Sites 5a and 5b (H29208-001 and 002)

Costa Verde Car Wash
February 26, 2002

Mr. Thompson Fetter
1131 G Street
San Diego, CA 92101

Dear Mr. Fetter:

VOLUNTARY ASSISTANCE PROGRAM CASE H29208-001
COSTA VERDE CAR WASH
8505 COSTA VERDE BOULEVARD, SAN DIEGO, CA

The site remediation information submitted to this agency by SECOR consultants, summarizing the site characterization and mitigation activities at the above-referenced location, has been reviewed following guidance from the Regional Water Quality Control Board. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or the Porter Cologne Water Quality Control Act. If previously unidentified contamination is discovered which may affect public health, safety and/or water quality, additional site assessment and cleanup may be necessary.

Changes in the proposed use of the above site may require reevaluation to determine if the change will pose a risk to public health.

Thank you for your efforts in resolving this matter. Please contact Scott Weldon of the Site Assessment and Mitigation Program at (619) 338-2539 if you require additional assistance.

Sincerely,

MICHAEL VERNETTI, Program Manager
Supervising Environmental Health Specialist
Site Assessment and Mitigation Program

MV:SW:kd

Enclosure

cc: Regional Water Quality Control Board Consultant
SECOR
Thad Meyer

"Environmental and public health through leadership, partnership and science"
I. AGENCY INFORMATION

| Agency Name: County of San Diego, Environmental Health, SAM | Address: P.O. Box 129261 |
| City/State/ZIP: San Diego, CA 92112-9261 | Phone: (619) 338-2222 |
| DEH Staff Person: Scott Weldon | FAX: (619) 338-2377 |

II. CASE INFORMATION

| Case No. | H29208-001 |
| Site Name: Costa Verde Car Wash |
| Site Address: 8605 Costa Verde Boulevard |
| Property Owner: Thompson Fetner | Address: 1131 G Street, San Diego, CA 92101 | Phone: 619-234-7989 |
| Requesting Party: Thad Meyer | Address: 3633 Camino Del Rio South, Suite 300 San Diego, CA 92108 | Phone: 619-641-1141 |
| Type of Case: Non-LOP Tank Case |
| RWQCB/DTSC notification of DEH Oversight: 10-23-01 |

III. SITE CHARACTERIZATION AND/OR INFORMATION

| Cause and Type of Contamination (If any): Petroleum hydrocarbon contamination from existing gasoline service station |
| Site Characterization complete? | No |
| Monitoring Wells Installed? | No | Total Number: 0 | Proper Screened Interval? | N/A | Number of decommissioned wells: 0 |
| Range of groundwater levels on the site? | Unknown |
| Groundwater Flow Direction: | Unknown |
| Most Sensitive Current Use: Groundwater is considered to be non-beneficial |
| Are Drinking Water Wells Affected? | No | RWQCB Basin Number: 906.40 (Miramar Hydrologic Area) |
| Is Surface Water Affected? | No | Nearest Surface Water name: Rose Canyon Creek Creek |
| Off-Site Beneficial Use Impacts [addresses/locations]: None |

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

<table>
<thead>
<tr>
<th>Material</th>
<th>Amount (Include Units)</th>
<th>Action (Treatment or Disposal w/Destination)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Treatment or Disposal</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Non-LOP - Underground Storage Tank Oversight handled outside the LOP
Non-Tank – Voluntary Assistance Program
III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Soil (ppm) Before</th>
<th>After</th>
<th>Vapor (µg/l)</th>
<th>Contaminant</th>
<th>Soil (ppm) Before</th>
<th>After</th>
<th>Vapor (µg/l)</th>
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</thead>
<tbody>
<tr>
<td>TPH (Gas)</td>
<td>19</td>
<td>19</td>
<td>15,000</td>
<td>Xylene</td>
<td>&lt; 0.010</td>
<td>&lt; 0.010</td>
<td>68</td>
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<tr>
<td>TPhd</td>
<td>540</td>
<td>540</td>
<td>N/A</td>
<td>MTBE</td>
<td>0.47</td>
<td>0.47</td>
<td>2600</td>
</tr>
<tr>
<td>Benzene</td>
<td>0.017</td>
<td>0.017</td>
<td>760</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toluene</td>
<td>0.052</td>
<td>0.052</td>
<td>200</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ethyl Benzene</td>
<td>&lt; 0.010</td>
<td>&lt; 0.010</td>
<td>25</td>
<td></td>
<td></td>
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<td>25</td>
</tr>
</tbody>
</table>

Comments: This Voluntary Assistance Case was opened at the request of the property owner in order to obtain concurrence from the County of San Diego Site Assessment Program that "there are no adverse impacts to groundwater, human health or the environment". Based on the sample results as shown above, the site has been impacted by a petroleum hydrocarbon release. However, impacts to soil at the site appear to be minimal and do not appear to pose a threat to groundwater or the environment.

A soil vapor survey was completed, and based on the current station configuration there is no threat to public health due to vapors from petroleum hydrocarbon contamination present in the soil. Should the station configuration or site use change in the future, a new risk assessment should be completed.

*Groundwater was not encountered during site assessment activities, and no groundwater samples were collected.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes

Does corrective action protect public health for current land use? Yes

Case review based on current/proposed use as a gasoline service station.

Are there other issues DEH needs to follow up on: No

Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.

Should corrective action be reviewed if land use changes? Yes

List Enforcement Actions Taken: None

List Enforcement Actions Rescinded: N/A

Is this account up to date and current? Yes

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin Heaton

Signature:

Title: Senior Hydrogeologist

Land and Water Quality Division

Date: 2/24/00

VI. RWQCB NOTIFICATION

Date Submitted to RWQCB: N/A; contamination is soils only

RWQCB Response: N/A

RWQCB Staff Name: N/A

Title: N/A

Date: N/A

VII. ADDITIONAL COMMENTS, DATA, ETC.

If future site use changes, a new risk assessment should be completed.

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.
5. Property and Tank Owner: Costa Verde Car Wash, Inc.

6. Tank Operator: Same

7. Contact Person: Mr. Thompson Fetter
   (619) 234-7989

8. CSD-DEH Case Number: H29208-002

**Site Location and Use**

The Site is located at 8505 Costa Verde Blvd., San Diego, California (Figure 1 – Site Location Map). The Site is bounded to the north by commercial properties, to the south by Nobel Drive and residential properties, the east by the Costa Verde Shopping Center, and west by Costa Verde Boulevard and Costa Verde Village (residential) properties.

The Site consists of the Costa Verde Car Wash, including a car wash, store and detail area, and a high volume Chevron-branded fuel dispensing facility. There are eight multiple product dispensers with a total of 16 fueling stations. Four 12,000-gallon underground storage tanks (USTs) are located in the northern area of the Site. The USTs contain three grades of gasoline including supreme, plus, and regular unleaded. The Site is currently open and fully operational. Land use is not expected to change in the foreseeable future. A Site plan is included as Figure 2.

**Summary of Previous Site Assessment Work**

In July 1989, Alton Geoscience drilled three borings, B-1, B-2, and B-3, at the Site to determine a baseline of petroleum hydrocarbons present near the planned improvements. Soil samples were collected at 10 and 19.5 feet below grade and analyzed for total petroleum hydrocarbons using EPA method 418.1 and the DHS method. Soil sample results were non-detectable for TPH gasoline, diesel and TRPH.

In July 1998, California Environmental (CE) conducted a soil gas survey (SGS) at 11 soil vapor points at the Site and collected a total of five (5) soil samples from two (2) boring locations. Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, and total xylenes (BTEX), and MtBE were detected in the subsurface vapor. Concentrations of TPHg up to 15,000 µg/L were detected in subsurface vapor approximately 15 feet south of dispenser No. 9 (SV9) at a depth of 6 to 8 feet bgs.

CE collected and analyzed verification soil samples from two locations (S1 and B1) in the area adjacent to and at a step out location from SV9 during the 1998 investigation. MtBE was detected in only two of the soil samples tested. The maximum MtBE concentration in Boring S1 was detected at a concentration of 0.47 mg/kg at 3 feet bgs. MtBE was not detected in soil sampled from boring B1. Benzene was detected in only one soil sample at a concentration of 0.017 mg/kg. This soil sample was collected from boring B-1 at a depth of 25 feet bgs.

In July 2001, Donan Environmental Services (DES) conducted a SGS at the Site to evaluate whether a release had occurred since the previous investigation had been conducted. DES collected seven (7) soil vapor (SV) samples adjacent to the product dispensers and one soil vapor sample adjacent to the USTs. Low TPHg and MtBE soil vapor concentrations were detected. No BTEX soil vapor concentrations were detected. Although PCE was detected in one soil vapor sample, subsequent discussions with the laboratory indicated that the PCE was from lab contamination and not from the vapor sample. TPHg concentrations
were non-detectable in three (3) SV samples and ranged from 64 to 900 \( \mu g/L \) in the five (5) SV samples with detectable levels; MtBE concentrations were non-detectable in five (5) SV samples and ranged between 1.8 and 34 \( \mu g/L \) in the other three SV samples with detectable levels.

On August 15, 2001, SECOR submitted a Summary of Previous Site Assessment and Subsurface Investigation Report to the SD-DEH in support of a Voluntary Assistance Program. In this report SECOR stated that the findings of the previous assessment and subsurface investigation reports demonstrate that human health, water resources, and the environment are adequately protected at the Site. Based on SECOR’s review of the available data, they recommended no further action was necessary at the Site. A “no further action” letter was issued by the DEH on February 26, 2002.

In April 2002, Jenal Engineering (Jenal) was onsite to upgrade all tank, piping, dispenser and monitoring systems to meet future federal and state standards. On April 24, 2002, Jenal submitted results from soil samples collected during re-piping upgrades that indicated releases beneath dual dispenser Nos. 11/12 and 13/14 at the Site. MtBE was detected beneath dual dispenser Nos. 5/6, 11/12, and 13/14 at concentrations of 69, 390 and 1,600 \( \mu g/kg \) respectively. TPH as gasoline was detected at 120 mg/kg (D7/4’), and 180 mg/kg (D8/4’) beneath dual dispenser Nos. 13/14 and 11/12 respectively. Toluene, Ethylbenzene, and Xylenes were detected in samples D7/4’ and D8/4’ beneath dual dispenser Nos. 11/12 and 13/14. TPH as gasoline and BTEX were not detected in sample D1/4’.

Based on elevated MtBE concentrations in soil beneath the southwestern dispensers (11/12 and 13/14), DEH issued a response letter for unauthorized release #H29208-002 at the Site dated November 18, 2002. Based on this letter DEH required that corrective action measures be initiated.

On May 14, 2003, T. Fetter & Co., Inc. contacted Leighton Consulting Inc. (Leighton Consulting), to review the case file and recommendations for the Site. After review of previous reports and documentation Leighton Consulting contacted the DEH to review file information and current status of the Site. After conversations with the DEH it is Leighton Consulting’s understanding that DEH is requesting a workplan under the local oversight program (LOP) to assess the extent of MtBE soil contamination in the area of the southwestern dispensers of the Site. It is also Leighton Consulting’s understanding that this release (#H29208-002) shall not be associated with previous release (#H29208-001) with “no further action” letter dated February 26, 2002.

**Geology and Hydrology**

According to the Geologic Map of California, the subject property is characterized by gently rolling topography underlain by Tertiary marine sedimentary and metasedimentary rocks. According to subsurface assessments bedrock was encountered at 6 feet bgs to 25 feet bgs. The depth to groundwater could not be determined but is anticipated to be greater than 50 feet bgs. The subsurface assessments conducted onsite to a depth of 25 feet bgs did not encounter groundwater. Based on the U.S. Geologic Survey (USGS), 7.5 minute “La Jolla, California” quadrangle (1967), photorevised 1975, groundwater beneath the site is anticipated to flow in a southerly direction.

**Prefield Activities**

**Permit Acquisition**

A boring permit will be obtained from the SD-DEH prior to field operations for the three (3) exploratory borings. SD-DEH will be notified at least 48 hours prior to commencement of drilling at the Site.

SITE LOCATION MAP

Project No. 600109-001

Date June 2003

Figure No. 1

Costa Verde Car Wash
San Diego, California
SITE PLAN
Costa Verde Car Wash
San Diego, California
Site 6a (H14291)
Scripps Memorial Hospital
DATE: 26 Apr 99
SITE: SCRIPPS MEMORIAL HOSPITAL
ADDRESS: 9888 GENESSEE AVE, LA JOLLA CA 92037
CASE NR: H 14921-001
**UNDERGROUND STORAGE TANK SYSTEM CLOSURE REPORT**

**ESTABLISHMENT NO.** H14291  **PLAN CHECK NO.** AT4397

**SITE NAME** SCRIPPS MEMORIAL HOSPITAL  **CITY** SAN DIEGO

**SITE ADDRESS** 8888 CONVERSE  **ZIP** 92038

**CONTRACTOR** KODIAK MANAGEMENT  **PHONE** 233-8080

**FIRE AGENCY PRESENT** YES  **DEPT.** SAN DIEGO FIRE

**Manifest No.** 97416361  **Permit No.**

**INSPECTOR** D. FRANCIS

**Number of tanks to be removed** 02 3 4 5 6 7 8  **REMARKS**

**Decontamination by** ALTERNATIVE DISPOSAL

**Tank rinse/(amount & destination)** 200 G TO D.K.

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</thead>
<tbody>
<tr>
<td>TO</td>
<td>1K</td>
<td>F.G.</td>
<td>GAS</td>
<td>0%</td>
<td>15 LBS</td>
<td>I</td>
<td>PEAGRAVEL</td>
<td>NO ODORS</td>
<td>CLAY SHARP</td>
<td>NO ODORS</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
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<td></td>
</tr>
</tbody>
</table>

**REINSPECTION REQUIRED** YES (27)  **If yes, explain**

**NOTICE:** You are hereby notified that on 3.25.99 an Environmental Health Specialist conducted an inspection for the closure of 1 hazardous substance underground storage tank(s). A summary of the conditions follows:

- An unauthorized release of a hazardous substance has been observed by the Environmental Health Specialist. You are hereby required to initiate Corrective Action measures (See Page 4 for details).

A determination of this site's status is pending the Site Assessment and Mitigation (SAM) Program's receipt and review of analytical results for the samples taken from the tank and/or piping closure site. A laboratory report must be submitted to SAM within 30 days. Please request that the laboratory send a copy of the analytical report directly to LAURIE ARECEDER at the address provided below.

**The SAM Program has completed its review of the analytical results for samples collected at the tank closure site and has determined the following:**

- **TANK CLOSURE COMPLETE - NO FURTHER ACTION REQUIRED**

**INITIATE CORRECTIVE ACTION MEASURES (See enclosed information)**

**Reviewed by:** LAURIE ARECEDER  **Date Reviewed:** 4.21.99  **Supervisor (Initial):**

**RECEIVED BY**

**PRINTED NAME** LEE D. WOODS  **PHONE NUMBER** 619-233-6080

**Environmental Health Specialist**

**SAM - P.O. Box 129261**

**San Diego, CA 92112-9261**  **(619) 338-2222**

**DISTRIBUTION:** WHITE-RETURN TO SAM  
YELLOW-BUSINESS RETAINS

DEH: SAM-916 (Rev. 2/99) NCR  
Page 1 of 4

County of San Diego  
Department of Environmental Health
Type(s) of hazardous substance(s) released (mark all that apply):  
☐ Gasoline  ☐ Diesel  ☐ Waste Oil  ☐ Other  ☑ No Evidence

Is hazardous material ponded?  ☑ Yes*  ☐ No  
Estimated amount?

Estimated depth to groundwater below this site: 21.3 feet  
Beneficial use?  ☑ Yes  ☐ No

SOIL CONDITIONS (Odors, Staining, Volume):
Describe backfill and its condition:  PER GRavel, no Odors NO Staining

Describe native soil and its condition:  Clayey Sand, no Odors NO Staining

How was hazardous substance released?  ☑ No Evidence

Tank condition (holes, corrosion, wrapping, seams, evidence or overfill)  ☑ Good

Estimated length of piping removed?  27' x 3' feet  
Date tanks last used?  Recent

Nearby water wells or surface waters?  ☑ Yes*  ☑ None noted

*Describe

Any known sensitive receptors, i.e., underground vaults, utilities or basements nearby?  ☑ Yes*  ☐ None noted

*Describe

COMMENTS:  
CONTRACTOR STATED CONCRETE SLAB WILL BE LEFT IN EXCAVATION.
UST Removal Field Notes

Site Address: 9888 GENESEE SAN DIEGO
Date: 3/25/99  Estab# H  Plan Check 
Disposal Location of Tanks: MIRAMAR LANDFILLING
Manifest # 97416361

Site Plan View

Drive way to loading dock

Remaining tanks

LANDSCAPE

Tank 1

Tank

8'

DEH: SAM 900 (revised 12/98)

Comments on Back? Yes/No
### APCL Analytical Report

Service ID #: 801-992764  
Received: 03/29/99  
Collected by: Peter R. Wood  
Extracted: N/A  
Collected on: 03/25/99  
Tested: 03/31/99  
Reported: 04/02/99

Sample Description: Soil  
Project Description: SCRIPPS Memorial Hospital

## Analysis of Soil Samples

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<thead>
<tr>
<th>Component Analyzed</th>
<th>Method</th>
<th>Unit</th>
<th>PQL</th>
<th>D-3</th>
<th>T1-E-10'</th>
<th>T1-W-10'</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dilution Factor</td>
<td>M8015V</td>
<td>mg/kg</td>
<td>1</td>
<td>ND</td>
<td>ND</td>
<td>800 (a)</td>
</tr>
<tr>
<td>Gasoline</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

PQL: Practical Quantitation Limit  
MDL: Method Detection Limit  
CRDL: Contract Required Detection Limit  
N.D.: Not Detected or less than the practical quantitation limit.  
"-" : Analysis is not required.

J: Reported between PQL and MDL.

Listed Dilution Factors (DF) are relative to the method default DF. All unlisted DFs are 1.0

(a) Not a typical gas pattern. Most of the peaks in the chromatogram correspond to the heavier portion of the chain.

Respectfully submitted,

Dominic San  
Laboratory Director  
Applied P & Ch Laboratory

---

Telephone call to lab on 4/10/99 were requesting QA/QC. Lab stated they were not requested to do QA/QC— it costs the client more $'. I requested the lab send a Chromatogram since there are heavier chain HCs.
Site 7a (H101759)
Northern Division Police Station
September 5, 2001

Mr. Ted Olson  
City of San Diego  
Environmental Services Department  
9601 Ridgehaven Court  
San Diego, CA 92123-1636

Dear Mr. Olson:

UNAUTHORIZED RELEASE #H01759-001  
NORTHERN DIVISION POLICE STATION  
4275 EASTGATE MALL ROAD, SAN DIEGO, CA  
WORKPLAN APPROVAL

This letter has been prepared in accordance with the requirements set forth in Title 23 (State Underground Storage Tank Regulations), Division 3, Chapter 16, Article 11, Section 2722. The purpose of this letter is to notify the Responsible Party of the status of the revised workplan received by the San Diego County Site Assessment and Mitigation Program (SAM) on July 26, 2001.

The revised workplan, dated July 23, 2001, prepared by Shannon Serratore/GEOCON proposes to install one soil boring, and covers one of the following phases of corrective action:

- Preliminary Site Assessment  (X)  
- Soil and Water Investigation  ( )  
- Corrective Action Plan  ( )  
- Verification Monitoring  ( )  
- Interim Remedial Action  ( )

The workplan has been:

(X) approved.  
( ) disapproved-call the undersigned for further instructions.  
( ) approved with the following changes or conditions:

- In the event that no groundwater is encountered or sampled, perform synthetic precipitation leaching procedure (SPLP) analysis on the two highest and one lowest detectable soil samples for TRPH (418.1 method) analysis and analyze the leachate for soluble fractions of BTEX, MTBE, and chlorinated hydrocarbons. The results of this analysis should be discussed in the narrative of the report, and drive the conclusions about whether a possible impact to groundwater may have occurred due to the release.
This approval is valid for six months from the date of this letter. *Keep this letter for your records as it may be required for corrective action cost reimbursement under Senate Bill 2004 (California Health and Safety Code, Division 20, Chapter 6.75, Article 6).*

The need for further site characterization and mitigation actions will be determined following evaluation of the written report, which should be submitted to this office by **November 30, 2001**. If you have any questions, please call me at (619) 338-2396.

Sincerely,

LARS SKINNER, Project Manager
Site Assessment and Mitigation Program

LS:kd

cc: Shannon Serratore, GEOCON
September 4, 2001

Ted Olson
City of San Diego
Environmental Services Department
9601 Ridgehaven Court
San Diego, CA 92123-1636

Dear Mr. Olson:

RE: UNAUTHORIZED RELEASE #H01759-001
NORTHERN DIVISION POLICE STATION
4275 EASTGATE MALL ROAD, SAN DIEGO, CA
WORKPLAN APPROVAL

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- Verification Monitoring  ( )
- Interim Remedial Action  ( )

The workplan has been:

- approved.
- ( ) disapproved-call the undersigned for further instructions.
- (X) approved with the following changes or conditions:

- In the event that no groundwater is encountered or sampled, perform SPLP analysis on the appropriate soil samples and analyze the leachate for soluble fractions of BTEX, MTBE, and chlorinated hydrocarbons. The results of this analysis should be discussed in the narrative of the report, and drive the conclusions about whether a possible impact to groundwater may have occurred due to the release.

"Environmental and public health through leadership, partnership and science"
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Sincerely,

LARS SKINNER, Project Manager
Site Assessment and Mitigation Program

cc: Shannon Serratore, GEOCON

"NORTHERN DIVISION POLICE WRKPLN LETTER"
Mr. Lars Skinner  
County of San Diego Department of Environmental Health  
Site Assessment and Mitigation Program  
Post Office Box 129261  
San Diego, California 92112-9261

Subject: NORTHERN DIVISION POLICE DEPARTMENT  
4275 EASTGATE MALL  
SAN DIEGO, CALIFORNIA  
REVISED WORK PLAN FOR SITE ASSESSMENT

Dear Mr. Skinner:

Geocon Consultants, Inc. (Geocon) submits this revised Work Plan for environmental assessment of the subject site located at 4275 Eastgate Mall in San Diego, California (Figure 1). The City operates the site as a police station that serves the La Jolla and Miramar areas. The site is identified by County of San Diego Department of Environmental Health (DEH), Site Assessment and Mitigation (SAM) Program Case No. H01759-001. The proposed scope of environmental assessment includes drilling exploratory borings at and around the location of the remote fill for a former 500-gallon waste oil tank and collecting soil and groundwater samples for laboratory analyses.

BACKGROUND

Based on information provided to Geocon by the City, one 500-gallon waste oil and two 10,000-gallon gasoline underground storage tanks (USTs) were removed from the site on September 28, 1994. According to the Underground Storage Tank Removal Report, prepared by EMCON Associates on March 7, 1995, soil samples taken from the UST excavations exhibited concentrations of total petroleum hydrocarbons (TPH). Approximately 428 tons of soil containing hydrocarbons were overexcavated and transported to the Thermal Processing Systems facility in Adelanto, California for recycling. A soil sample taken from beneath the remote fill area for the former waste oil UST exhibited a maximum concentration of total recoverable petroleum hydrocarbons (TRPH) of 4,600 milligrams per kilogram (mg/kg) at a depth of 3 feet below ground surface. EMCON Associates soil sample locations and analytical results are shown on Figure 2. The area of the waste oil remote fill was not overexcavated because it was beneath the building and was inaccessible at that time. In a letter dated June 5, 1995, DEH requested site assessment to define the horizontal and vertical extent of the soil containing hydrocarbons in the area of the waste oil remote fill.
The site is situated on the southwest intersection of Eastgate Mall and Genesee Avenue within a residential area at an elevation of approximately 350 feet above mean sea level. According to Geology of the San Diego Metropolitan Area, California, Bulletin 200, published by the California Division of Mines and Geology, dated 1975, the site is mapped as underlain by the Quaternary Lindavista Formation, which largely consists of reddish brown sandstone and conglomerate. The Lindavista Formation is likely underlain by the Tertiary Scripps Formation, a yellowish-brown, medium-grained sandstone with occasional interbedded cobbles-conglomerate.

The depth to regional groundwater is likely in excess of 200 feet, but zones of perched water may be encountered at shallower depths. The Water Quality Control Plan for the San Diego Basin (9), published by the California Regional Water Quality Board, dated September 8, 1994, indicates that the site is situated within the Miramar Hydrologic Area (6.40) of the Penasquitos Hydrologic Unit (6.00). This hydrologic area has potential beneficial uses for industrial purposes.

PURPOSE AND SCOPE OF SERVICES

The objective of the proposed site assessment is to evaluate the lateral and vertical extent of hydrocarbons in soil and, if encountered, groundwater in the area of the waste oil remote fill. That will be accomplished by collecting soil samples beneath the former remote fill area and subjecting the samples to laboratory analyses by an on-site mobile laboratory. The soil samples will be collected from one exploratory boring drilled using a limited access hollow-stem auger drill rig. A subcontractor performed a utility survey to delineate underground utilities and potential underground anomalies in proximity to the proposed boring location. Because of the presence of existing underground utilities, only one boring beneath the remote fill area is feasible (See Figure 2). The proposed scope of services is described below:

Task I - Pre-Field Activities

- Submit this revised Work Plan to the DEH for comment and approval.
- Obtain a permit from the DEH for the proposed boring.
- Because of the limited accessibility of the site, contingency borings are not anticipated.
- Prepare a Health and Safety Plan, which will include recommended levels of personal protective equipment to be used during the field activities and general health and safety considerations for field personnel.
- Mark the proposed on-site boring location.
- Contact Underground Service Alert to attempt to delineate any additional subsurface public utilities and conduits in proximity to the proposed boring location.
- Review “As-built” plans provided by the City to attempt to locate underground improvements in proximity to the proposed boring location.
- Retain a subcontractor to provide and operate a limited access drill rig, and retain the services of a California Department of Health Services (CDOHS)-certified mobile laboratory to analyze the soil and groundwater samples collected.

Task II - Field Activities

- Core the surface pavement at the locations of the boring.

- Drill the exploratory boring using a limited access hollow-stem auger drill rig. The approximate location of the boring, identified as PB-1, is shown on the attached Site Plan, Figure 2. Boring PB-1 will be advanced at the approximate center of the former waste oil remote fill area.

- Collect soil samples from the boring at 1.5-foot vertical intervals from 5 feet until at least two successive soil samples do not exhibit detectable concentrations of TRPH or to groundwater. Soil samples may also be collected when a change in lithology is encountered or at other depths when warranted based on Gecon's professional judgment. The soil samples will be collected using a split-spoon soil sampler equipped with brass sample tubes to facilitate sample collection. Selected sample tubes will be sealed with Teflon sheets, capped, labeled, and relinquished to the CDOHS-certified on-site mobile laboratory for analyses.

- Submit the soil samples to the on-site laboratory for analyses. The soil samples collected will be analyzed for TRPH following the EPA Test Method 418.1. The soil sample exhibiting the highest TRPH concentration will also be analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Test Method 8020, methyl tertiary butyl ether (MTBE), di-isopropyl ether (DIPE), tertiary amyl methyl ether (TAME), ethyl tertiary butyl ether (ETBE) and tertiary butyl alcohol (TBA) and chlorinated hydrocarbons by EPA Test Method 8260, for PCB’s by EPA Test Method 8082, and for Title 22 metals and organic lead by EPA Test Method 6010.

- If groundwater is encountered, construct a monitoring well in boring PB1. The monitoring well will be constructed of 2-inch-diameter Schedule 40 PVC casing with a 0.020-inch slotted screen interval from 10 feet above to 10 feet below the water table. A filter pack consisting of Number 3 Monterey sand will be placed to 2 feet above the top of the screened interval. The well will be developed using a surge block to settle the filter pack. A three-foot-thick bentonite transition seal will be placed on top of the filter pack. The remaining annular space will be grouted to within three feet of the surface with hydrated bentonite grout.

- If a groundwater monitoring well is installed, check for the presence of free product, measure its thickness (if detected), and measure the depth to groundwater using an oil-water interface probe. If free product is not detected, purge the monitoring well prior to collecting the groundwater sample. The water generated during well purging and sampling activities will be stored in a labeled, 55-gallon steel drum for subsequent disposal pending the results of the laboratory analyses. This activity will be performed no sooner than 72 hours following the completion of the well installation.

- Collect a groundwater sample from the monitoring well using a new disposable polyethylene bailer. The groundwater sample will be placed in laboratory-provided sample containers, which will be labeled and then stored in a chilled cooler for delivery to a CDOHS-certified analytical laboratory.
- If groundwater is encountered, submit the groundwater samples to a state-certified laboratory to be analyzed for TRPH following EPA Test Method 418.1, for BTEX following EPA Test Method 8020, for MTBE, DIPE, TAME, ETBE, TBA and chlorinated hydrocarbons following EPA Test Method 8260, for PCB’s by EPA Test Method 8082, and for Title 22 Metals and total lead by EPA Test Method 6010.

- If no groundwater is encountered, backfill the borehole with bentonite grout and cap it with approximately 12 inches of concrete.

- Place soil and wastewater generated during the field activities in labeled, 55-gallon steel drums. The drums will be temporarily stored on-site for subsequent disposal pending the results of the laboratory analyses. Geocon will arrange for the transport and disposal of these materials at an appropriate facility.

Task III - Report Preparation

Prepare a report summarizing the results of the field activities described above. The report will include a figure depicting the location of the boring, the results of the laboratory analyses, and a discussion of the findings, conclusions, and recommendations.

Please review this Work Plan at your earliest convenience and notify Geocon upon its approval. Please call us if you have any questions.

Sincerely,

GEOCON CONSULTANTS, INC.

Shannon L. Serratore  
Senior Staff Geologist

Ronald J. Kofron, CEG 1527  
Senior Geologist

SLS:RJK:sc

(1) Addressee
(1) City of San Diego  
Attention: Mr. Craig Fergusson

Attachments: Figure 1, Vicinity Map  
Figure 2, Site Plan With Soil Sample Analytical Results
# TABLE 1
Summary of Soil Analyses
Northern Division Police Station
La Jolla, California

<table>
<thead>
<tr>
<th>ID Number</th>
<th>Date Sampled</th>
<th>Depth of Sample (ft)</th>
<th>TPH (mg/Kg)</th>
<th>TRPH (mg/Kg)</th>
<th>Benzene (mg/Kg)</th>
<th>Toluene (mg/Kg)</th>
<th>Ethyl benzene (mg/Kg)</th>
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Abbreviations:
CARS = Certified Analytical Reports.
MOB1 = Mobile One Laboratories, Inc.
ND = Not detected at or above the laboratory reporting limit in parentheses.
TABLE 1
Summary of Soil Analyses
Northern Division Police Station
La Jolla, California

<table>
<thead>
<tr>
<th>ID Number</th>
<th>Date Sampled</th>
<th>Depth of Sample (ft)</th>
<th>TPH (mg/Kg)</th>
<th>TRPH (mg/Kg)</th>
<th>Benzene (mg/Kg)</th>
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<th>Xylenes (mg/Kg)</th>
<th>Lab</th>
<th>CARs</th>
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</thead>
</table>

PTAS = Pacific Treatment Analytical Services, Inc.
QAL = Quality Assurance Laboratory.
TPH = Total Petroleum Hydrocarbons.

Symbols:
- = Not Applicable. Analyzed or Available
* = Sample additionally analyzed for CAC Title 22 Metals, Volatile Organics by EPA 8240, and PCBs by EPA 8080 (see CARs).

Footnotes:
(1) Analyzed using California DOHS LUFT Method. Values detected were gasoline.
(2) Analyzed using EPA method 418.1.
(3) Analyzed using EPA method 8020.
(A) CARs included in attachments or appendices.

QA/QC
SITE A  ESSEMENT AND MITIGATION D I SION
UNDERGROUND STORAGE TANK SYSTEM CLOSURE REPORT

ESTABLISHMENT NO. H01759 PLAN CHECK NO. # 1 97
SITE NAME City of San Diego PHONE
SITE ADDRESS 4075 EASTERN MIL CITY SD ZIP 92137
CONTRACTOR American Process PHONE

Number of tanks to be removed 1 2 3 4 5 6 7 8
Decontamination by AM. PROCESSING
Manifest No. 10 0 1 (9104)
Tank rinsate (amount & destination) 4971237

Tank ID No. 01 02 03
Capacity 10,000 500
Tank Construction STEEL FIBERGLASS STEEL FIBERGLASS UST.
Materials stored GAS WAX OIL
% L.E.L. Below 5 YO → 15
Dry ice/other (amt.) 3 15

Tank condition
Backfill soil type
Backfill condition
Native soil type
Excavation odors?
Stockpile odors?
Water present?
Ponded product?
Piping removed?
REINSPECTION REQUIRED YES NO If yes, explain

NOTICE: You are hereby notified that on 9/1/97, a Hazardous Materials Specialist conducted an inspection for the closure of 3 hazardous substance underground storage tank(s). A summary of the conditions follows:

☐ An unauthorized release of a hazardous substance has been observed by the Hazardous Materials Specialist. You are hereby required to initiate Corrective Action measures (see Page 4 for details).

☐ A determination of this site's status is pending the Site Assessment and Mitigation Division's (SAM) receipt and review of analytical results for the samples taken from the tank and/or piping closure site. A laboratory report must be submitted to SAM within 30 days. Please request that the laboratory send a copy of the analytical report directly to the address provided below.

SAM Division has completed its review of the analytical results for samples collected at the tank closure site and has determined the following:

☐ TANK CLOSURE COMPLETE - NO FURTHER ACTION REQUIRED

☐ INITIATE CORRECTIVE ACTION MEASURES (See enclosed information)

Approved by: ___________________________ Date Reviewed: _______________ Supervisor (Initial): ___________________________

RECEIVED BY ___________________________ PRINTED NAME Mark Wyborny PHONE NUMBER 619-123-4545

DISTRIBUTION: WHITE-RETURN TO SAM YELLOW-BUSINESS RETAINS

DHS:HM-916 (Rev. 9/93) Page 1 of 4
Type(s) of hazardous substance(s) released (mark all that apply):

☐ Gasoline  ☐ Diesel  ☐ Waste oil  ☐ Other  ☐ IF ANY

Is hazardous material ponded?  ☐ Yes*  ☐ No  *Estimated amount?

Estimated depth to groundwater below this site: 150 feet  Beneficial use?  ☐ Yes  ☐ No

SOIL CONDITIONS (Odors, Staining, Volume):

Describe backfill and its condition:  Silty sand / loose gravel

How was hazardous substance released?

Tank condition (holes, corrosion, wrapping, seams, evidence of overfill)  See page 2

Estimated length of piping removed?  40 feet

Date tanks last used?

Nearby water wells or surface waters?  ☐ Yes*  ☐ None noted

Any known sensitive receptors, i.e., underground vaults, utilities or basements nearby?  ☐ Yes*  ☐ None noted

*Describe

COMMENTS:

Tank 1 & 2 - Sealed system. Bottom of Tank 1 & 2 at 12.0' concrete slab present in tank excavation #1.

- Perched water (possibly from runofffiltration)

- Pipe - piping single wall fiberglass

Tank #3 - remove fill until waste oil, concrete slab present. Bottom of tank at n 7.0' abs. Perched water in excavation at 7.0'abs.

Decontamination did not appear.

County of San Diego
Department of Health Services
Environmental Health Services  

DHS:HM-918 (Rev. 9/93)  TO BE RECHARGING Page 2 of 4
August 15, 1994

Mary Peters
Department of Health Services, SA/M
1255 Imperial Ave., 3rd floor
P. O. Box 85261
San Diego, CA 92186-5261

Re: UNDERGROUND TANK REPLACEMENT, NORTHERN DIVISION POLICE STATION, 4275 EASTGATE MALL, SAN DIEGO, CA 92037

Dear Ms. Peters:

While the plans for the above referenced site would indicate soil remediation by overexcavation, this may not necessarily be the case. Due to the close proximity of the buildings to the tank excavations it doesn’t seem likely that major soil contamination could be removed by overexcavating. If contamination is suspected our most likely course of action would be to pothole with the use of a backhoe in the bottom of the tank excavations to determine the depth of possible hydrocarbon contamination. A representative from Emcon & Associates will be on site for this operation. If it appears likely to be able to remove all contamination with the removal of 20 cubic yards or less that would be our choice. If possible contamination appears more widespread we propose to define the extent and clean-up method at a later date.

In the event a complete clean-up is likely with the removal of 20 cubic yards of contaminated soil or less by backhoe a registered geologist from Emcon & Associates will be on site to direct soil sampling and downwind monitoring if necessary. All samples will be analyzed for TPH and selected samples for BTEX if required. Emcon & Associates will draft all the necessary reports required for this work.

If you require additional information in order to issue the permits for the tank replacements, please call me at 573-1273.

Sincerely,

Paul N. Deschamps
Project Engineer

CC: Senior Mechanical Engineer, Environmental Services/Refuse Disposal
UST Program Manager, Environmental Services/Refuse Disposal
Tim Richardson, American Processing Co., Inc.
Peter Christianson, Emcon & Associates

Printed on recycled paper
Sites 8a and 8b (H12902)
Mobil Service Station
Mr. R. J. Edwards  
Mobil Oil Corporation  
3800 West Alameda Avenue  
Burbank, CA 91505-4331  

RE: UNAUTHORIZED RELEASE #T0713/H12902  
STATION #18-6B5, 3233 LA JOLLA VILLAGE DRIVE, SAN DIEGO

Dear Mr. Edwards:

The Unauthorized Release Report submitted to this Department by Mobil Oil Corporation summarizing the site characterization and mitigation activities at the above referenced location has been reviewed. This Unauthorized Release Report has also been discussed with staff of the Regional Water Quality Control Board (RWQCB). The RWQCB concurs with the determination of this Department that this site has been adequately mitigated. Based on current requirements and policies, no further action is indicated at this time.

Please be advised that if the current use of the site changes, additional site characterization and mitigation activity may be required. As the property owner, it is your responsibility to notify this Department prior to any such changes.

Thank you for your efforts in resolving this matter. Please contact the Hazardous Materials Management Division at (619) 236-2222, if you require any additional assistance.

Sincerely,

[Signature]

GARY R. STEPHANY, Deputy Director
Environmental Health Services

GRS:bfb

cc: RWQCB
K. Heaton, HMMD
Mobil Oil Corporation  
November 9, 1987  
Project No. 594.9.1  
Page 16  

RECOMPACTION OF EXCAVATION WHICH CONTAINED PRE-EXISTING FUEL TANKS (T-1)  

On August 20-21, 1987, soils which displayed relatively low concentrations of hydrocarbon constituents (<100 ppm) were placed and compacted into T-1. These soils came from Stockpiles P-6 and P-7. A separate compaction report of this action was completed on October 20, 1987 (Reference 6).  

SUMMARY OF FINDINGS  

Fuel hydrocarbon concentrations exceeding 1,000 parts per million (ppm) were encountered in soil samples obtained from the following locations: 1) the central and eastern portions of fuel tank excavation bottom, 2) at 10 foot depth in Test Boring 2, and 3) at 5 foot depth in Test Boring 7.  

Analyses of soil samples S-3, S-7, S-8 and S-10 obtained from central and eastern portions of the fuel tank excavation displayed concentrations of fuel hydrocarbons ranging from 1,800 to 9,200 ppm at depths of 8 to 13 feet below surface. Immediately east of the fuel tank excavation, a soil sample obtained at 5 feet in Test Boring 2 indicated fuel hydrocarbon concentrations at 3,000 ppm. A soil removal plan was implemented consisting of removing soils of suspected high fuel hydrocarbon concentrations in the area encompassing the central and eastern portions of the excavation and Test Boring 2 (see Figure 3). Soil removals were performed to an approximate depth of 16 feet. Analyses of additional soil samples obtained from the excavation following removals, indicated fuel hydrocarbon concentrations ranging from non-detectable to 63 ppm.  

Analyses of the soil sample obtained at five feet in Test Boring 7 displayed 1,800 ppm fuel hydrocarbon concentrations. Subsequently, soil removals were performed in the area of Test Boring 7 as indicated in Figure 2 to a maximum depth of 14 feet. Selective soil samples obtained within the removal area (at depths of 7 to 14 feet) displayed fuel hydrocarbon concentrations ranging from non-detectable to 220 ppm.
Groundwater was encountered in the exploratory borings at approximately 25 feet below ground surface. Estimated groundwater gradient direction is to the west. No floating product was detected in any of the seven wells. Laboratory analyses of the water samples obtained from the monitoring wells indicated concentrations ranging from non-detectable to 2.0 ppm of fuel hydrocarbons and concentrations below detectable limits for benzene, toluene, and xylene. Laboratory analyses of the water samples for total lead displayed concentrations ranging from 0.01 to 0.54 mg/l.

LIMITATIONS

The discussions and recommendations presented in this report are based on:

1. The samples obtained from the test borings and monitoring wells at the site;

2. The observations of our field personnel during the test borings and other field activities;

3. The results of the laboratory tests performed by Quality Assurance Laboratories, Inc.;

4. Conversations with representatives of the State of California and County of San Diego regulatory agencies;

5. Referenced documents.

It is possible that variations in the soil conditions could exist beyond the points explored in this investigation. Also, changes in groundwater conditions could occur at some time in the near future due to variations in temperature, regional rainfall, and other factors.

The services performed by Owen Geotechnical have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the San Diego area. No other warranty, expressed or implied, is made.
REVISED INITIAL SITE ASSESSMENT REPORT

August 1, 2003

Mobil Station 18-GB5
3233 La Jolla Village Drive
La Jolla, California

TRC Project No. 600512

Prepared For:

ExxonMobil Oil Corporation
1464 Madera Road, Suite N, # 265
Simi Valley, CA 93065

By:

Jon Vail
Project Geologist

Christopher J. Maxin
Senior Project Hydrogeologist, RG 6715

TRC
9471 Ridgehaven Court, Suite E
San Diego, California
Soil cuttings generated during drilling were temporarily stored onsite in labeled DOT-approved 55-gallon drums and subsequently transported and disposed at TPS Technologies in Adelanto, California. A non-hazardous disposal manifest for soil is included in Appendix D.

5.2 GROUNDWATER MONITORING AND SAMPLING

On August 8, 2002, February 13, 2003, and May 28, 2003, monitoring well MW-1 was monitored and purge sampled. The groundwater samples were submitted to a state-certified laboratory for analysis of TPHg and TPHd using modified EPA Method 8015M and for BTEX, MTBE, DIPE, ETBE, TAME, TBA, and ethanol using EPA Method 8260B. Due to the low concentrations detected in the August 8, 2002 groundwater sampling event, TPHd was not analyzed during the February and May 2003 sampling events. Purge water was temporarily stored onsite in a labeled DOT-approved 55-gallon drum and subsequently transported and disposed at Crosby & Overton in Long Beach, California. Non-hazardous disposal manifests for water are included in Appendix D. Groundwater monitoring and sampling field forms for all three events are included in Appendix E.

6.0 FINDINGS

6.1 LITHOLOGY

Lithology encountered in monitoring well MW-1 during drilling generally consisted of silty sand to sandy silt from approximately 0.5 to 5.5 ftbg, olive green very fine to fine sandy silt from approximately 5.5 to 10 ftbg, clayey silt from approximately 10 to 17.5 ftbg, and sand to silty sand from approximately 17.5 to 30 ftbg. The olive green very fine to fine sandy silt likely corresponds with the Ardath Shale which is typically underlain by the sand to silty sand of the Scripps Formation. A cross section is provided as Figure 7, and the boring log and well construction details are included in Appendix C.

6.2 SOIL ANALYTICAL RESULTS

TPHg, TPHd, and BTEX were ND in the soil samples collected from monitoring well MW-1. MTBE was detected in soil samples from monitoring well MW-1 at depths of 10, 20, and 25 ftbg at concentrations of 0.410, 0.232, and 3.64 mg/kg, respectively. Further analysis of soil sample collected at 25 ftbg (designated MW-1-25) using EPA Method 8260B confirmed MTBE and TBA at concentrations of 3.66 and 3.5 mg/kg, respectively. DIPE, ETBE, and TAME were ND.

Soil analytical results are summarized on Figures 3 and 7, and Table 1. Official laboratory analytical reports and chain of custody records are included in Appendix F.
6.3 GROUNDWATER MONITORING AND SAMPLING RESULTS

On August 8, 2002, February 13, 2003, and May 28, 2003, the depth to groundwater in monitoring well MW-1 was measured at 25.66, 25.34, and 25.20 feet below the top of casing, respectively. Liquid-phase hydrocarbons were not observed. The groundwater gradient could not be calculated from only one monitoring well. Site topography suggests groundwater flow may be to the southeast (Figure 1). Liquid-phase hydrocarbons (LPH) have not been detected at the site.

On August 8, 2002, February 13, 2003, and May 28, 2003, groundwater samples were collected from monitoring well MW-1. Laboratory analysis of the groundwater samples indicated the following:

- In August 2002, dissolved-phase TPHg and TPHd concentrations were 31,000 and 185 micrograms per liter (µg/l), respectively; BTEX, MTBE, ETBE, DIPE, TAME, TBA, and ethanol were ND (TRC, 2003).

- In February 2003, dissolved-phase TPHg concentration was 24,200 µg/l; benzene, MTBE, and TBA concentrations were 3.7, 36,200, and 638 µg/l, respectively; DIPE, ETBE, and TAME were detected above laboratory detection limits; toluene, ethylbenzene, xylenes, and ethanol were ND (TRC, 2003).

- In May 2003, dissolved-phase TPHg concentration was 11,900 µg/l; benzene, MTBE, and TBA analytes concentrations were 3.6, 22,400, and 6,170 µg/l, respectively; toluene, ethylbenzene, xylenes, DIPE, ETBE, TAME, and ethanol were detected above laboratory detection limits.

Groundwater analytical data are summarized in Figures 8, 9, and 10, and Table 2. Official laboratory analytical reports and chain of custody records are included in Appendix F.

7.0 CONCLUSIONS

From the results of the soil and groundwater assessment and monitoring activities at the site:

- The source of soil hydrocarbon impacts is likely the former product piping on the east side of the station building. Soil in this vicinity (inclusive of MW-1) appears to be minimally impacted by MTBE and TBA. MTBE impacts to soil appear to be at relatively low concentrations in the vicinity of monitoring well MW-1 and extend from the vadose zone (10 fbg) to the capillary fringe/upper saturated zone (20 to 25 fbg). TPHg, TPHd and BTEX appear to be not present in any soil sample from monitoring well MW-1.

- LPH does not appear to be present in groundwater.


**SITE PLAN SHOWING PETROLEUM HYDROCARBON CONCENTRATIONS IN SOIL CROSS SECTION LINE**

Mobil Station 18-GB5
3233 La Jolla Village Road
La Jolla, California

**FIGURE 3**

Modified from a map provided by Frey Environmental, Inc., dated January 2002.

---

**NOTES:**

TPHg = total petroleum hydrocarbon as gasoline.
TPHd = total petroleum hydrocarbon as diesel.
B = benzene.
MTBE = methyl tertiary butyl ether.
mg/kg = milligrams per kilogram.
- - = not analyzed. All dimensions and locations are estimated.

---

**SUMMARY:**

- **TPHg**
  - MW-1: 3.5 ND ND ND ND
  - 5: ND ND ND ND
  - 10: ND ND ND 0.410 ND
  - 15: ND ND ND ND
  - 20: ND ND ND 0.232 ND
  - 25: ND ND ND 3.66 ND

- **TPHd**
  - MW-1: 3.5 ND ND ND ND
  - 5: ND ND ND ND
  - 10: ND ND ND 0.410 ND
  - 15: ND ND ND ND
  - 20: ND ND ND 0.232 ND
  - 25: ND ND ND 3.66 ND

---

**LEGEND:**

- Sample No.
  - Test mg/kg mg/kg mg/kg mg/kg

- Monitoring well with Petroleum Hydrocarbon Concentrations (mg/kg)

- Cross Section Location
NOTES:

TPHg = total petroleum hydrocarbon as gasoline
TPHd = total petroleum hydrocarbon as diesel, B = benzene, MTBE = methyl tertiary butyl ether,
mg/kg = milligrams per kilogram, -- = not analyzed. All dimensions and locations are
estimated.

LEGEND

Sample No.
Depth TPHg TPHd B MTBE
feet mg/kg mg/kg mg/kg/m^2

Sample No.
Depth TPHg TPHd B MTBE
feet mg/kg/m^2 mg/kg/m^2

SOIL SAMPLE WITH
PETROLEUM HYDROCARBON
CONCENTRATIONS (mg/kg)
MONITORING WELL WITH
PETROLEUM HYDROCARBON
CONCENTRATIONS (mg/kg)
HYDROCARBON CONCENTRATIONS
(SOLVENT-Phase Benzene
Contour (mg/kg)

SOURCE:
Modified from a map provided by Frey

SCALE (FEET)

0 50

BENZENE AND MTBE
CONCENTRATIONS IN SOIL
AT 4 FEET BELOW GRADE,
NOVEMBER 2001

Mobil Station 18-GB5
3233 La Jolla Village Road
La Jolla, California

FIGURE 4
INITIAL SITE ASSESSMENT REPORT

October 25, 2002

Mobil Station 18-GB5
3233 La Jolla Village Drive
La Jolla, California

TRC Project No. 600512-76

Prepared For:

ExxonMobil Oil Corporation
1464 Madera Road, Suite N, # 265
Simi Valley, CA 93065

By:

Cherie R. Fesi
Staff Scientist

Victor M. Gonzalez
Hydrogeologist

Christopher J. Maxin
Senior Project Hydrogeologist, RG 6715

TRC
9471 Ridgeway Court, Suite E
San Diego, California
5.2 GROUNDWATER MONITORING AND SAMPLING

On August 8, 2002, monitoring well MW-1 was monitored and purge sampled. The groundwater sample was submitted to a state-certified laboratory for analysis of TPHg and TPHd using modified EPA Method 8015M and for BTEX, MTBE, DiPE, ETBE, TAME, TBA, and ethanol using EPA Method 8260B. Purge water was temporarily stored onsite in a labeled 55-gallon drum and subsequently transported and disposed at Crosby & Overton in Long Beach, California. Non-hazardous disposal manifests are included in Appendix D. Groundwater monitoring and sampling field forms are included in Appendix E.

6.0 FINDINGS

6.1 LITHOLOGY

Lithology encountered during drilling generally consisted of silty sand to sandy silt from approximately 0.5 to 5.5 ftbg, olive green very fine to fine sandy silt from approximately 5.5 to 10 ftbg, clayey silt from approximately 10 to 17.5 ftbg and sand to silty sand from approximately 17.5 to 30 ftbg. The olive green very fine to fine sandy silt likely corresponds with the Ardath Shale which is typically underlain by the sand to silty sand of the Scripps Formation. The boring log and well construction details are included in Appendix C.

6.2 SOIL ANALYTICAL RESULTS

THPg, TPHd and BTEX were not detected above laboratory reporting limits in any soil sample. However, MTBE was detected in three soil samples ranging from 0.232 mg/kg (MW-1-20) to 3.64 mg/kg (MW-1-25). These MTBE concentrations, however, are lower than DEH action levels. Analysis of soil sample MW-1-25 using EPA Method 8260B confirmed MTBE at 3.66 mg/kg and revealed TBA at 3.50 mg/kg. However, DIPE, ETBE, and TAME were below laboratory reporting limits (ND). Therefore, soil in the vicinity of MW-1 appears to be minimally impacted by hydrocarbons. Soil analytical results are summarized on Figures 4 and in Table 1. Official laboratory analytical reports and chain of custody records are included in Appendix F.

6.3 GROUNDWATER MONITORING AND SAMPLING RESULTS

On August 8, 2002, depth to groundwater in monitoring well MW-1 was measured at 25.66 feet below the top of casing. Liquid-phase hydrocarbons were not observed. The groundwater gradient could not be calculated, however site topography suggests groundwater flow is to the southeast toward the unnamed, ephemeral creek (Figure 1).

The groundwater sample collected from MW-1 suggests that groundwater has been impacted by hydrocarbons. TPHg and TPHd were detected in groundwater at 31,000 micrograms per liter (µg/l) and 185 µg/l, respectively. BTEX, MTBE, ETBE, DIPE, TAME, TBA and ethanol were below laboratory reporting limits. The observed dissolved-phase TPH concentrations appear to be
inconsistent with the other analyte concentrations. Thus, an additional groundwater monitoring and sampling event should be conducted to confirm dissolved-phase hydrocarbon concentrations in MW-1. Groundwater analytical data are summarized on Table 2 and Figures 5, 6, and 7. Official laboratory analytical reports and chain of custody records are included in Appendix F.

7.0 CONCLUSIONS

The following conclusions are presented:

- TPHg, TPHd and BTEX were not detected above laboratory reporting limits in any soil sample.
- MTBE was detected in soil ranging from 0.232 mg/kg to 3.66 mg/kg.
- Hydrocarbon impacts to soil appear to be minimal in the vicinity of monitoring well MW-1.
- The groundwater sample collected from monitoring well MW-1 suggests that groundwater has been impacted by hydrocarbons.
- TPHg and TPHd were detected in groundwater at 31,000 µg/l and 185 µg/l, respectively.
- MTBE, BTEX, ETBE, DIPE, TAME, TBA and ethanol were not detected above laboratory reporting limits in groundwater.

8.0 RECOMMENDATIONS

- Perform an additional groundwater monitoring and sampling event to confirm dissolved-phase hydrocarbon concentrations.
LA JOLLA VILLAGE DRIVE

ROCK BOTTOM RESTAURANT & BAR

A JOLLA VILLAGE PROFESSIONAL CENTER

EL TORITO RESTAURANT

SLOPE

PARKING LOT

SLOPE

1-5 EXIT

VILLA LA JOLLA DRIVE

STATION BUILDING 18-GB5

LA JOLLA CORPORATE CENTER

3-STORY PROFESSIONAL BUILDING

SITE VICINITY MAP
Mobil Station 16-GB5
3233 La Jolla Village Road
La Jolla, California

NOTES:
All dimensions and locations are estimated.

DRAWING NOT TO SCALE

FIGURE 2
SITE PLAN SHOWING
MONITORING WELL AND
UNDERGROUND UTILITIES

Mobil Station 18-GB5
3233 La Jolla Village Road
La Jolla, California

FIGURE 3

Modified from a map provided by Frey Environmental, Inc., dated January 2002.
LA JOLLA VILLAGE DRIVE

PETROLEUM HYDROCARBON CONCENTRATIONS IN SOIL

Mobil Station 1B-GB5
3233 La Jolla Village Road
La Jolla, California

FIGURE 4
<table>
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<th>Sample ID</th>
<th>Date Sampled</th>
<th>Depth (ft)</th>
<th>TPHg (mg/kg)</th>
<th>TPHd (mg/kg)</th>
<th>Benzene (mg/kg)</th>
<th>Toluene (mg/kg)</th>
<th>Ethylbenzene (mg/kg)</th>
<th>Total Xylenes (mg/kg)</th>
<th>8021 (mg/kg)</th>
<th>8260B (mg/kg)</th>
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<tr>
<td>PPL@d9/4'</td>
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<td>ND</td>
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</tr>
</tbody>
</table>

**Notes:**
- TPHg = total petroleum hydrocarbons as gasoline
- TPHd = total petroleum hydrocarbons as diesel
- MTBE = methyl-tertiary-butyl ether
- DIFE = di-isopropyl ether
- ETBE = ethyl-tertiary-butyl ether
- TAME = tertiary-amyl-methyl ether
- TBA = tertiary-butyl alcohol
- 8021 = analyzed by EPA Method 8021
- 8260B = analyzed by EPA Method 8260B
- ND = not detected above laboratory reporting limit indicated
- -- = not analyzed
- mg/kg = milligrams per kilogram
- feet below grade
Table 2

GROUNDWATER ANALYTICAL RESULTS
August 2002
Mobil Station 18-GBS

<table>
<thead>
<tr>
<th>Date Sampled</th>
<th>Depth to Water (feet)</th>
<th>LPH Thickness (feet)</th>
<th>TPHg (μg/l)</th>
<th>TPHd (μg/l)</th>
<th>Benzene (μg/l)</th>
<th>Toluene (μg/l)</th>
<th>Ethylbenzene (μg/l)</th>
<th>Total Xylenes (μg/l)</th>
<th>MTBE 8260B</th>
<th>DIPE 8260B</th>
<th>ETBE 8260B</th>
<th>TAME 8260B</th>
<th>TBA 8260B</th>
<th>Ethanol 8260B</th>
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<td>MW-1 (Screen Interval in feet: 10-30)</td>
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</tr>
<tr>
<td>08/08/02</td>
<td>25.66</td>
<td>0.00</td>
<td>31,000</td>
<td>185</td>
<td>ND&lt;0.50</td>
<td>ND&lt;0.50</td>
<td>ND&lt;0.50</td>
<td>ND&lt;0.50</td>
<td>ND&lt;0.50</td>
<td>ND&lt;0.50</td>
<td>ND&lt;0.50</td>
<td>ND&lt;0.50</td>
<td>ND&lt;0.50</td>
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</tr>
</tbody>
</table>

Notes:
- TPHg = total petroleum hydrocarbons as gasoline
- TPHd = total petroleum hydrocarbons as diesel
- MTBE = methyl-tertiary-butyl ether
- DIPE = di-isopropyl ether
- ETBE = ethyl-tertiary-butyl ether
- TAME = tertiary-amyl-methyl ether
- TBA = tertiary-butyl alcohol
- 8260B = analyzed using EPA Method 8260B
- fbg = feet below grade
- μg/l = micrograms per liter
- ND = not detected above laboratory reporting limits
January 25, 2002
007-427

Inspector Richard Hansen
County of San Diego
Department of Environment
Land and Water Quality I
1255 Imperial Avenue
P.O. Box 129261
San Diego, California 92112-9261

FUEL DISPENSING COMPLEX SOIL SAMPLING
MOBIL SERVICE STATION #18-GB5
3233 LA JOLLA VILLAGE DRIVE
LA JOLLA, CALIFORNIA

Dear Inspector Hansen:

This report presents the results of soil sampling activities conducted at the Mobil Service Station referenced above (Site). Soil sampling activities were conducted following the removal of gasoline fuel dispensers and related product piping as part of a fueling system upgrade project. CPI Development of Hesperia, California conducted fueling system upgrades.

SOIL SAMPLE COLLECTION

Soil samples were collected on November 27 and 30, 2001 by FREY Environmental, Inc. (Frey) personnel under the direction of a State of California Registered Geologist.

Fuel Dispensers and Related Product Piping

On November 27, 2001, eighteen soil samples were collected from beneath the former fuel dispensers and related product piping. Soil samples were collected at depths ranging from approximately 3.5 feet to 4 feet below ground surface (bgs). The sampling event was conducted under the oversight of the San Diego County Department of Environmental Health (SDCDEH).
# Table 1
Summary of Chemical Analysis Results for TPH and BTEX

**MOBIL SERVICE STATION #18-GB5**

3233 LA JOLLA VILLAGE DRIVE

LA JOLLA, CALIFORNIA

<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Date Sampled</th>
<th>Depth [feet]</th>
<th>TPHg [mg/kg]</th>
<th>TPHd [mg/kg]</th>
<th>Benzene [ug/kg]</th>
<th>Ethylbenzene [ug/kg]</th>
<th>Toluene [ug/kg]</th>
<th>Total Xylenes [ug/kg]</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fuel Dispenser Samples</strong></td>
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<td>18,200</td>
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<td>--</td>
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<td><strong>Product Piping Samples</strong></td>
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<td>ND</td>
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**Sockpile Soil Sample**

<table>
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<tr>
<th>Sample ID</th>
<th>Date Sampled</th>
<th>TPHg [mg/kg]</th>
<th>TPHd [mg/kg]</th>
<th>Benzene [ug/kg]</th>
<th>Ethylbenzene [ug/kg]</th>
<th>Toluene [ug/kg]</th>
<th>Total Xylenes [ug/kg]</th>
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<tbody>
<tr>
<td>SP1</td>
<td>11/30/2001</td>
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<td>SP2</td>
<td>11/30/2001</td>
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<td>ND</td>
<td>ND</td>
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</tbody>
</table>

Notes:

[1] Depths measured in feet below the ground surface.


[3] Analyzed in general accordance with EPA Method No. 8260B.

ND = Not detected above the laboratory detection limit.

NA = Not applicable

mg/kg = milligrams per kilogram

ug/kg = micrograms per kilogram

"-" = Not analyzed.
Table 2
Summary of Chemical Analysis Results for MTBE and Fuel Oxygenates
MOBIL SERVICE STATION #18-GB5
3233 LA JOLLA VILLAGE DRIVE
LA JOLLA, CALIFORNIA

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<td>Fuel Dispenser Samples</td>
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<tr>
<td>Product Piping Samples</td>
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<td>Trunkline (W)</td>
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<td>ND</td>
<td>ND</td>
<td>ND</td>
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<td>ND</td>
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</tbody>
</table>

Notes:
[1] Depths measured in feet below the ground surface.
[2] Analyzed in general accordance with EPA Method No. 8260B.
ND = Not detected above the laboratory detection limit.
NA = not applicable
ug/kg = micrograms per kilogram
"--" = Not analyzed.
# Analytical Report

**Project:** ExxonMobil 18-GB5

<table>
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<tr>
<th>Client Sample Number</th>
<th>Lab Sample Number</th>
<th>Matrix</th>
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<th>Date Prepared</th>
<th>Date Analyzed</th>
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<td>Qual</td>
<td>Units</td>
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<td>Qual</td>
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<td>Qual</td>
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</table>

**Notes:**
- RL = Reporting Limit
- DF = Dilution Factor
- Qual = Qualifiers

---

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501
# ANALYTICAL REPORT

**Project:** ExxonMobil 18-GB5

<table>
<thead>
<tr>
<th>Sample Number</th>
<th>Lab Sample Number</th>
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**RL - Reporting Limit, DF - Dilution Factor, Qual - Qualifiers**

7440 Lincoln Way, Garden Grove, CA 92841-1432  •  TEL: (714) 895-5494  •  FAX: (714) 894-7501
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## CALSCIENCE

### Environmental Laboratories, Inc.

**Project:** ExxonMobil 18-GB5

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**RL:** Reporting Limit  
**DF:** Dilution Factor  
**Qual:** Qualifiers
# Analytical Report

**Frey Environmental, Inc.**
2817-A Lafayette Avenue
Newport Beach, CA 92663-3715

**Project:** ExxonMobil 18-GB5

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**RL** - Reporting Limit  
**DF** - Dilution Factor  
**Qual** - Qualifiers
## ANALYTICAL REPORT

**Client:** ExxonMobil 18-GB5

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## Analytical Report

**Client:** ExxonMobil 18-GB5

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**Notes:**

- RL - Reporting Limit
- DF - Dilution Factor
- Qual - Qualifiers

---

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501
## ANALYTICAL REPORT

### Client Sample Number: ExxonMobil 18-GB5

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**Notes:**

- RL - Reporting Limit
- DF - Dilution Factor
- Qual - Qualifiers

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501
## Analytical Report

**Frey Environmental, Inc.**  
317-A Lafayette Avenue  
Weport Beach, CA 92663-3715

**Project:** ExxonMobil 18-GB5  
**Date Received:** 11/27/01  
**Work Order No.:** 01-11-1353  
**Preparation:** Ext. + D/I  
**Method:** EPA 8015M

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**Surrogates:**  
- REC (%): Control Limits

**Decachlorobiphenyl:**  
- 108  
- 45-149

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**Surrogates:**  
- REC (%): Control Limits

**Decachlorobiphenyl:**  
- 117  
- 45-149

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**Surrogates:**  
- REC (%): Control Limits

**Decachlorobiphenyl:**  
- 123  
- 45-149

---

**RL** - Reporting Limit  
**DF** - Dilution Factor  
**Qual** - Qualifiers

7440 Lincoln Way, Garden Grove, CA 92841-1432  
TEL: (714) 895-5494  
FAX: (714) 894-7501
**ANALYTICAL REPORT**

**Project:** ExxonMobil 18-GB5

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| TRUNKLINE (W) | 01-11-1355-18 | Solid | 11/27/01 | 11/28/01 | 11/29/01 | .01112801sa |
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| pH as Diesel | ND | 5.0 | 1 | mg/kg |
| Surrogates: | REC (%) | Control Limits |
| Decachlorobiphenyl | 121 | 45-149 |

| Method Blank | 098-03-0224-494 | Solid | N/A | 11/28/01 | 11/29/01 | .01112801sa |
| Parameter | Result | RL | DF | Qual | Units |
| TPH as Diesel | ND | 5.0 | 1 | mg/kg |
| Surrogates: | REC (%) | Control Limits |
| Decachlorobiphenyl | 109 | 45-149 |

**RL - Reporting Limit, DF - Dilution Factor, Qual - Qualifiers**

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501
# Analytical Report

**Project: ExxonMobil 18-GB5**

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**Parameter**

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**Parameter**

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**Notes**

- RL - Reporting Limit
- DF - Dilution Factor
- Qual - Qualifiers

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501
# Analytical Report

**Calscience Environmental Laboratories, Inc.**

- **Project:** ExxonMobil 18-GB5
- **Date Received:** 11/27/01
- **Work Order No.:** 01-11-1353
- **Preparation:** N/A
- **Method:** EPA 8260B

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- **Surrogates:** REC (%), Control

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- **Surrogates:** REC (%), Control

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</tr>
<tr>
<td>Diisopropyl Ether (DPE)</td>
<td>ND</td>
<td>1000</td>
<td>100</td>
<td>ug/kg</td>
<td></td>
</tr>
<tr>
<td>Ethyl-1-butyl Ether (ETBE)</td>
<td>ND</td>
<td>1000</td>
<td>100</td>
<td>ug/kg</td>
<td></td>
</tr>
<tr>
<td>Tert-Amyl-Methyl Ether (TAME)</td>
<td>ND</td>
<td>1000</td>
<td>100</td>
<td>ug/kg</td>
<td></td>
</tr>
</tbody>
</table>

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501
UNDERGROUND STORAGE TANK SYSTEM CLOSURE REPORT

ESTABLISHMENT NO. Exxon Mobile CFI
SITE NAME F 10, 902
SITE ADDRESS 3233 La Jolla Village Dr.
CONTRACTOR CFI
PHONE 720-37

Number of tanks to be removed 1 2 3 4 5 6 7 8
Decontamination by
Manifest No.

Tank rinsate(amount & destination)
Tank ID No. WE
Capacity SOIL SAMpling
Tank Construction
Materials stored YEA/1 DESER
% L.E.L.
Dry ice/other (amt.)
Tank condition
Backfill soil type
Backfill condition
Native soil type
Native condition
Excavation odors?
Stockpile odors?
Water present?
Ponded product?
Piping removed?

REINSPECTION REQUIRED YES NO If yes, explain

NOTICE: You are hereby notified that on 1/11/2012, an Environmental Health Specialist conducted an inspection for the closure of hazardous substance underground storage tank(s). A summary of the conditions follows:

☐ An unauthorized release of a hazardous substance has been observed by the Environmental Health Specialist. You are hereby required to initiate Corrective Action measures. (See Page 4 for details).

☒ A determination of this site's status is pending the Site Assessment and Mitigation (SAM) Program's receipt and review of analytical results for the samples taken from the tank and/or piping closure site. A laboratory report must be submitted to SAM within 30 days. Please request that the laboratory send a copy of the analytical report directly to Richard Hansen. Fax: 619-338-0773.

The SAM Program has completed its review of the analytical results for samples collected at the tank closure site and has determined the following:

☐ TANK CLOSURE COMPLETE - NO FURTHER ACTION REQUIRED

☒ INITIATE CORRECTIVE ACTION MEASURES (See enclosed information)

Reviewed by: Richard Hansen Date Reviewed: 1/17/12 Supervisor: (Initial) RC

RECEIVED BY
REPRINTED NAME DATE
PHONE NUMBER

An additional fee of $100 will be required for today's inspection because the sample was 90% (CIP not at site). Complete report is 7 pages.

DISTRIBUTION: WHITE-RETURN TO SAM YELLOW-BUSINESS RETAINS

DEH.SAM-916 (Rev. 2/99) NCR
San Diego, CA 92112-9261
(619) 338-2222

County of San Diego
Department of Environmental Health
Site 9a (H02699-001)
Calbiochem Facility
June 24, 1993

Kevin Lombardozzi
Hoechst Celanese Corporation
Route 202-206 North
Somerville, NJ 08876

Dear Mr. Lombardozzi:

RE: RELEASES AT CALBIOCHEM FACILITY, 10933 NORTH TORREY PINES ROAD, LA JOLLA, CA 92039-001

The site remediation information submitted to this department by Woodward-Clyde Consultants summarizing the site characterization and mitigation activities at the Calbiochem Facility has been reviewed. With the provision that the information provided to this department was accurate and representative of existing conditions, it is the position of this department that no further action is required at this time.

This information has also been discussed with staff of the Regional Water Quality Control Board (RWQCB). Based on the information submitted and current requirements, the RWQCB concurs with the determination of this department that no further action is required at this time.

Two chemical compounds, chloroform and 2,4'-DDD remain on the site below the ground surface in the immediate vicinity of the wastewater sump/vault installation. This installation is located on the eastern side of the Chemical Production Department Building. The presence of these two chemical compounds has been discussed in a follow-up report prepared by your consultant.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present or future operations at this site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to public health or water quality.
Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this department of any changes in report content, future contamination findings or site usage.

Thank you for your cooperation and your companies efforts in resolving this matter. Please feel free to contact Dave Berquist at (619) 338-2219 if you have any questions or require additional assistance.

Sincerely,

[Signature]

CHUCK PRYATEL, Division Manager
Site Assessment and Mitigation Division

CP: cl

cc: Raymond L. Markey, Balit U.S. Holding
    Michael Snyder, WCC
    Robert Scott, WCC
    Joe McWalters, RWQCB
SITE ASSESSMENT CASE CLOSURE SUMMARY

HMMD FILE NUMBER:  H02699-001   T75   DATE:  15 June 1993
RESPONSIBLE PARTY:  Hoechst Celanese Corporation
CONTACT PERSON:  Kevin Lombardozzi   PHONE:  [908] 231-2000
SITE/FACILITY NAME:  Calbiochem
SITE/FACILITY ADDRESS:  10933 North Torrey Pines Road, La Jolla, CA
MAILING ADDRESS:  Hoechst Celanese Corporation, Route 202-206,
P.O. Box 2500, Somerville, New Jersey 08876-1258
EHS STAFF:  Dave Berquist

OFF SITE IMPACTS:

YES  NO

BENEFICIAL GROUNDWATER USE:  x
GROUNDWATER AFFECTED:  x
DIRECT PUBLIC HEALTH THREATS:  x
ADDITIONAL MONITORING REQUIRED:  x
CONSULTANT'S REPORTS ON FILE:  x
FULL DELINEATION ACHIEVED:  x
CONCURRENCE WITH RWQCB STAFF:  x  Corey Walsh [23 Nov 1992]
CONCURRENCE WITH EHS HYDROGEOLOGIST:  x  Kevin Heaton [10 May 1993]

DISPOSAL AND REMEDIATION

CAUSE AND TYPE OF RELEASE:
The cause of the releases at this site included:
1-Two underground industrial waste clarifiers which received liquid wastes from the laboratories and production facilities,
2-One 8000 gallon capacity underground waste solvent storage tank,
3-One underground industrial wastewater sump used for receiving industrial wastewater, air conditioning and boiler system liquid discharge,
4-Piping associated with these listed underground storage facilities.

The type of chemical releases from these underground storage units included:
1-Waste Solvent Tank:
a-Volatile Organic Compounds: Methanol, Acetone, Isopropyl Alcohol, Unidentified Ether, Methyl ethyl ketone, 1,4 Dioxane, N-Butanol, N-Hexane and Toluene,
b-Semi-Volatile Organics: Bis [2-ethylhexyl] Phthalate,
c-Title 22 Metals: Arsenic, Barium, Cobalt, Chromium, Copper, Nickel, Lead, Vanadium and Zinc.
2-Clarifiers [Two Units]
a-Organochlorine Pesticides: DDT and Isomers [DDTr]; p,p'-DDD,
o,p'-DDD, p,p' DDT and o,p'-DDT,
b-Volatile Organics: Acetone, Toluene and Saturated Hydrocarbon [C9],
c-Semi-Volatile Organics: Bis [2-ethylhexyl] Phthalate,
d-Title 22 Metals: Arsenic, Barium, Cobalt, Chromium, Copper,
   Nickel, Lead, Vanadium and Zinc.
3-Groundwater Sample Analytical Results: Volatile Organics:
a-Acetone, Tetrahydrofuran and Oxygenated Hydrocarbon [C7],
b-Semi-Volatile Organics: 4-Methylphenol, Pyridine, Oxygenated
   Hydrocarbon [C4, C5 and C7] and Butanoic Acid,
c-Title 22 Metals: Arsenic, Barium and Zinc.
4-Wastewater Sump:
a-Organochlorine Pesticides: 2,4-DDD,
b-Volatile Organics: Acetone, Methylene Chloride, Chloroform,
   Chlorobenzene, Toluene, 1,1,1-Trichloroethane, Methyl Alcohol
   and Tetrahydrofuran.
5-Ponded Wastewater Collected From Bottom Sump Excavation:
   Volatile Organics: Acetone, Methylene Chloride, Chloroform, 1,2-
   Dichloroethane, Benzene, Toluene, Chlorobenzene, Ethylbenzene
   and Total Xylenes.

QUANTITY OF SOIL DISPOSED

The total quantity of soil and liquid disposed under manifest
and/or permit from Calbiochem to this date is as follows:

1-Uniform Hazardous Waste Manifests submitted to SA/M indicate 192
   yards of "Hazardous Waste Solid", contaminated soil transported
to IT Corporation Facility, Westmorland, CA in 1987.

2-Uniform Hazardous Waste Manifests submitted to SA/M state
   approximate quantity of soil removed from Calbiochem Facility for
   disposal during 1988 and 1989 was 2067 tons. This soil was
   transported as "Hazardous Waste Solid" to USPCI, Grassy Mountain
   Facility, in Clive, Utah.

3-Uniform Hazardous Waste Manifest in file indicates 5000 gallons
   of "Hazardous Liquid" transported from Calbiochem Facility to
   Pacific Treatment, San Diego, CA.

4-Uniform Hazardous Waste Manifests submitted to SA/M indicate 97
   cubic yards [133 tons] of contaminated soil, and debris from a
   fiberglass sump comprising approximately five cubic yards were
   transported and disposed at the Chemical Waste Management, INC.
   Landfill in Kettleman Hills, CA. The manifests are dated 1 and 2
   April 1993.

5-The City of San Diego, Water Utilities Department, Industrial
   Waste Program in a letter dated 31 March 1993, authorized the
   discharge of approximately 550 gallons of perched groundwater to
   the city sewer located at 10933 North Torrey Pines Road, San
   Diego, CA [Calbiochem].
CLEAN-UP LEVELS ESTABLISHED

Site clean-up levels established on 3 May 1988 are as follows:

Soil: 50 mg/kg for each separate chemical constituent with a
maximum total concentration of 300 mg/kg for all chemical
constituents remaining on site.

DDT and its metabolic isomers, DDD and DDE, was 1.0 mg/kg.

DDT metabolic isomer clean-up levels:
- a-DDD: 1.0 mg/kg [ppm]
- b-DDD: 0.1 mg/L [ppm]; STLC
- c-DDE: 0.24 mg/kg [ppm]

TYPE OF REMEDIATION USED AT SITE

The primary focus of remediation used at this site has been the
excavation of contaminated soil with its transportation to
hazardous waste landfills. Secondly, hazardous liquid waste was
transported under manifest to Pacific Treatment, San Diego, CA.
Further, approximately 550 gallons of perched groundwater contained
in eleven 55 gallon drums was discharged to the City of San Diego
sewer system.

MAXIMUM CONCENTRATIONS REMAINING ON SITE

HALOGENATED ORGANIC CHEMICAL COMPOUNDS:
- Methylene Chloride: 23 mg/kg; Chloroform: 85 mg/kg;
- Chlorobenzene: 8.0 mg/kg; 1,1,1 Trichlorethane: 0.44 mg/kg

BTXE
- Toluene: 0.90 mg/kg

VOLATILE ORGANIC COMPOUNDS: OXYGENATED SOLVENTS BY GC/FID:
- Methyl Alcohol: 18mg/kg; 1,4-Dioxane: 5.7 mg/kg; Acetone: 2.8
  mg/kg; Tetrahydrofuran: 29 mg/kg; Estimated 50 mg/kg of an
  unidentified aliphatic hydrocarbon-No laboratory standard for
  use in calibration.

SEMIVOLATILE ORGANIC COMPOUNDS: No compounds detected

PESTICIDES AND PCB'S: 2,4'-DDD: 21 mg/kg

METHOD 8015/DHS: No compounds detected

ORGANIC LEAD: No compounds detected

METHOD 418.1/TRPH: No compounds detected
ADDITIONAL COMMENTS

Groundwater at this sites location has been designated for Municipal, Agricultural and Industrial beneficial use. Groundwater is expected to occur at depths greater than 80 feet bgs. A perched groundwater zone was detected in an area between the two former underground clarifiers at a depth of 11 feet bgs. This perched groundwater zone is suspected to have occurred from leakage of the clarifiers and/or associated piping. This groundwater zone was subsequently removed during remediation/excavation activities.

During excavation for the removal of a wastewater sump, conducted at a later date, soil sample chemical analyses indicated the presence of chloroform exceeding the site clean-up level. The concentration of chloroform detected at a depth of 20 feet bgs was 85 mg/kg. The concentration of this chemical compound, however, decreased with increasing soil depth to 0.11 mg/kg at a depth of 56 feet.

The wastewater sump removal and soil sampling/analyses also indicated the presence of 2,4'-DDD exceeding the site clean-up level. Woodward-Clyde Consultants prepared and submitted a health risk assessment in accordance with the guideline criteria outlined in the CAL EPA, DTSC document; Guidance for the Assessment of Health Risk to Humans, July 1992. This risk assessment used exposure scenarios to calculate chemical intakes which are site specific for the Calbiochem Facility. These exposure scenarios calculate intakes by a person from soil ingestion or dermal contact of the skin with soil.