:**  
GEOSOLS, INC.  
5741 PALMER WAY  
CARLSBAD, CA 92010  
(760) 439-3155  
CONTACT: ROBERT BOEHMER

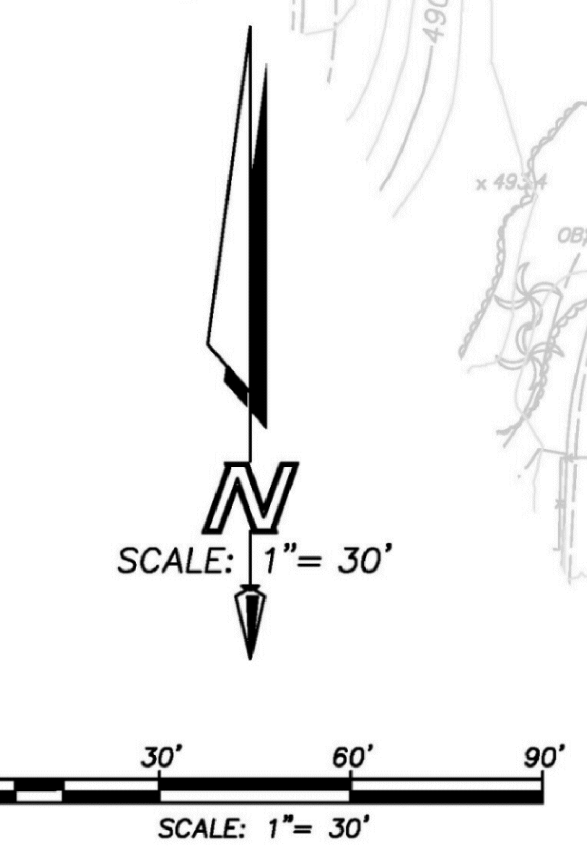
**ARCHITECT:**  
ARCHITECTS BP ASSOCIATES  
11858 BERNARDO PLAZA CT # 120  
SAN DIEGO, CA 92128  
(858) 592-4710  
CONTACT: ROGER BASSINGER

**LANDSCAPE ARCHITECT:**  
DEVELOPMENT DESIGN SERVICES  
& GRAPHIC ACCESS, INC.  
2583 VIA MERANO  
DEL MAR, CA 92014  
CONTACT: ADAM GEVANTHOR

- GENERAL NOTES:**
- TOPOGRAPHIC CONTOUR INTERVAL: 1 FOOT  
DATUM: U.S.C. & G.S.  
SOURCE: INLAND AERIAL SURVEYS, INC.  
DATE: 5-28-2015
  - ALL PROPOSED SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
  - GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
  - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF LEMON GROVE LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.

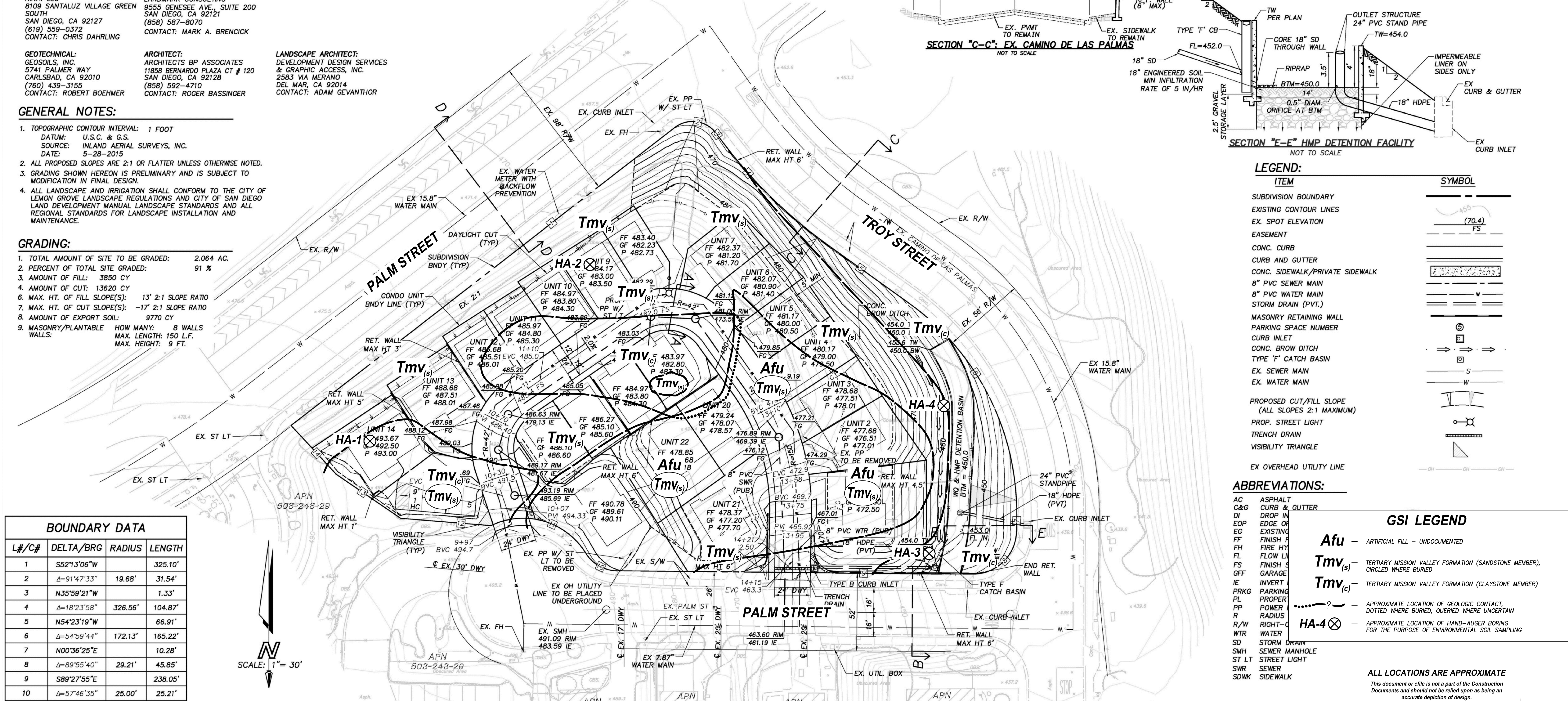
- GRADING:**
- TOTAL AMOUNT OF SITE TO BE GRADED: 2.064 AC.
  - PERCENT OF TOTAL SITE GRADED: 91 %
  - AMOUNT OF FILL: 3850 CY
  - AMOUNT OF CUT: 13620 CY
  - MAX. HT. OF FILL SLOPE(S): 13' 2:1 SLOPE RATIO
  - MAX. HT. OF CUT SLOPE(S): -17' 2:1 SLOPE RATIO
  - AMOUNT OF EXPORT SOIL: 9770 CY
  - MASONRY/PLANTABLE HOW MANY: 8 WALLS  
WALLS: MAX. LENGTH: 150 L.F.  
MAX. HEIGHT: 9 FT.

L#/C#	DELTA/BRG	RADIUS	LENGTH
1	S52°13'06"W		325.10'
2	Δ=91°47'33"	19.68'	31.54'
3	N35°59'21"W		1.33'
4	Δ=18°23'58"	326.56'	104.87'
5	N54°23'19"W		66.91'
6	Δ=54°59'44"	172.13'	165.22'
7	N00°36'25"E		10.28'
8	Δ=89°55'40"	29.21'	45.85'
9	S89°27'55"E		238.05'
10	Δ=57°46'35"	25.00'	25.21'
11	Δ=84°24'05"	49.21'	72.49'
12	S85°19'43"E		60.61'
13	S55°41'12"E		52.33'
14	S42°56'24"E		44.41'



**BENCHMARK:**  
BRASS PLUG - CITY OF SAN DIEGO B.M. ON SW CORNER OF PALM ST. AND GOLDEN AVE.  
ELEVATION = 482.131 USGS DATUM

**ASSESSOR PARCEL NO. CA COORDINATE SYSTEM:**  
503-252-42-00  
CCS 27 206-1761  
CCS 83 1846-6322



- LEGEND:**
- | ITEM   | SYMBOL       |
|--|--------------|
| SUBDIVISION BOUNDARY                             | ---          |
| EXISTING CONTOUR LINES                           | ~            |
| EX. SPOT ELEVATION                               | (70.4)<br>FS |
| EASEMENT   | ---          |
| CONC. CURB                                       | ---          |
| CURB AND GUTTER                                  | ---          |
| CONC. SIDEWALK/PRIVATE SIDEWALK                  | ---          |
| 8" PVC SEWER MAIN                                | ---          |
| 8" PVC WATER MAIN                                | ---          |
| STORM DRAIN (PVT.)                               | ---          |
| MASONRY RETAINING WALL                           | ---          |
| PARKING SPACE NUMBER                             | 5            |
| CURB INLET                                       | ⊠            |
| CONC. BROW DITCH                                 | ---          |
| TYPE 'F' CATCH BASIN                             | ⊠            |
| EX. SEWER MAIN                                   | ---          |
| EX. WATER MAIN                                   | ---          |
| PROPOSED CUT/FILL SLOPE (ALL SLOPES 2:1 MAXIMUM) | ---          |
| PROP. STREET LIGHT                               | ⊠            |
| TRENCH DRAIN                                     | ---          |
| VISIBILITY TRIANGLE                              | ⊠            |
| EX OVERHEAD UTILITY LINE                         | ---          |

- ABBREVIATIONS:**
- |       |                |
|-------|----------------|
| AC    | ASPHALT        |
| C&G   | CURB & GUTTER  |
| DI    | DROP IN        |
| EOP   | EDGE OF        |
| EG    | EXISTING       |
| FL    | FIRE HYD.      |
| FL    | FLOW LINE      |
| FS    | FINISH SURFACE |
| GFF   | GARAGE         |
| IE    | INVERT         |
| PRKG  | PARKING        |
| PL    | PROPERTY       |
| PP    | POWER          |
| R     | RADIUS         |
| R/W   | RIGHT-OF-WAY   |
| WTR   | WATER          |
| SD    | STORM DRAIN    |
| SMH   | SEWER MANHOLE  |
| ST LT | STREET LIGHT   |
| SWR   | SEWER          |
| SDWK  | SIDEWALK       |
- GSi LEGEND**
- Afu - ARTIFICIAL FILL - UNDOCUMENTED
  - Tmv(s) - TERTIARY MISSION VALLEY FORMATION (SANDSTONE MEMBER), CIRCLED WHERE BURIED
  - Tmv(c) - TERTIARY MISSION VALLEY FORMATION (CLAYSTONE MEMBER)
  - ?--- - APPROXIMATE LOCATION OF GEOLOGIC CONTACT, DOTTED WHERE BURIED, QUERIED WHERE UNCERTAIN
  - HA-4 ⊗ - APPROXIMATE LOCATION OF HAND-AUGER BORING FOR THE PURPOSE OF ENVIRONMENTAL SOIL SAMPLING

ALL LOCATIONS ARE APPROXIMATE  
This document or effile is not a part of the Construction Documents and should not be relied upon as being an accurate depiction of design.

**BASE MAP PROVIDED BY:**

NAME: LANDMARK CONSULTING  
MARK A. BRENCICK, PE, PLS

ADDRESS: 9555 GENESEE AVE., STE. 200  
SAN DIEGO, CA. 92121

PHONE NO. (858) 587-8070  
FAX NO. (858) 587-8750

PROJECT ADDRESS: TROY STREET  
LEMON GROVE, CA. 91945

PROJECT NAME: VISTA AZUL

SHEET TITLE: PRELIMINARY GRADING PLAN



## SITE MAP