ADDITIONAL SITE INVESTIGATION REPORT

3015-3061 CLAIREMONT DRIVE
SAN DIEGO, CALIFORNIA

GEOCON
INCORPORATED

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

CLAIREMONT VILLAGE QUAD, LLC
SAN DIEGO, CALIFORNIA

JULY 1, 2022
PROJECT NO. G1992-62-04A

Project No. G1992-62-04A
July 1, 2022

Clairemont Village Quad, LLC
5022 Pearlman Way
San Diego, California 92130

Attention: Mr. Chris Smith

Subject: ADDITIONAL SITE INVESTIGATION REPORT
3015-3061 CLAIREMONT DRIVE
SAN DIEGO, CALIFORNIA

Dear Mr. Smith:

In accordance with your request and our change order executed on May 16, 2022, we have performed an additional investigation to further assess the impacts of dry cleaning chemicals at 3015–3061 Clairemont Drive (the Site) in San Diego, California. The enclosed report describes the services performed, presents the results of laboratory analyses of the soil vapor and indoor and outdoor air samples, and provides conclusions and recommendations based on our findings.

We appreciate the opportunity to have assisted you with this project. Please contact the undersigned if you have any questions or if we may be of further service

Very truly yours,

GEOCON INCORPORATED

Troy K. Reist

Troy K. Reist, CEG, MBA
Senior Geologist

TKR:am

(e-mail) Addressee

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ADDITIONAL SITE INVESTIGATION REPORT

1. INTRODUCTION

We performed an additional investigation to further assess the impacts of dry cleaning chemicals at 3015 - 3061 Clairemont Drive (the Site) located in San Diego, California (Figure 1). We previously confirmed the presence of dry cleaning chemicals in soil vapor at 3043 and 3045 Clairemont Drive as presented in our *Soil Vapor Assessment Report, 3043 and 3045 Clairemont Drive, San Diego,* dated May 11, 2022. Based on our findings and recommendations from our soil vapor assessment, Clairemont Village Quad, LLC (CVQ, the client) requested the additional investigation.

This report summarizes site characteristics and background information, describes the scope of services for this investigation, presents the results of laboratory analysis of the soil vapor and indoor and outdoor air samples collected from the Site, and provides conclusions and recommendations based on our findings.

1.1 Site Description

The Site is located within the 12.96-acre Clairemont Village Shopping Center that consists of several buildings totaling approximately 127,000 square feet of retail space. More specifically, the Site consists of eight, single-story, slab-on-grade retail suites (see Figure 2). The business names, addresses and square footage of each tenant is shown in the table below.

Address	Retail Store Name	Square Footage
3015 Clairemont Drive	Sprouts Farmers Market	32,687
*3043 Clairemont Drive	Clairemont Coin Laundry	1,890
*3045 Clairemont Drive	Norpine Mountain Sports	950
*3047 Clairemont Drive	Lido Tailor Shop	950
3049 & 3051 Clairemont Drive	Spectrum	4,545
3055 Clairemont Drive	Decker's Pets	1,000
3055B & 3061 Clairemont Drive	Farmer's Table Restaurant	4,974
3061A Clairemont Drive	Grappling Dynamics	1,518

*Suites that are schedule for demolition

We understand that CVQ plans to redevelop 2.67 acres of the eastern portion of the shopping center, which involves demolishing three retail suites (3043, 3045 and 3047 Clairemont Drive) to construct a 224 unit, 5-story residential apartment building over a 2-story parking structure as shown (in blue) on Figure 2.

1.2 Background

During our Phase I ESA, performed for the overall Clairemont Village Shopping Center in July 2016, we found records indicating that the facilities located at 3043 and 3045 Clairemont Drive are on the US Historical Cleaners database as having operated as "cleaners" since 1961. Although we did not observe evidence of "cleaners" during our site reconnaissance or obtain information regarding an unauthorized release, we considered the historical listings a recognized environmental condition (REC). Therefore, we recommended that a subsurface investigation be performed to determine if the subsurface had been impacted with dry cleaning chemicals in and near the facilities.

In April 2022, we performed a soil vapor survey to assess the potential presence of dry cleaning chemicals in soil vapor within and near the facilities located at 3043 and 3045 Clairemont Drive as discussed in our referenced report dated May 11, 2022. Eight soil vapor samples (SV1 through SV8) were collected from the approximate locations shown on Figure 2. Tetrachloroethylene (PCE) and trichloroethylene (TCE), common dry cleaning chemicals, were detected in some samples at concentrations exceeding the commercial San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs) for PCE and TCE in soil vapor. Therefore, we recommended an additional site investigation be performed to further assess the impacts of PCE and TCE surrounding the Site and proposed residential development.

1.3 Purpose and Objective

The purposes of the additional site investigation were to assess the extent of PCE and TCE in soil vapor adjacent to the former dry cleaner facilities (3043 and 3045 Clairemont Drive) and to evaluate the indoor and outdoor air concentrations within and near the Site. The objectives of the study were to collect representative soil vapor and indoor and outdoor air samples within and near the Site and have them analyzed for volatile organic compounds (VOCs), which included the targeted analytes PCE and TCE.

2. SITE ASSESSMENT ACTIVIITES

The investigation consisted of the following tasks:

- Marking out the proposed soil vapor boring locations and contacting Underground Service Alert to delineate public utilities prior to installation;
- Retaining Atlas Technical Consultants, LLC to assess potential utility conflicts and subsurface anomalies in proximity to the proposed soil vapor sampling locations;
- Retaining H&P Mobile Geochemistry Inc. (H&P) to collect twelve air and eight soil vapor samples, and to analyze the samples for VOCs;
- Preparing this report summarizing the field work and the laboratory analysis results, and providing conclusions and recommendations based on our findings.

Following is a summary of our site assessment activities and laboratory analysis.

2.1 Indoor and Outdoor Air Sampling and Laboratory Analysis

On June 15 and 16, 2022, ten indoor (AS1 through AS10) and two outdoor air samples (AS11 and AS12) were collected from the approximate locations shown on Figure 2. The air samples were collected by attaching an 8-hour flow regulator (represents typical workday exposure) to a 6-Liter Summa canister.

The canisters to collect the indoor air samples were positioned in the "breathing zone" (i.e.; approximately 3 to 5 feet off the ground) and away from doorways and ventilation systems where practical. The heating, ventilation, and air conditioning (HVAC) units for each suite operated under normal/typical use conditions throughout the 8-hour sampling period. The outdoor air canisters were elevated approximately 6 feet above the ground.

Air sampling was initiated by opening the valve on the canisters and recording the time and initial vacuum readings on air sampling field sheets, which are in included in H&P's report in Appendix A. The canister then continuously collected an air sample over the course of the next 8 hours or when less than approximately 4 inches of mercury remained in the canisters, whichever occurred first. At this time the valve was then closed on the canister, the time and final vacuum readings were recorded on the air sampling field sheets. The air samples were analyzed by H&P on a standard turnaround time for VOCs by United States Environmental Protection Agency Method TO-15.

2.2 Soil Vapor Sampling and Laboratory Analysis

On June 16, 2022, H&P advanced eight additional, 1.5-inch-diameter soil vapor borings (SV9 through SV16) through the existing concrete or asphalt concrete surface using an electric rotary hammer. The borings were advanced approximately 1½ to 5 feet below the existing sidewalk or parking lot at the approximate locations shown on Figure 2.

In each boring, soil vapor probes were constructed by H&P in general accordance with the guidelines in *Advisory-Active Soil Gas Investigation* (California Environmental Protection Agency [Cal-EPA] et al., 2015). Following a minimum 2-hour equilibration period, soil vapor samples were then collected from the borings and then backfilled with bentonite while the surface was patched with concrete. A replicate soil vapor sample was also taken for quality control purposes in Boring No. SV9. The soil vapor samples were analyzed by H&P on a standard turnaround time for VOCs by United States Environmental Protection Agency Method TO-15.

3. FIELD OBSERVATIONS AND LABORATORY ANALYSIS RESULTS

3.1 Indoor and Outdoor Air Samples

Prior to collecting the indoor and outdoor air samples, H&P assessed the sampling area(s) for potential materials, sources and products that may contain VOCs, which were then recorded on their air sampling field sheets. A copy of the field sheets, laboratory report and chain-of-custody documents are in included in Appendix A.

The VOC concentrations detected in the indoor and outdoor air samples are summarized on Table 1, which also provides the ESLs for residential and commercial indoor air for the various VOCs detected in the samples. Below is a summary of the target VOCs for this study with respect to the commercial ESLs for PCE and TCE in indoor air.

- PCE was detected in eight of the twelve samples. Three of the samples (AS-4 through AS-6) were detected at concentrations between 2.8 and 13 micrograms per cubic meter (µg/m3), which do exceed the ESL for PCE in commercial indoor air of 2 µg/m3.
- TCE was detected in five of the twelve samples. However, the concentrations do not exceed the ESL for TCE in commercial indoor air of 3 µg/m3.

3.2 Soil Vapor Samples

The eight recent soil vapor borings (SV9 through SV16) were advanced through the sidewalk or parking lot adjacent to the Site. We encountered refusal in seven of the eight soil vapor probes (SV9 through SV15) prior to the targeted depth of 5 feet due to dense soil conditions. Based on our limited observations and previous geotechnical borings, the underlying soil conditions consist of shallow fills (less than 5 feet) overlying Very Old Paralic Deposits that consist of reddish brown, fine to coarse sands. We observed no evidence of contamination (i.e., odors, staining) during advancement of the soil vapor borings.

The VOC concentrations detected in the recent and previous soil vapor samples (SV1 through SV16) are summarized on Table 2, which also provides the ESLs for residential and commercial soil vapor ESLs for the various VOCs detected in the samples. A copy of H&P's laboratory report and chain-of-custody documents are in Appendix A. Below is a summary of the soil vapor samples collected with respect to the commercial ESLs for PCE and TCE in soil vapor.

- PCE was detected in twelve of the sixteen samples. Eight of the samples (SV2 through SV4, SV6, SV9 through SV11) were detected at concentrations between 90 and 4,200 µg/m3, which do exceed the ESL for PCE in commercial soil vapor of 67 µg/m3.
- TCE was detected in four of the sixteen samples. Sample SV3 was detected at a concentration of 110 µg/m3, which does exceed the ESL for PCE in commercial soil vapor of 100 µg/m3.

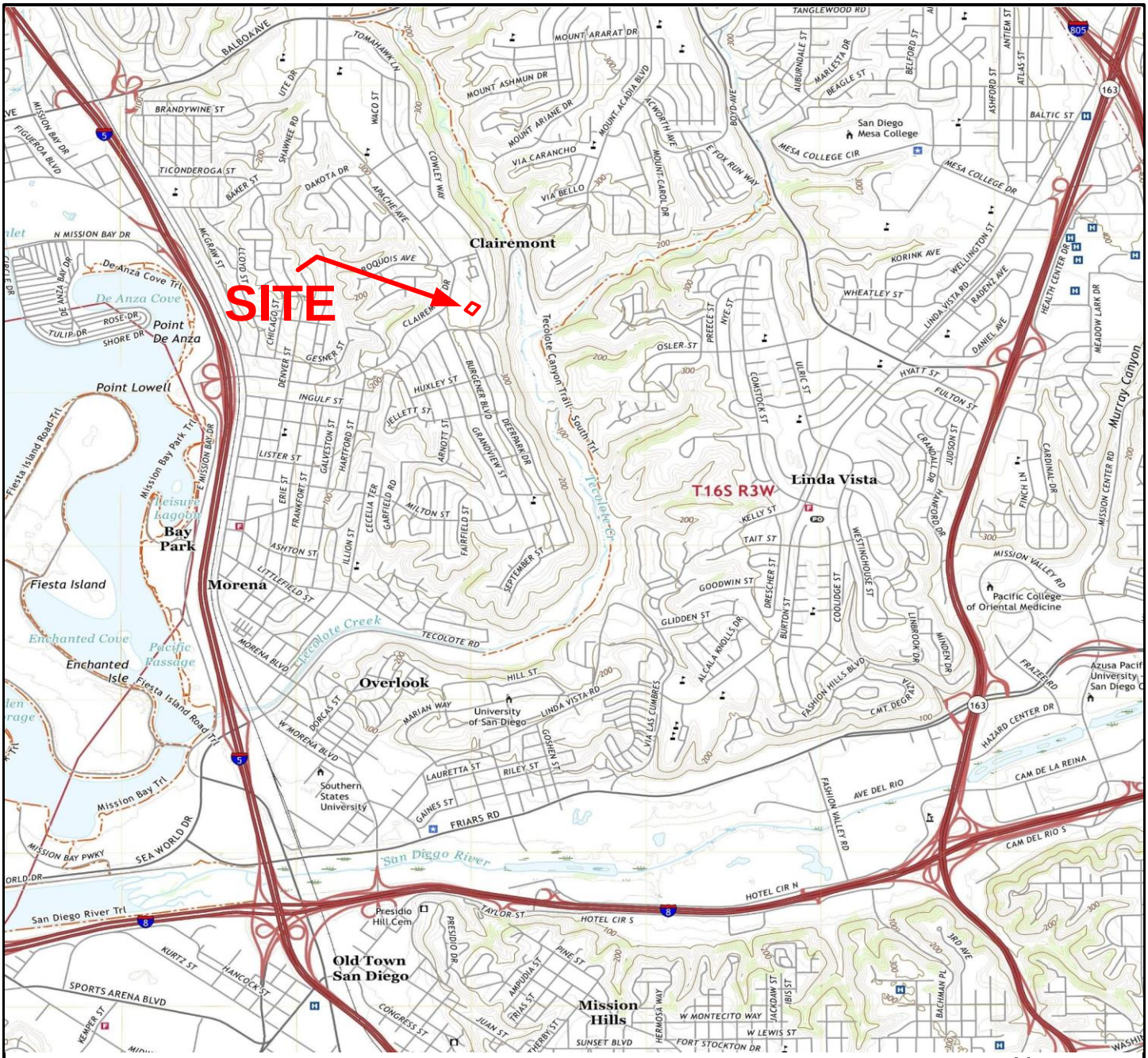
4. CONCLUSIONS AND RECOMMENDATIONS

PCE and TCE were detected in air and soil vapor samples collected in and near the Site. Three air samples and eight soil vapor samples had concentrations that exceeded the commercial ESLs for PCE and one soil vapor sample exceeded the commercial ESL for TCE. Based on these findings and proposed residential redevelopment within a portion of the Site, we recommend that this report be submitted for evaluation to the San Diego County Department of Environmental Health and Quality (DEH) through the Voluntary Assistance Program (VAP). In addition, we recommend sealing conduits and/or cracks in preferential vapor pathways (e.g., sewer and electrical pipes, building slab) where possible, and utilizing scrubbing air filters to reduce the VOCs detected in the suites located at 3049, 3051 and 3055 Claremont Drive.

5. LIMITATIONS

This report has been prepared exclusively for CVQ. The information obtained is only relevant as of the date of this report. CVQ should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings presented in this report are predicated on the results of the sample collection and laboratory analyses described herein.

Therefore, the report should only be deemed conclusive with respect to the information obtained. No guarantee of the results of the study is implied within the intent of this report. The services performed were conducted in accordance with the local standard of care in the geographic region at the time the services were rendered.



Base Map:
USGS Topographic Map, 7.5-minute Series
La Jolla, CA
Scale 1:24,000

VICINITY MAP

GEOCON INCORPORATED
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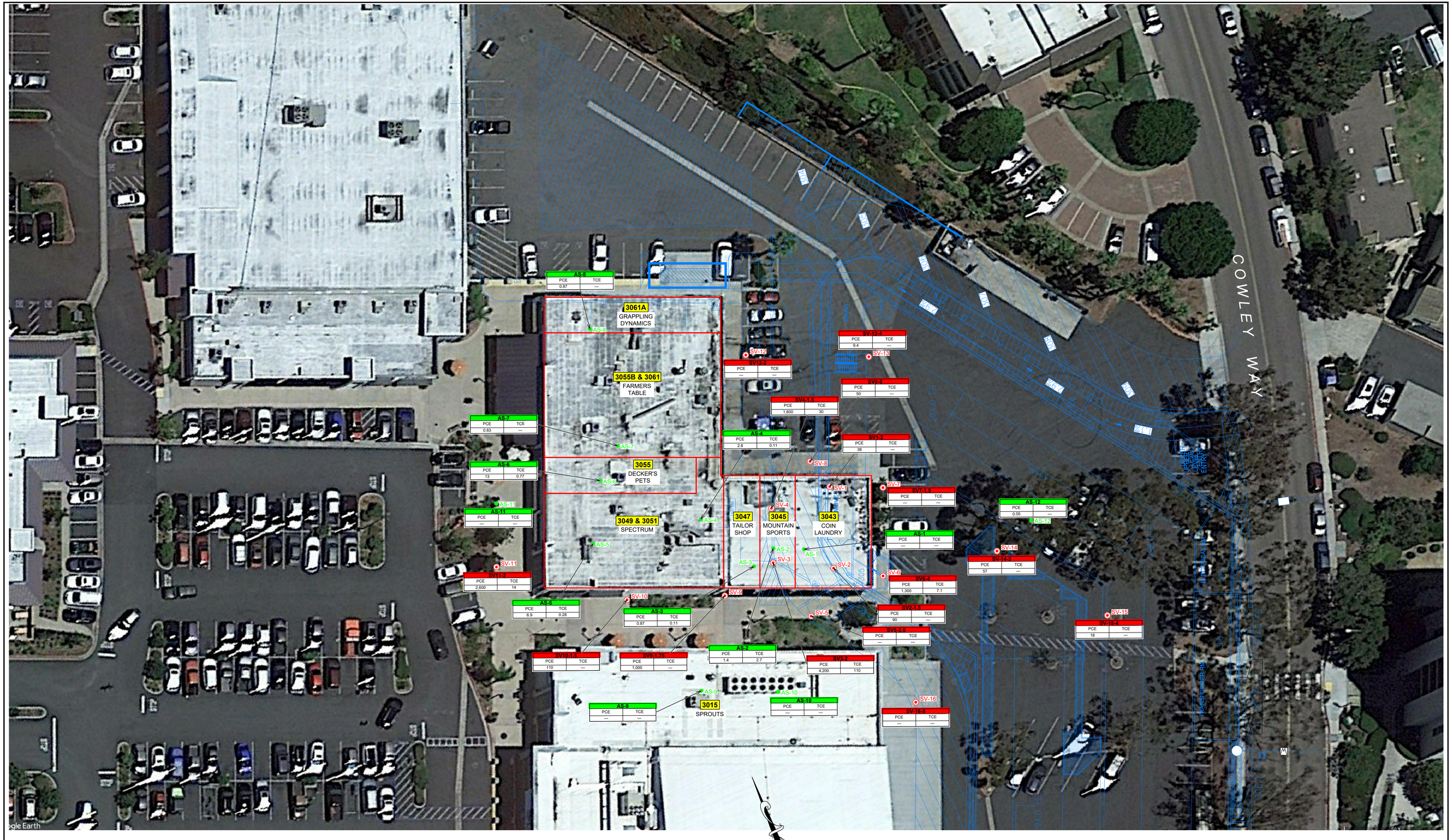
CGJ		

3015-3061 CLAIREMONT DRIVE
SAN DIEGO, CALIFORNIA

JULY 2022	PROJECT NO. G1992-62-04A	FIG. 1



GEOCON LEGEND

SV-16 ..... APPROX. LOCATION OF SOIL VAPOR SAMPLE

AS-12 ..... APPROX. LOCATION OF AIR SAMPLE

PCE ..... TETRACHLOROETHENE (Concentrations Reported in Micrograms per cubic meter (µg/m³)

TCE ..... TRICHLOROETHENE (Concentrations Reported in Micrograms per cubic meter (µg/m³)

..... PROPOSED DEVELOPMENT FOOTPRINT

3015 ..... ADDRESS NO. AT CLAIREMONT DRIVE

SITE PLAN

3015-3016 CLAIREMONT DRIVE
SAN DIEGO, CALIFORNIA

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SCALE 1" = 20'	DATE JULY 2022		
PROJECT NO. G1992 - 62 - 04A		FIGURE 2	
SHEET 1 OF 1			

Plotted:06/28/2022 2:29PM | By:RUBEN AGUILAR | File Location:Y:\PROJECTS\G1992-62-04A Clairemont Village\SHEETS\G1992-62-04A SitePlan.dwg

TABLE 1
SUMMARY OF LABORATORY ANALYSIS RESULTS - INDOOR AND OUTDOOR AIR
VOLATILE ORGANIC COMPOUNDS BY USEPA METHOD TO-15
3015-3061 CLAIREMONT DRIVE
SAN DIEGO, CALIFORNIA

Sample Location	Sample ID	Date Collected	2-Butanone	Benzene	Carbon tetrachloride	Chloroform	Chloromethane	Dichlorodifluoromethane	Methylene chloride	o-Xylene	p & m-Xylenes	**PCE**	Styrene	**TCE**	Toluene	Trichlorofluoromethane
Indoor	AS-1	6/15/2022	1.4	0.39	-	2.3	1.1	1.4	0.42	-	0.7	-	-	-	1.1	1.2
	AS-2	6/16/2022	6.2	0.36	0.64	0.39	1.7	2.1	0.56	1.0	2.8	1.4	1.4	2.7	6.0	2.4
	AS-3	6/16/2022	1.0	-	-	-	1.8	2.1	0.56	-	-	0.87	-	0.11	1.4	1.9
	AS-4	6/15/2022	1.0	0.42	-	0.99	1.2	1.5	0.46	-	0.92	**2.8**	1.1	0.11	1.3	1.1
	AS-5	6/15/2022	1.2	0.50	-	-	1.2	1.7	0.46	-	1.1	**6.9**	0.67	0.28	2.0	1.2
	AS-6	6/16/2022	6.6	0.23	-	0.39	1.7	1.7	-	0.48	0.92	**13**	4.4	0.77	2.4	0.9
	AS-7	6/15/2022	0.84	0.36	-	0.39	1.1	1.5	0.39	-	0.62	0.83	-	-	1.0	1.1
	AS-8	6/16/2022	-	0.42	-	1.8	5.5	1.9	0.42	-	0.92	0.87	0.43	-	1.4	1.9
	AS-9	6/15/2022	3.3	0.36	0.77	0.89	1.3	3.9	0.46	-	0.75	-	1.5	-	1.6	1.4
	AS-10	6/15/2022	3.3	0.36	0.70	0.89	1.4	3.9	0.49	-	0.75	-	1.5	-	1.6	1.3
Outdoor	AS-11	6/15/2022	0.39	-	-	-	1.0	1.5	0.39	-	0.62	-	-	-	1.1	1.2
	AS-12	6/15/2022	1.4	0.32	-	-	1.1	1.5	0.39	-	0.57	0.05	-	-	0.99	1.2
Residential ESLs			NE	0.097	0.47	0.12	94	NE	1.0	100 [1]	100 [1]	0.46	940	0.48	310	NE
Commericial ESLs			NE	0.42	2.0	1.0	390	NE	12	440 [1]	440 [1]	2	3,900	3	1,300	NE

Notes: Concentrations reported in micrograms per cubic meter (µg/m3)
PCE = tetrachloroethene
TCE = trichloroethene
NE = ESL not established
- = not detected at concentration equal to or greater than laboratory reporting limit
Bold = concentration exceeds commerical ESL for PCE
ESLs = San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels, July 2019
[1] = ESL for "xylenes" (total)

TABLE 2
SUMMARY OF LABORATORY ANALYSIS RESULTS - SOIL VAPOR
VOLATILE ORGANIC COMPOUNDS BY USEPA METHOD TO-15
3015-3061 CLAIREMONT DRIVE
SAN DIEGO, CALIFORNIA

Sample ID	Date Collected	1,1 Difluoroethane	1,2,4 Trimethylbenzene	1,3,5 Trimethylbenzene	2-Butanone	4-Methyl-2-pentanone	Benzene	Carbon Disulfide	Chloroform	Dichlorodifluoromethane	Ethylbenzene	o-Xylene	p & m-Xylenes	**PCE**	**TCE**	Toluene
SV1-2	4/21/2022	-	-	-	32	9.2	11	7.1	13	780	-	-	9.2	29	-	28
SV1-2 [REP]	4/21/2022	29	-	-	-	-	8.6	-	13	780	-	-	-	38	-	28
SV2-1.5	4/21/2022	8.3	-	-	-	-	-	-	13	2,000	-	-	-	**90**	-	4.2
SV3-2	4/21/2022	-	-	-	-	-	8.3	-	36	8,900	-	-	-	**4,200**	**110**	16
SV4-1.5	4/21/2022	7.4	-	-	-	9	6.6	19	29	3,300	-	-	-	**1,800**	30	20
SV5-3.5	4/21/2022	-	-	-	69	28	30	-	110	59	6.6	5.1	13	-	-	70
SV6-4	4/21/2022	-	-	-	64	11	30	-	17	24,000	5.1	4.9	10	**1,300**	7.1	38
SV7-1.5	4/21/2022	-	-	-	31	12	6.2	-	7.2	20	-	4.9	-	-	-	30
SV8-5	4/21/2022	-	-	-	39	13	33	11	5.8	1,100	-	4.6	-	50	-	34
SV9-1.75	6/16/2022	-	-	-	-	-	-	-	-	5,300	-	-	-	**890**	-	-
SV9-1.75 [REP]	6/16/2022	-	-	-	-	-	-	-	-	6,200	-	-	-	**1,000**	-	-
SV10-1.5	6/16/2022	590	5.9	-	84	-	4.6	-	6.9	8.9	-	6.7	16	**110**	-	24
SV11-2	6/16/2022	-	10	-	43	-	22	9.5	13	15	17	20	56	**2,600**	14	130
SV12-2	6/16/2022	-	12	5.1	150	13	33	8	29	23	240	460	1,500	-	-	75
SV13-4	6/16/2022	2,300	16	9.3	84	-	100	15	-	95	110	130	470	9.4	-	500
SV14-3	6/16/2022	-	7.9	-	52	-	8.8	-	5.6	160	16	41	94	57	-	18
SV15-4	6/16/2022	-	7.8	-	-	-	6.9	-	-	430	11	16	31	18	-	14
SV16-5	6/16/2022	-	-	-	-	-	-	-	8.7	1,300	-	-	-	-	-	-
Residential ESLs		NE	NE	NE	NE	NE	3.2	NE	4.1	NE	37	3,500 [1]	3,500 [1]	15	16	10,000
Commericial ESLs		NE	NE	NE	NE	NE	14	NE	18	NE	160	15,000 [1]	15,000 [1]	67	100	44,000

Notes: Concentrations reported in micrograms per cubic meter (µg/m3)
PCE = tetrachloroethene
TCE = trichloroethene
NE = ESL not established
REP= Replicate sample for Quality Control
- = not detected at concentration equal to or greater than laboratory reporting limit
Bold = concentration exceeds commerical ESL for PCE or TCE
ESLs = San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels, July 2019
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