

**INITIAL SITE ASSESSMENT
TORREY PINES ROAD REALIGNMENT
SAN DIEGO, CALIFORNIA**

PREPARED FOR:

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PREPARED BY:

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June 4, 2010
Project No. 106843002

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Mr. John Austin
Tran Consulting Engineers
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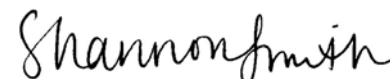
Subject: Initial Site Assessment
Torrey Pines Road Realignment
San Diego, California


Dear Mr. Austin:

In accordance with our proposal P-8676 dated December 23, 2009, and your subconsultant agreement, Ninyo & Moore has performed an Initial Site Assessment (ISA) for the above-referenced project in San Diego, California. The attached report presents our methodology, findings, opinions, conclusions, and recommendations regarding the environmental conditions at the project area.

We appreciate the opportunity to be of service to you on this project.

Sincerely,
NINYO & MOORE


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1. INTRODUCTION

This Initial Site Assessment (ISA) for the Torrey Pines Road Realignment project was conducted by Ninyo & Moore in accordance with our proposal P-8676 dated December 23, 2009. The project involves proposed improvements to enhance vehicle and pedestrian access along Torrey Pines Road, including the addition of sidewalks on both sides of the road and minor changes to roadway grade and width. The ISA involved evaluation of potential environmental concerns within the boundaries of the project (herein referred to as the “project area”), which extends from approximately La Jolla Shores Drive and Calle Juela to Prospect Place in the community of La Jolla, in the city of San Diego, California.

1.1. Purpose

The purpose of the ISA is to document potential environmental concerns related to hazardous materials or wastes associated with the proposed project. The scope of work for this ISA was developed using general guidance from the California Department of Transportation (Caltrans) ISA Guidance Document and associated templates (Geomatrix, 2006), and the Caltrans Standard Environmental Reference. The scope of work for this ISA was modified based on the scope of work listed in our proposal, to accommodate the nature of the project area as an existing street right-of-way (ROW) and the fact that this study is intended to support preliminary design.

1.2. General Limitations

Opinions given in this ISA report relative to the potential for hazardous materials or petroleum hydrocarbons to exist in the project area are based on the information obtained from information sources described herein. Certain indicators of the presence of hazardous materials or petroleum hydrocarbons may become observable at a later date. Ninyo & Moore has also reviewed public information sources as providing complete and accurate information, without independent verification. The findings and conclusions in this report are based solely on the limited scope of an ISA, including information from a variety of sources that Ninyo & Moore believes to be reliable. Because the scope of an ISA is necessarily limited

and based in part on third party sources and significant assumptions, Ninyo & Moore does not warrant that the site does not include hazardous material or petroleum hydrocarbon releases in areas not identified in this report.

1.3. Methodology

Our scope of work for this ISA consisted of the following tasks.

- Review of readily available maps (e.g., topographic, geologic) pertaining to the project area and information available from the client.
- Review of historical aerial photographs available from online sources.
- Review of online environmental databases to evaluate locations of known hazardous waste project areas, landfills, leaking underground storage tanks (USTs), and/or other facilities/areas of potential environmental concern.
- Preparation of an ISA report that compiles information from research activities described above and provides opinions and recommendations regarding possible environmental impacts from hazardous materials or wastes and soil and/or groundwater contamination associated with the project area.

2. PROJECT AREA DESCRIPTION AND PHYSICAL SETTING

The project area includes the street ROW of Torrey Pines Road from approximately La Jolla Shores Drive/Calle Juela to Prospect Place (Figure 1). The project area is located in a predominantly residential area. Single-family homes are located adjacent to the north, south, and west sides of the project area. Adjacent to the east of the project area at the intersection of La Jolla Shores Drive and Torrey Pines Road is a commercial property developed as a gasoline service station and coffee shop. The Pacific Ocean is located approximately 1/4 mile north of the western end of the project area. Landmarks and features of interest (e.g., major roads, adjacent properties) are depicted on Figure 2.

2.1. Topography

Elevations across the project area range from a high of approximately 155 feet above mean sea level (MSL) at Prospect Place to a low of approximately 55 feet above MSL at Calle Juela (Ninyo & Moore, 2010).

2.2. Geology

According to the Geotechnical Reconnaissance report being prepared concurrently with this assessment, the project vicinity is underlain by surficial soils consisting of artificial fill underlain by young alluvium, old paralic deposits (formerly designated Bay Point Formation), and/or the Point Loma Formation (Ninyo & Moore, 2010).

2.3. Hydrogeology

According to documents reviewed on the State Water Resources Control Board (SWRCB) Geotracker website for the unauthorized release associated with the gas station located adjacent to the east of project area (Figure 2), the project area is located in the Scripps Hydrologic Area (906.30) of the Penasquitos Hydrologic Unit (County of San Diego, 2004). Groundwater in this hydrologic area has been exempted from municipal beneficial use, and no other existing or potential beneficial uses are reported in the San Diego Region Basin Plan for the Scripps Hydrologic Area (RWQCB, 2007). Depth to groundwater at monitoring wells associated with the gas station was reported to be range from approximately 24 to 51 feet below ground surface (bgs). The direction of groundwater flow was to the northwest (County of San Diego, 2004). Groundwater levels can fluctuate due to seasonal variations, groundwater withdrawal or injection, and other factors.

3. HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs of the project area were reviewed to document the presence of facilities of potential environmental concern within and adjacent to the project area. Aerial photographs for selected years covering the period 1953 to 2005 were reviewed using online re-

sources. A listing of the aerial photographs reviewed is provided in Table 1, followed by a summary of noted observations.

Table 1 – Aerial Photographs Reviewed

Date	Photograph Identification	Scale
1953	www.historicaerials.com	1: 2,400
1964	www.historicaerials.com	1: 2,400
1980	www.historicaerials.com	1: 2,400
1990	www.historicaerials.com	1: 2,400
2003	www.historicaerials.com	1: 2,400
2005	www.historicaerials.com	1: 2,400

Based on review of historical aerial photographs, the project area has been developed with land usage similar to the present since the early 1950s. Torrey Pines Road has been present in the project area in generally its current configuration since that time. Residential development adjacent to the project area has steadily increased over time. Facilities of potential environmental concern, which may be distinguished based on their building configurations (e.g., gas stations, large industrial facilities), were generally not noted within the project area or immediately adjacent to the project area in the photographs reviewed, with the exception of the gas station located on the eastern corner of La Jolla Shores Drive and Torrey Pines Road, which appears to have been present since the 1960s.

4. ENVIRONMENTAL DATABASE REVIEW

In order to assess the significance of properties on and in the vicinity of the project area with documented hazardous waste impacts, a search and review of online regional environmental regulatory agency databases was conducted, including the following databases:

- SWRCB Geotracker database,
- California Department of Toxic Substances Control (DTSC) EnviroStor (Brownfields database),
- DTSC Cortese List,
- California Department of Resources, Recycling, and Recovery (CalRecycle) Solid Waste Information System database,

- SWRCB Sites with Deed Restrictions,
- United States Army Corps of Engineers, Formerly Used Defense Sites (FUDS) program Geographic Information System website.

No properties of potential environmental concern under the jurisdiction of the DTSC, CalRecycle, or FUDS program were documented as being located on or adjacent to the project area.

The “La Jolla Shores Mobil” gas station at 2204 Torrey Pines Road, located adjacent to the east of the project area (Figure 2), was listed on the SWRCB Geotracker and DTSC EnviroStor databases as a Leaking Underground Storage Tank site. Based on review of information on the Geotracker website, the unauthorized release case involved a release of diesel fuel to groundwater. The case was issued closure by the lead agency, the County of San Diego Local Oversight Program (Department of Environmental Health) in November 2004. Several groundwater monitoring wells associated with the release were depicted on maps reviewed as being located within Torrey Pines Road. Information was not available on the SWRCB Geotracker website regarding whether the monitoring wells have been abandoned to date; however, the nearest wells are depicted as being located at least 100 feet from the project area. Although groundwater was documented as being impacted, there is a low likelihood that the unauthorized release case at this facility represents a significant environmental concern to the project, based on the case closed status and the fact that project improvements are not proposed within approximately 350 feet of the gas station property boundary. Based on the anticipated depth to groundwater at the project area (greater than 20 feet bgs), it is not anticipated that the project would be significantly affected by the potential for impacted groundwater, if present.

4.1. Mines

According to the California Division of Mines and Geology, Mines and Mineral Resources of San Diego County book dated 1963, no mines and/or sand and gravel pits were located at the project area (California Division of Mines and Geology, 1963).

4.2. Oil, Gas, Geothermal Fields

No existing or abandoned oil, gas, or geothermal wells were depicted on the State of California Department of Conservation, Regional Wildcat Map for the project area and vicinity (California Department of Conservation, 2007), or on the State of California, Department of Conservation, DOGGR Online Mapping System (California Department of Conservation, 2010).

4.3. Naturally-Occurring Asbestos

Based on a review of the California Department of Conservation reference material, ultramafic rocks with a higher likelihood of containing naturally-occurring asbestos are generally not located in the vicinity of the project area (California Department of Conservation, 2000).

4.4. Underground Pipeline

According to the United States Department of Transportation, Pipeline and Hazardous Materials Safety Administration, National Pipeline Mapping System website, no gas transmission pipelines, hazardous liquid pipelines, liquefied natural gas plants, or break out tanks are located within the project area.

5. COMMONLY ENCOUNTERED CONDITIONS

The following sections describe additional environmental conditions that are commonly encountered.

5.1. Aerially Deposited Lead

Based on the distance of the project area from the nearest major freeway (Interstate 5, greater than 1 mile to the east), aerially-deposited lead as a result of emissions from vehicular exhaust prior to the elimination of lead from fuels in the mid-1980s is not interpreted to be of significant concern to the project area.

5.2. Polychlorinated Biphenyls-Containing Transformers

Transformer equipment potentially containing polychlorinated biphenyls (PCBs) may be located within the project area. San Diego Gas & Electric (SDG&E) states that it is responsible for ensuring that its transformers comply with USEPA regulations. SDG&E states that it has not specified PCB transformers for its electrical distribution system; however, some older (pre-1980) mineral transformers could have been inadvertently contaminated with PCBs by the manufacturer. Based on SDG&E's statistical sampling and testing program, SDG&E states that it is unlikely that its transformers are PCB-contaminated. The only way to know with certainty is by actually obtaining and testing a sample of the fluid from the specific transformer, which may result in a fee from SDG&E.

5.3. Asbestos-Containing Materials

Commonly encountered potentially asbestos-containing materials in street ROWs include pipe insulation found on natural gas lines and cementitious pipe lines (e.g., transite). Other asbestos-containing pipelines may be present within the project area.

5.4. Lead-Based Paint

Painted curbs, poles, and roadway striping may be present in the street ROW and may contain lead-based paint. The Consumer Product Safety Commission banned the use of paint containing lead above certain thresholds for residential uses; however, it is possible that lead-based paint is used in industrial settings, such as for street improvements in the project area. The California Department of Public Health defines lead-based paint as paint containing greater than or equal to 0.5 percent by weight and/or 1.0 milligrams per square centimeter.

5.5. Miscellaneous Hazardous Materials

Materials falling under the Universal Waste Rule (UWR) requirements may be present at the project area, including, but not limited to: potentially mercury-containing switches and fluorescent light tubes, potentially PCB-containing light ballasts, and hi-intensity vapor lights and associated ballasts.

6. ISA FINDINGS AND CONCLUSIONS

This report presents the results of an ISA conducted by Ninyo & Moore for properties associated with the Torrey Pines Road Realignment project in San Diego, California. Based on the research activities conducted for this ISA, the following evidence of potential environmental concerns was noted to be associated with the project area.

- The active gas station located adjacent to the east of the project area was the subject of an unauthorized release case under the oversight of the County of San Diego Department of Environmental Health due to petroleum impacts to soil and groundwater. According to information reviewed on the SWRCB Geotracker website, depth to groundwater at monitoring wells associated with the gas station was generally greater than 20 feet bgs. Although groundwater was documented as being impacted, there is a low likelihood that the unauthorized release case at this facility represents a significant environmental concern to the project, based on the case closed status and the fact that project improvements are not proposed within approximately 350 feet of the gas station property boundary. Based on the anticipated depth to groundwater at the project area (greater than 20 feet bgs), it is not anticipated that the project would be significantly affected by impacted groundwater, if present.
- Asbestos-containing materials may be present within the project area, including pipe insulation on natural gas lines and cementitious pipe lines (e.g., transite).
- Electrical transformers can be a source of PCBs. The transformers in the project area are likely owned and operated by SDG&E, which states that it is responsible for ensuring that its transformers comply with applicable regulations. SDG&E states that it is unlikely that its transformers, such as those in the project area, are PCB-contaminated. However, sampling and analysis of transformer fluid would be necessary to evaluate PCB content.
- Painted curbs, poles, and roadway striping in the street ROW of the project area may contain lead-based paint. Other lead-based paint may be present within the project area.
- Materials falling under the UWR requirements including, but not limited to: potentially mercury-containing switches and fluorescent light tubes, potentially PCB-containing light ballasts, and hi-intensity vapor lights and associated ballasts, may be present at the project area.

7. RECOMMENDATIONS

The scope of an ISA is limited to anecdotal and visual evidence of potential environmental concerns and does not include verification based on environmental analysis/testing. The following additional activities are recommended before or during implementation of the Torrey Pines Road Realignment project:

- If disturbance of potentially hazardous materials (e.g., suspect asbestos-containing materials, lead-based paint) is proposed, it is recommended that a survey and/or sampling be conducted to evaluate the presence and location of potentially hazardous materials such as asbestos-containing materials, lead-based paint, and other materials falling under UWR requirements prior to disturbance of infrastructure with potentially hazardous materials (e.g., suspect asbestos-containing materials). The survey(s) should be conducted by California Department of Public Health Certified Lead Inspector/Assessors, California Division of Occupational Safety and Health Certified Asbestos Consultants, and/or other appropriately qualified professionals in accordance with applicable local, state, and federal guidelines and regulations.
- Prior to removal or demolition of infrastructure with potentially hazardous materials, appropriate abatement measures should be implemented by a licensed abatement contractor using trained and certified workers and supervisors. Potentially hazardous materials should be handled and disposed in accordance with applicable regulations.
- Groundwater monitoring wells were not noted to be located within the project area, based on review of regulatory records. However, if wells are proposed to be disturbed during project improvements, the project proponent should coordinate with the responsible party and/or regulatory agency for the wells to evaluate their appropriate abandonment or relocation.
- Further assessment is recommended to be performed by a qualified environmental professional if soil or groundwater suggestive of contamination (e.g., discoloration, odors), or other potential environmental issues are encountered in the project area during project construction activities. If contamination is discovered, regulatory agencies may require additional environmental investigation and/or mitigation to be conducted, particularly if there is the potential to affect public health, safety, and/or the environment.

8. LIMITATIONS

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, it should be noted that this ISA does not include analysis of the following: human health risk, asbestos-containing materials, methane gas, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, mold, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality including vapor intrusion, pipelines, and high-voltage power lines.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

Our findings, opinions, and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site can change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control. Ninyo & Moore cannot warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

9. REFERENCES

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REFERENCE: 2005 THOMAS GUIDE FOR SAN DIEGO COUNTY, STREET GUIDE AND DIRECTORY,



Map © Rand McNally, R.L.07-S-129

Ninyo & Moore

PROJECT AREA LOCATION MAP

FIGURE

PROJECT NO.

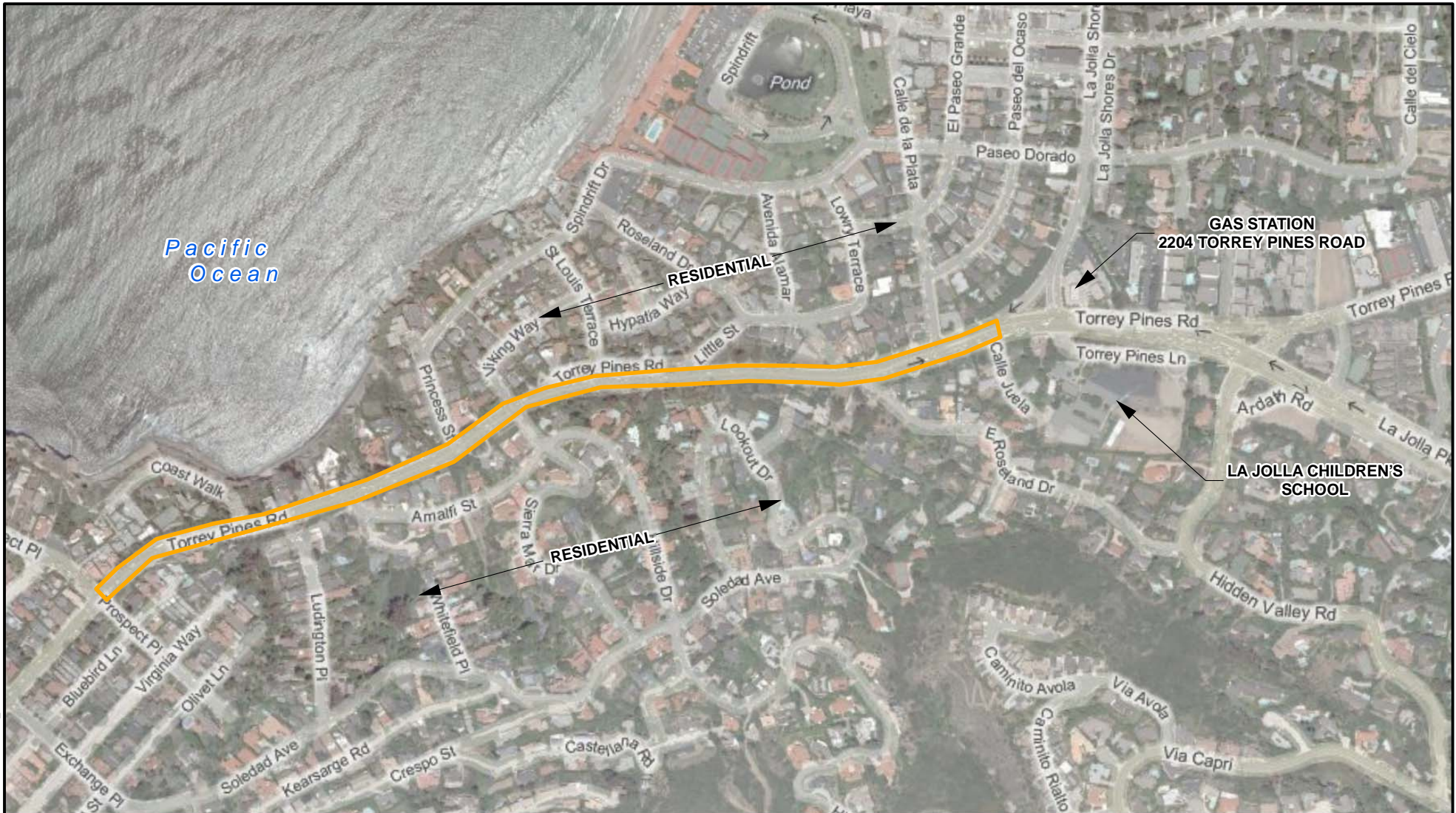
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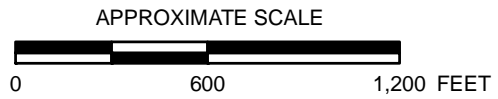


SOURCE: Aerial Imagery - Bing Maps, (c) 2010 Microsoft Corporation and its data suppliers

LEGEND
 PROJECT AREA



NOTE: ALL DIRECTIONS, DIMENSIONS AND LOCATIONS ARE APPROXIMATE



<i>Ninyo & Moore</i>		SITE AND VICINITY MAP	FIGURE
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