



PHASE II ENVIRONMENTAL SITE ASSESSMENT

Palm and Hollister
555 Hollister Street
San Diego, California

AEC Project No. 19-182SD
January 20, 2020

Prepared For:

Ambient Communities
179 Calle Magdalena Suite #201
Encinitas, CA 92024

Prepared By:

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January 20, 2020

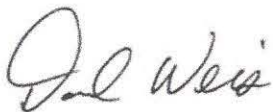
Duncan Budinger
Director of Retail Development
Ambient Communities
179 Calle Magdalena Suite #201
Encinitas, CA 92024

Subject: **Phase II Environmental Site Assessment**
Palm and Hollister
555 Hollister Street
San Diego, California
AEC Project No. 19-182SD

Dear Mr. Budinger:

Advantage Environmental Consultants, LLC (AEC) has performed a Phase II Environmental Site Assessment (ESA) at the above referenced property. This report includes AEC's findings, conclusions, recommendations, and supporting documentation. We appreciate the opportunity to be of service to you on this project. If you should have any questions regarding this report, or if we can be of further assistance, please contact us at (760) 744-3363.

Sincerely,



Daniel Weis, R.E.H.S.
Branch Manager
Western Regional Office



Eric Cathcart, MS, PG
Senior Geologist
California PG# 7548

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APPENDIX A	ANALYTICAL LABORATORY REPORT
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1.0 INTRODUCTION

1.1 Project Introduction

On behalf of Ambient Communities, AEC has prepared this Phase II Environmental Site Assessment (ESA) for the Palm and Hollister Property located at 555 Hollister Street in San Diego, California (i.e. "Site").

1.2 Site Location and Description

The Site is a reported 4.46 acres (194,277 square feet) in size and is further identified by County of San Diego Assessor's Parcel Number 628-050-25-00). The Site is situated to the east of Hollister Street and north of Palm Avenue. MTS Trolley tracks are adjacent to the west of the Site. The Site is a reported 194,277 square feet (4.46-acre) in size. A Vicinity Map is included as Figure 1 and a Site Plan is included as Figure 2.

1.3 Project Objective

A Phase I ESA of the Site has been completed by AEC concurrent with this Phase II ESA. The assessment revealed no evidence of recognized environmental conditions in connection with the Site. However, as a precautionary measure, soil sampling and analysis has been conducted due to the presence of buried debris and undocumented fill material in the eastern area of the Site and the former use of the Site for agricultural purposes.

2.0 FIELD INVESTIGATION

In conjunction with geotechnical exploration activities performed by Geosolutions, thirteen test pits were excavated at the Site on December 19, 2019 using a backhoe. A Site Plan depicting the approximate soil sampling locations is included as Figure 2. The target depth of each test pit was 12-13 feet below ground surface (bgs).

A total of 33 soil samples were collected from the 13 test pits. Sample depths ranged from one to 13 feet bgs. Shallow samples were collected at one to two feet in each test pit. Deeper samples were collected in each test pit based on changes in lithology. Soil samples are identified by the test pit name (S1 through S13) followed by the sample depth. Additionally, four soil samples identified as SP1 through SP4 were collected from soil piles located at the central area of the Site. AEC field personnel placed the soil samples in to analytical laboratory provided four ounce glass jars. Soil samples were then placed on ice at the time of collection and during delivery to the analytical laboratory. All of the soil samples were collected at the Site. 37 samples were analyzed for total lead by EPA Test Method 6010B, two samples located in the buried debris area were analyzed for Title 22 Metals by EPA test Method 6010B/7471A and six shallow depth samples were analyzed for organochlorine pesticides (OCPs) by EPA Test Method 8081A. The test pits were backfilled upon completion of and sampling.

3.0 INVESTIGATION RESULTS AND DISCUSSION

3.1 Subsurface Conditions

Approximately one to two feet of topsoil/fill was encountered at each of the sampling locations followed by native material with the exception of test pits S9 and S10 which are located in the eastern area of the Site and containing buried construction debris and trash. Buried construction debris and trash in S9 and S10 was noted from one to two feet bgs to the bottom of each test pit at approximately 13 feet bgs. No significant staining and/or odors indicative of petroleum hydrocarbons were identified in the remaining test pits during the sampling activities.

3.2 Soil Analytical Laboratory Data

Analytical results in soil are presented in Table 1. A copy of the soil analytical laboratory report and chain-of-custody documentation is included in Appendix A. A total of 37 soil samples were collected at the Site. All of the samples were analyzed for total lead, two samples located in the buried debris area were analyzed for Title 22 metals, and six shallow depth samples were analyzed for OCPs.

Lead

Lead was detected at concentrations above the laboratory detection limits in thirty of the thirty-seven soil samples analyzed. The detections ranged from 2.52 milligrams per kilogram (mg/kg) in sample S12-2 to 31.0 mg/kg in sample SP1. The detections are below the residential and commercial screening levels for lead of 80 mg/kg and 320 mg/kg respectively.

Title 22 Metals

Two samples located in the buried debris area (S9-10 and S10-6) were analyzed for Title 22 metals. Eight of the seventeen Title 22 Metals were detected at or above analytical laboratory reporting limits in one or more of the soil samples obtained during the sampling effort. The detected metals included barium, chromium, cobalt, copper, lead, nickel, vanadium and zinc. The maximum concentrations of these analytes reported in the soil samples were 54.4 mg/kg (barium), 11.8 mg/kg (chromium), 5.30 mg/kg (cobalt), 9.63 mg/kg (copper), 18.9 mg/kg (lead), 4.08 mg/kg (nickel), 28.8 mg/kg (vanadium) and 66.7 mg/kg (zinc). None of the other metals concentrations are considered to be elevated relative to potential human health risk. The maximum concentrations of the detected analytes did not exceed their respective residential or commercial screening levels. The screening levels for each analyte are provided on Table 1.

OCPs

OCPs were detected at concentrations above the laboratory detection limits in three of the eight soil samples analyzed. The maximum concentrations of the detected OCP compounds include:

- Chlordane (Total) – 5.59 micrograms per kilogram ($\mu\text{g}/\text{kg}$)
- Chlordane (alpha) – 3.57 $\mu\text{g}/\text{kg}$
- Chlordane (gamma) – 2.29 $\mu\text{g}/\text{kg}$
- DDD – 3.24 $\mu\text{g}/\text{kg}$
- DDE – 1,660 $\mu\text{g}/\text{kg}$
- DDT – 197 $\mu\text{g}/\text{kg}$

- Dieldrin – 9.85 µg/kg
- Endrin – 110 µg/kg
- Endrin aldehyde – 6.47 µg/kg

None of the detected OCP concentrations exceeded their respective residential or commercial screening levels. The screening levels for each analyte are provided in Table 1.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions of this assessment are as follows:

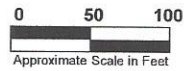
- Detected lead, Title 22 metals or OCP concentrations in soil did not exceed their respective residential or commercial screening levels. As such, soil in the areas sampled is not considered to be a significant Site development constraint relative to environmental soil quality. However, if soil is to be exported from the Site during future grading operations, additional soil sampling and analysis may be required in order to evaluate the suitability of Site soils for export purposes.
- Additional assessment at the Site is not considered to be warranted at this time.



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LEGEND

-  Approximate Site Boundary
-  S1 Approximate Sample Location
-  Approximate Buried Debris Area

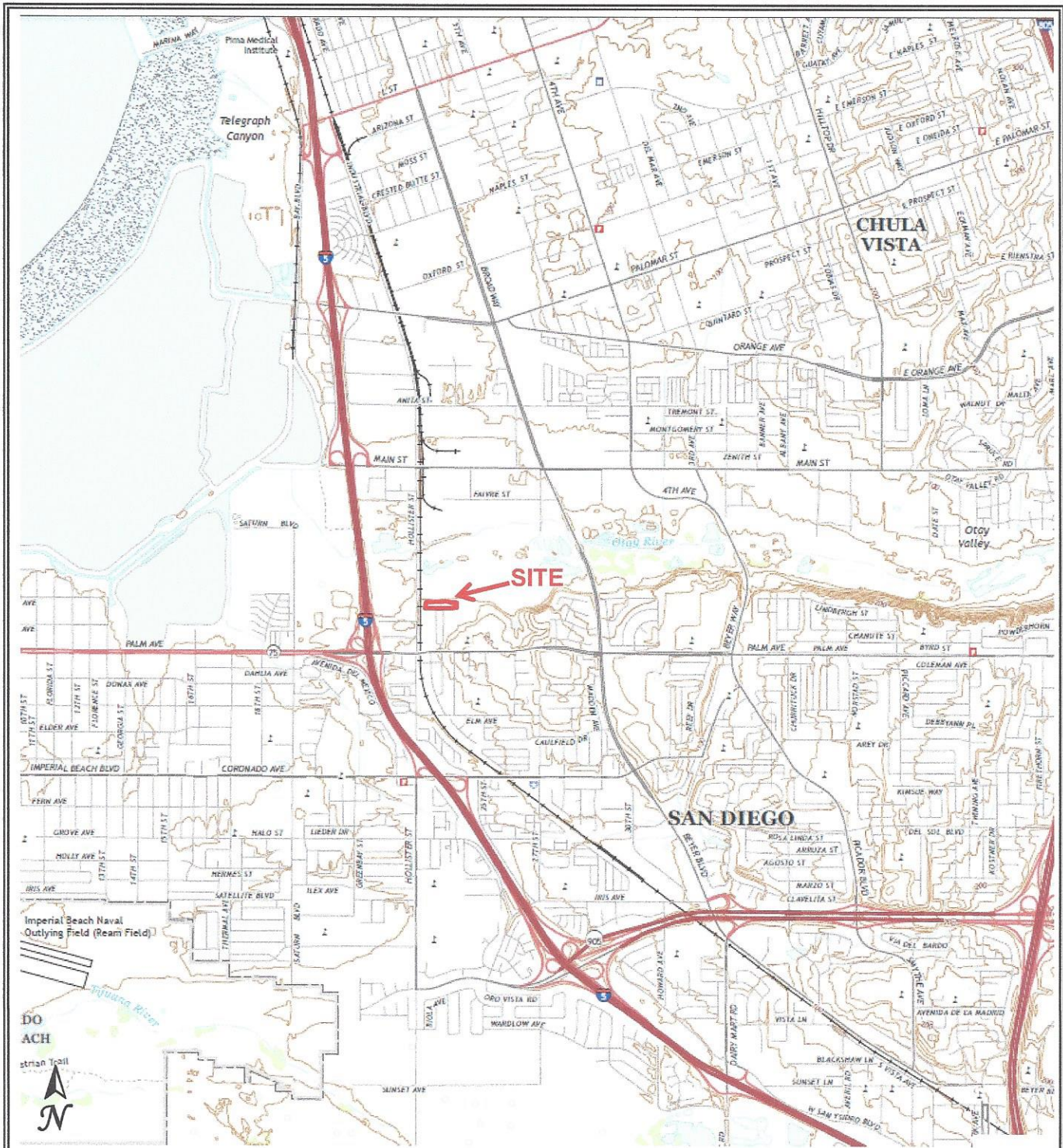


SITE PLAN
 555 Hollister Street
 San Diego, California

Work Order No.:
 19-182SD

Report Date:
 December 2019

Drawn By:
 KS



*from Imperial Beach, CA 7.5' Topographic Quadrangle 2015



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VICINITY MAP
 555 Hollister Street
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