

From: Judith M. Wilson



To: The Mayor and Council members: Aguilar, McCann, Padilla and Diaz

RE: Car Wash Project, 495 Telegraph Canyon Rd

I am an 81-year-old woman who lives directly next to and above the proposed Wash -N -Go carwash project which the Planning Commission approved for 495 Telegraph Canyon Rd. I need your help. I had a lawyer who, as a friend, was helping me because the noise levels generated by this project will ruin my peaceful and quiet enjoyment of the home I have lived since 1973. After my lawyer sent several letters to the City and just as he was prepared to speak at the Planning Commission hearing, he was told that the City would not allow him to represent me. How can the City do this to someone who is defenseless without the help of a knowledgeable attorney? The noise of this project will literally come straight up to my bedroom without any effort by the carwash owner to mitigate its effects. I do not understand how there is a need for another carwash and how the city ordinances are being ignored.

The traffic from this carwash will be a burden on the neighborhood. As it stands already, the intersection at Telegraph Canyon Road and Halecrest Drive is very congested all of the time. Drivers who have a difficult time exiting onto Telegraph Canyon Road find their way onto Hale Street and in my driveway to turn around. This is only going to get worse when you add 700 more cars per day entering and exiting the property while other cars are also exiting the Arco Gas station across the street. It doesn't take a traffic engineer to know that there will, in all likelihood, be accidents and constant conflicts at the intersection near my home.

I believe that the City Council members can clearly see that this carwash will be detrimental to my health and welfare as well as the residents in the vicinity. I already have a medical condition which makes me particularly sensitive to environmental toxicity. I have a doctor's letter to verify this condition and it should be reviewed by the City Council members. My neighbors who use Halecrest Drive to get to Telegraph Canyon Road and the freeway will be subjected to unsafe conditions at the intersection. A carwash is not needed at this location. There are too many other carwashes in close proximity like one across the street, at the Arco Gas station.

It has been stated to me that that your staff has not evaluated all the sources of noise including crowds of people, vehicle engines, loud music, air horns, mechanical tracks, blowers, and vacuums. While I cannot say I understand CEQA guidelines and cumulative noise impacts from unevaluated noise sources, I do know that the Planning Department has not and is not giving it any consideration or the residents' concerns and points of view. I believe that there is an unjust bias that benefits the carwash owner by allowing him to avoid completing a comprehensive sound study, a traffic study, and an up-to-date soil contamination study which should include expected increase of toxic elements that will be released into the air upon disruption of the

settled contaminants. I am feeling deprived and discriminated against due to the absence of the legal representation I once retained.

I want this project to be denied. This will benefit the neighborhood, residents, and especially me. I am 81 years old, a little person, and suffer when exposed to toxins. Most importantly, you will help remove the high level of anxiousness I experience surrounding this whole ordeal.

Sincerely,

Judith M. Wilson

**GUNNAR HEUSER, M.D., Ph.D., F.A.C.P., F.A.C.F.E., B.C.F.E.**  
**NeuroMed and NeuroTox Associates**  
**A Medical Group**

Fellow, American College of Physicians  
Fellow, American EEG Society

Diplomate (McGill University), Internal Medicine  
Diplomate, American College of Forensic Examiners

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**NEUROTOXICOLOGY**

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**IMMUNOTOXICOLOGY**

March 21, 2018

Re: Judith Wilson

To Whom It May Concern:

This is to confirm that in 2001 this patient was diagnosed to have toxic encephalopathy.

No successful treatment was available at that time. I have since reviewed her case. She continues to suffer from toxic encephalopathy and from exquisite chemical sensitivity.

In conclusion, she continues to have significant and at times disabling symptoms from the above conditions.

  
Gunnar Heuser M.D.

(310) 500-6041, [emfdoc.com](http://emfdoc.com)

PO BOX 5066, EL DORADO HILLS, CALIFORNIA     923 Laguna St. Ste. B, Santa Barbara, CA 93101

MONICA R. CEPIN, M.D.  
Family Practice & Pediatrics  
333 H Street, Suite 2000  
Chula Vista, CA 91910

PH: (619) 427-0665  
FX: (619) 427-3366

April 17, 2018

Re: Judith Wilson

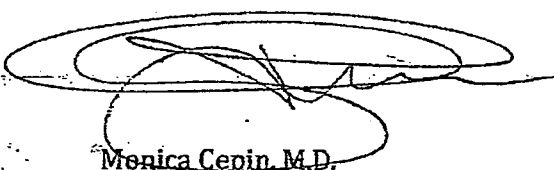
To Whom It May Concern:

Ms. Wilson has been in my care for over a year now. She has history of toxic encephalopathy, which makes her prone to any chemicals. Continuous exposure to chemicals will place Ms. Wilson at greater risk of exacerbating her symptoms due to her chemical sensitivity triggering any of her chronic conditions including pulmonary diseases, multiple allergies, joint pain, severe fatigue and anxiety.

If you have any further questions, please do not hesitate to contact our office.

Thank you for your consideration.

Sincerely,

  
Monica Cepin, M.D.

To: The City of Chula Vista Planning Commission

From: Tina Torres (Chula Vista Resident)



01-09-18

RE: Judy Wilson

Dear Members of the Planning Commission,

I am, regretfully, unable to attend this Hearing due to work. I am a Holistic Health Practitioner and owner of 4 Your Health Massage Center in Mission Valley. Judy is a dear friend and client. She has expressed her concerns to me about this project. I have witnessed the stress and anxiety this project has had upon her for the past two years. Her weekly visits have kept me in the loop with the on goings of the car wash project, but more importantly the way she feels. Judy feels this has had such a negative impact on her daily life which affects her sleeping, eating, and daily living including increased physical pain due to the stress and anxiety while being disabled, acromesomelia paroxysmal. Fibromyalgia is a symptom of this condition and is exacerbated with stress and anxiety.

Ultimately, I ask each commissioner to deny this project based on the information that this will and does have a detrimental effect on Judy Wilson's health.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tina Torres', written over a printed name.

Tina Torres



# County of San Diego

**ELISE ROTHSCHILD**  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
LAND AND WATER QUALITY DIVISION  
P.O. BOX 129261, SAN DIEGO, CA 92112-9261  
Phone: (858) 565-5173 Fax: (858) 694-3670  
www.sdcdeh.org

**AMY HARBERT**  
ASSISTANT DIRECTOR

July 3, 2018

Mr. Neil Capin  
Rosecrans & Caubly, LLC  
1835 Palm Ave  
San Diego, CA 92154

Dear Mr. Capin:

VOLUNTARY ASSISTANCE PROGRAM - DEH2018-LSAM-000489  
RESPONSE LETTER  
PROPOSED WASH N GO  
495 TELEGRAPH CANYON RD., CHULA VISTA, CA 91910

Staff of the Department of Environmental Health, Site Assessment and Mitigation Program (SAM) have reviewed the May 15, 2018 *Soil Management Plan (SMP)* and June 27, 2018 *Addendum to Soil Management Plan (ASMP)* prepared by CTE, Inc. The reports describe the scope of work for the segregation, reuse and disposal of soils to be excavated at this site during a grading project for the construction of future car wash facility. It is estimated that at least 550 cubic yards of impacted soil will be generated from the site during this project. Impacted soils meeting onsite reuse criteria will be placed in areas beneath a minimum of one foot below building slab and at least two feet from utility trenches or open ground (if applicable). Excess contaminated soils may also be disposed of at a landfill or reused as inert soil as determined by the RWQCB Conditional Waiver 10 of Order R9-2014-0041. Soils meeting hazardous waste criteria are encountered, would be disposed of at an appropriate facility.

In addition, SAM staff have also reviewed the *Community Health and Safety Plan (CHSP)*, also submitted in the report. The report addresses proposed safeguards for the community due to the excavation, stockpiling and loading of soils generated during the grading project. The report describes the proposed methods for the application of water to control dust, the use of Photo Ionization Detectors (PID) to monitor hydrocarbon vapors and the protocols to be followed if PID readings at or above 25 ppm are noted. The report further discusses methods of noise control, BMP's, emergency planning and public notification.

The SMP, ASMP, and CHSP are *approved*. If you have any questions, please call me at (858) 505-6856.

Sincerely,

**Ewan Moffat**  
**PG CHG**

Digitally signed by Ewan Moffat  
PG CHG  
DN: cn=Ewan Moffat PG CHG, o,  
ou, email=ewanko@sdcounty.gov,  
c=US  
Date: 2018.07.03 14:12:06 -07'00'

Ewan Moffat PG 7207, CHg 972, Project Manager  
Site Assessment and Mitigation Program

cc: Mr. Gregory F. Rzonca, CTE Inc.

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



## Construction Testing & Engineering, Inc.

Inspection | Testing | Geotechnical | Environmental & Construction Engineering | Civil Engineering | Surveying

June 27, 2018

CTE Job No. 10-13455G

R&C LLC  
Attn: Mr. Neil Capin  
1835 Palm Avenue  
San Diego, CA 92154

Subject: Addendum to Soil Management Plan  
Proposed Wash 'N' Go Automated Car Wash Facility  
APN 639-080-68-00  
495 Telegraph Canyon Road  
Chula Vista, California  
CTE Job No. 10-13455G  
DEH 2018-LSAM-000489

Mr. Capin:

Construction Testing and Engineering, Inc. (CTE) presents this letter as an addendum (Addendum) to the Soil Management Plan (SMP) dated May 15, 2018 applicable to the proposed Wash 'N' Go Automated Car Wash Facility in Chula Vista, California. This Addendum follows electronic mail communication with Mr. Ewan Moffat as representative of the County of San Diego Department of Environmental Health (DEH) Voluntary Assistance Program (VAP) regarding the SMP.

Attached with this Addendum are:

- Table 5 Regulatory Screening Levels for COPCs (Reference is directed to the SMP for Tables 1-4)
- Figure 1 Site Index Map
- Figure 2 Anticipated Limits of Impacted Soil to be Excavated
- Figure 2A Cross Section A – A'
- Figure 2B Cross Section B – B'
- Figure 2C Cross Section C – C'
- Figure 2D Cross Section D – D'
- Figure 3 Confirmation Sample Location Map

As background, the concept of the SMP is to observe and monitor geotechnical recommended overexcavation for petroleum hydrocarbon impacted soil based upon visual, olfactory and field screening by photoionization detector (PID). Potentially impacted soil would be sampled and analyzed for constituents of potential concern (COPC) as petroleum hydrocarbons (EPA 8015 mod.), volatile organic compounds (EPA 8260B), and lead (EPA 6010B). Soil concentrations below the most stringent regulatory value for commercial facilities depicted on attached Table 5, as extracted from the SMP, would be reused on site as random soil except within one foot of rough pad grade for the proposed car wash structure where clean, non-impacted soil would be

placed. It is understood the entire site would be asphalt paved or covered by structures, excepting planted landscape islands. As such, direct soil contact and surface water run off impacts would be mitigated by development of the site, albeit the at-grade soil may contain impacted soil at concentrations below human health risk for a commercial facility. The calculated 90 percent upper confidence level (UCL) value of the laboratory analyses would be utilized as part of the screening reuse criteria. Soil concentrations not suitable for onsite reuse would be stockpiled on site for disposal at a regulated facility. At this time such elevated concentrations of COPC are not anticipated. However, if encountered, applicable entry under Waiver 10 of the RWQCB Region 9 Order No. R9-2014-0041 dated June 26, 2014 would be initiated as necessary for appropriate disposal of contaminated soil.

CTE understands the DEH VAP requires a map view and cross sections to depict areas of impacted soil to be processed as part of geotechnical overexcavation as necessary to place an engineered compacted fill for support of proposed structures and intended improvements. An estimation of impacted soil volume to be processed during grading of the site is also requested by the DEH VAP. Additionally, CTE is providing the approximate location of bottom and sidewall confirmation samples that would be collected at the depth of geotechnical recommended overexcavation and midheight of sidewalls. The attached figures, as supplemental response to the DEH VAP, are discussed below.

Figure 1, Site Index Map shows the approximate site location.

Figure 2, Anticipated Limits of Impacted Soil to be excavated depicts the approximate limit of impacted soil within three to six feet of the ground surface that could be encountered by geotechnical overexcavation. It also depicts cross section lines throughout the site. The limit of anticipated impacted soil is based upon sampling and laboratory analyses performed for closure of the site. Documents referenced for impacted soil distribution are provided as References. Figure 2A – Figure 2D (inclusive), depict section views of below ground soils and laboratory results within these soils. The approximate limits of overexcavation as well as borings associated with the property are included within these section views. Laboratory results at depths unlikely to be encountered during the overexcavation are incorporated within the section views as well as the limits of impacted soil that may be encountered by geotechnical overexcavation.

Figure 3, Confirmation Sample Location Map depicts approximate locations of proposed bottom and sidewall confirmation samples to be taken during and after the overexcavation recommended for the proposed site improvements. The locations of these samples are weighted equidistant locations that are biased due to known areas of impacted soil.

The March 24, 1997 DEH letter pertinent to H12571-001 (ARCO Station No. 6138) indicates 698 cubic yards of affected soil material from a former UST group release was placed at Otay Land Fill. As such, it is anticipated that backfill of the UST group was with clean soils. However, CTE will observe and field screen for impacted soil during grading of the site as further evaluation of remnant impacted soil. The March 8, 2002 DEH letter pertinent to H12571-002 (ARCO Station No. 6138) indicated that five drums of affected soil was collected at



product dispensers and disposed of at TPS in Adelanto, California. The March 8, 2002 DEH letter estimated that approximately 20 cubic yards of soil with concentrations of gasoline above 100 mg/kg remained in place at the dispenser locations. Based upon anticipated impacted soil remaining at the dispensers as depicted on Figure 2, relevant cross sections, and general COPC distribution uncertainties it is estimated that less than 550 cubic yards of impacted soil may be encountered during geotechnical excavation and soil processing of the site. There may be significant variations in the volume of impacted soil encountered during grading. Consequently, the Soil Management Plan (CTE, May 15, 2018) recommends a full time environmental specialist on site during overexcavation activities. The environmental specialist would evaluate the presence and extent of COPC impacted soil, collect samples, and arrange for laboratory analyses to evaluate encountered soils for on site reuse or appropriate disposal, as necessary.

### LIMITATIONS

The evaluation presented in this report have been conducted according to current environmental practice and the standard of care exercised by reputable consultants performing similar tasks in this area. No other warranty, expressed or implied, is made regarding this report. Variations may exist and conditions not observed or described in this report may be present.

CTE appreciates this opportunity to be of service on this project. If there are any questions regarding this report, please do not hesitate to contact the undersigned.

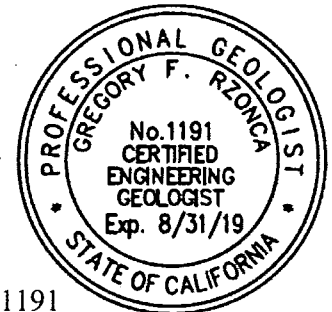
Respectfully submitted,  
CONSTRUCTION TESTING & ENGINEERING, INC.



Dan T. Math, RCE #61013  
Principal Engineer



Gregory F. Rzonca, CEG #1191  
Senior Engineering Geologist



BNA/GFR/DTM:nri

Distribution: Upload to Geotracker

Electronic Distribution: [neilcapinjr@gmail.com](mailto:neilcapinjr@gmail.com)

Attachments:

Table 5 Regulatory Screening Levels for COPCs  
Figure 1 Site Index Map  
Figure 2 Anticipated Limits of Impacted Soil to be Excavated  
Figure 2A Cross Section A – A'  
Figure 2B Cross Section B – B'  
Figure 2C Cross Section C – C'  
Figure 2D Cross Section D – D'  
Figure 3 Confirmation Sample Location Map

REFERENCES

Construction Testing and Engineering, Inc., May 15, 2018, "Soil Management Plan, Proposed Wash 'N' Go Automated Car Wash Facility, 495 Telegraph Canyon Road, Chula Vista, California" Consultant Number 10-13455G.

Brown and Caldwell, August 23, 1996, "Work Plan Addendum and Request for Closure, ARCO Service Station No. 6138, 495 Telegraph Canyon Road, Chula Vista, California" Consultant Number 51/2790-06, SAM Case No. H12571 (sic. 001).

County of San Diego, Department of Environmental Health, Site Assessment and Mitigation Division, March 24, 1997, "Underground Storage Tank (UST) Case, ARCO Service Station No. 6138, 495 Telegraph Canyon Road, Chula Vista, CA, #H12571-001" (provides no further action at the site for case H12571-001 as related to USTs).

County of San Diego, Department of Environmental Health, Land and Water Quality Division, March 8, 2002, "Underground Storage Tank (UST) Case H12571-002, ARCO No. 6138, 495 Telegraph Canyon Road, Chula Vista, CA 91910" (provides no further action at the site for case H12571-002 as related to dispensers).

England Geosystem, December 10, 2001, "Additional Site Assessment Report, ARCO Station No. 6138, 495 Telegraph Canyon Road, Chula Vista, California, SAM Case No. H12571-002" Consultant Number 781-B.

**Table 5 Regulatory Screening Levels for Constituents of Potential Concern**

	USEPA RSL <sup>a</sup>	HHRA Note 3 SL <sup>b</sup>	SFB RWQCB ESL <sup>c</sup>
TPHg (C4 - C12)	—	—	3900
TPHd (C8 - C21)	—	—	1100
TPHo (C18 - C34)	—	—	140000
t-Amyl methyl ether	—	—	—
Benzene	5.1	1.4	1
Bromobenzene	1,800	—	—
Bromochloromethane	630	—	—
Bromodichloromethane	1.3	1.3	2.3
Bromoform	86	87	300
Bromomethane	30	—	36
tert-Butyl alcohol (TBA)	—	—	—
n-Butylbenzene	58,000	6,400	—
sec-Butylbenzene	120000	12000	—
tert-Butylbenzene	12000	12000	—
Carbon tetrachloride	2.9	0.43	0.54
Chlorobenzene	1300	—	1200
Chloroethane	—	—	53000
Chloroform	1.4	—	1.3
Chloromethane	460	—	430
2-Chlorotoluene	23000	2600	—
4-Chlorotoluene	23000	2300	—
Dibromochloromethane	39	—	39
1,2-Dibromo-3-chloropropane	0.064	—	0.072
1,2-Dibromoethane	0.16	—	0.16
Dibromomethane	99	—	—
1,2-Dichlorobenzene	93000	—	11000
1,3-Dichlorobenzene	—	—	—
1,4-Dichlorobenzene	11	—	13
Dichlorodifluoromethane	370	—	—
1,1-Dichloroethane	16	16	17
1,2-Dichloroethane	2.0	—	1.6
1,1-Dichloroethene	1000	—	400
cis-1,2-Dichloroethene	2300	86	90
trans-1,2-Dichloroethene	23000	600	730
1,2-Dichloropropane	11	—	3.9
1,3-Dichloropropane	23000	2.6	—
2,2-Dichloropropane	—	—	—
1,1-Dichloropropene	—	—	—
cis-1,3-Dichloropropene	8.2	—	—
trans-1,3-Dichloropropene	8.2	—	—
Diisopropyl ether (DIPE)	9400	—	—
Ethyl t-butyl ether (ETBE)	—	—	—
Ethylbenzene	25	—	22
Hexachlorobutadiene	5.3	5.3	42
Isopropylbenzene	—	—	—
4-Isopropyltoluene	—	—	—
Methyl t-butyl ether (MTBE)	210	—	180
Methylene chloride	1000	24	25
Naphthalene	—	—	14
n-Propylbenzene	24000	—	—
Styrene	35000	—	40000
1,1,1,2-Tetrachloroethane	8.8	8.9	18
1,1,2,2-Tetrachloroethane	2.7	2.7	2.3
Tetrachloroethene	100	2.7	2.7
Toluene	47000	5400	4600
1,2,4-Trichlorobenzene	110	—	110
1,2,3-Trichlorobenzene	930	310	—
1,1,1-Trichloroethane	36000	7300	8900
1,1,2-Trichloroethane	5.0	—	4.2
Trichloroethene	6.0	—	8.7
Trichlorofluoromethane	350000	5400	—
1,2,3-Trichloropropane	0.11	0.021	—
1,2,4-Trimethylbenzene	1800	—	—
1,3,5-Trimethylbenzene	1500	—	—
Vinyl Chloride	1.7	0.15	0.15
Xylene, Total	2500	—	2400
Lead	800	320	320

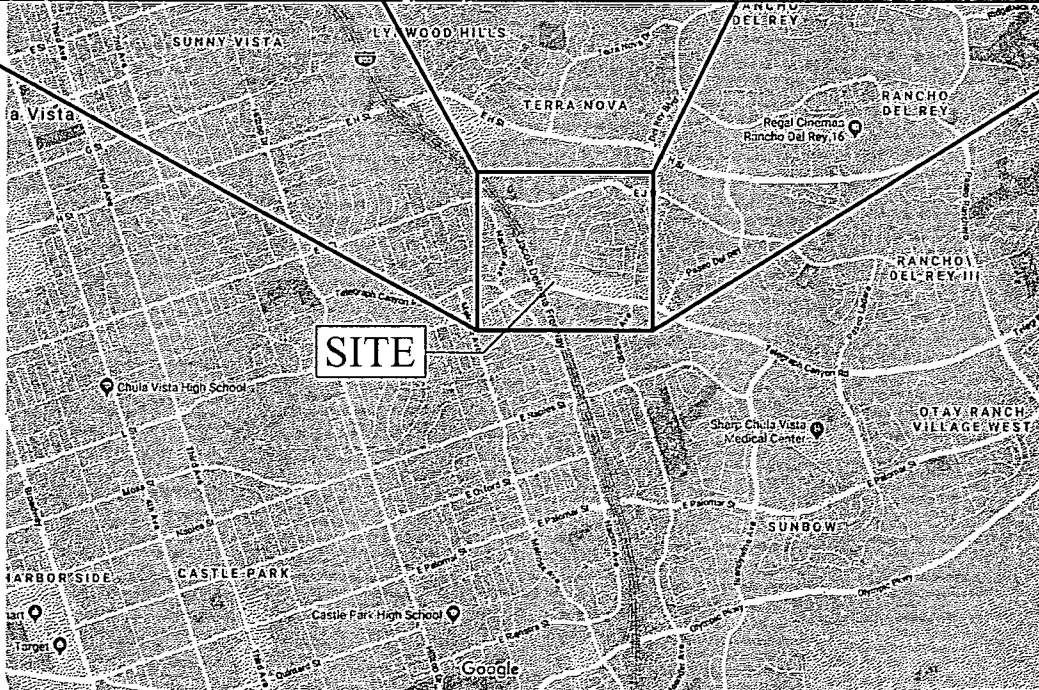
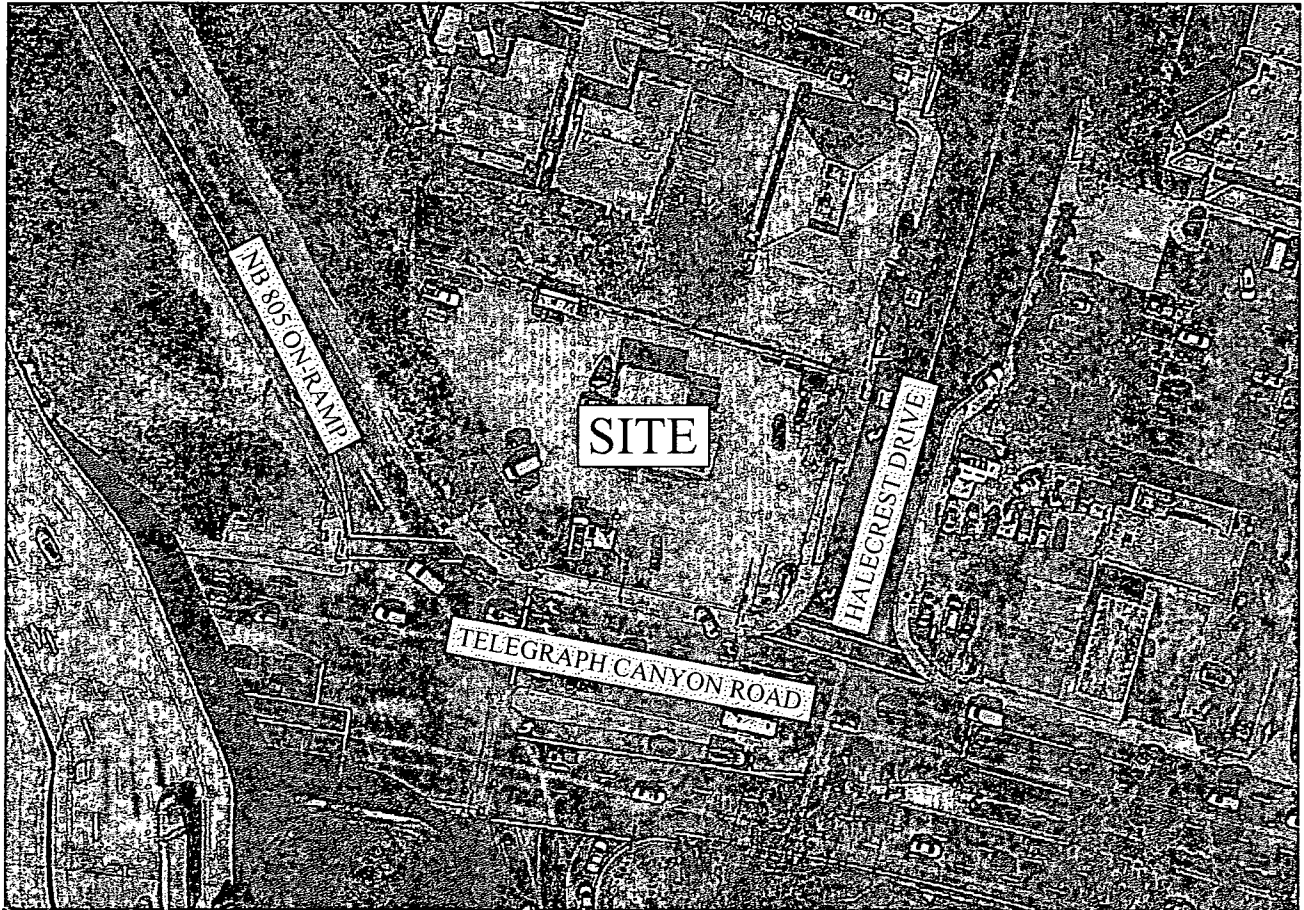
<sup>a</sup> United States Environmental Protection Agency Regional Screening Levels for soil, November 2017.

<sup>b</sup> California Department of Toxic Substance Control (DTSC) Human Health Risk (HERO) HHRA Note 3 Screening Levels for soil, January 2018.

<sup>c</sup> San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels, February 2016, Rev. 3.

— Denotes no screening level for this constituent.

All screening levels in milligrams per kilogram of soil (mg/kg).



Construction Testing & Engineering, Inc.

1441 Montiel Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4955

Table of Lab Results for Samples 5' bgs and above

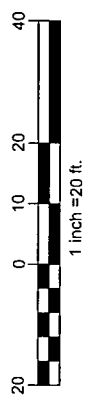
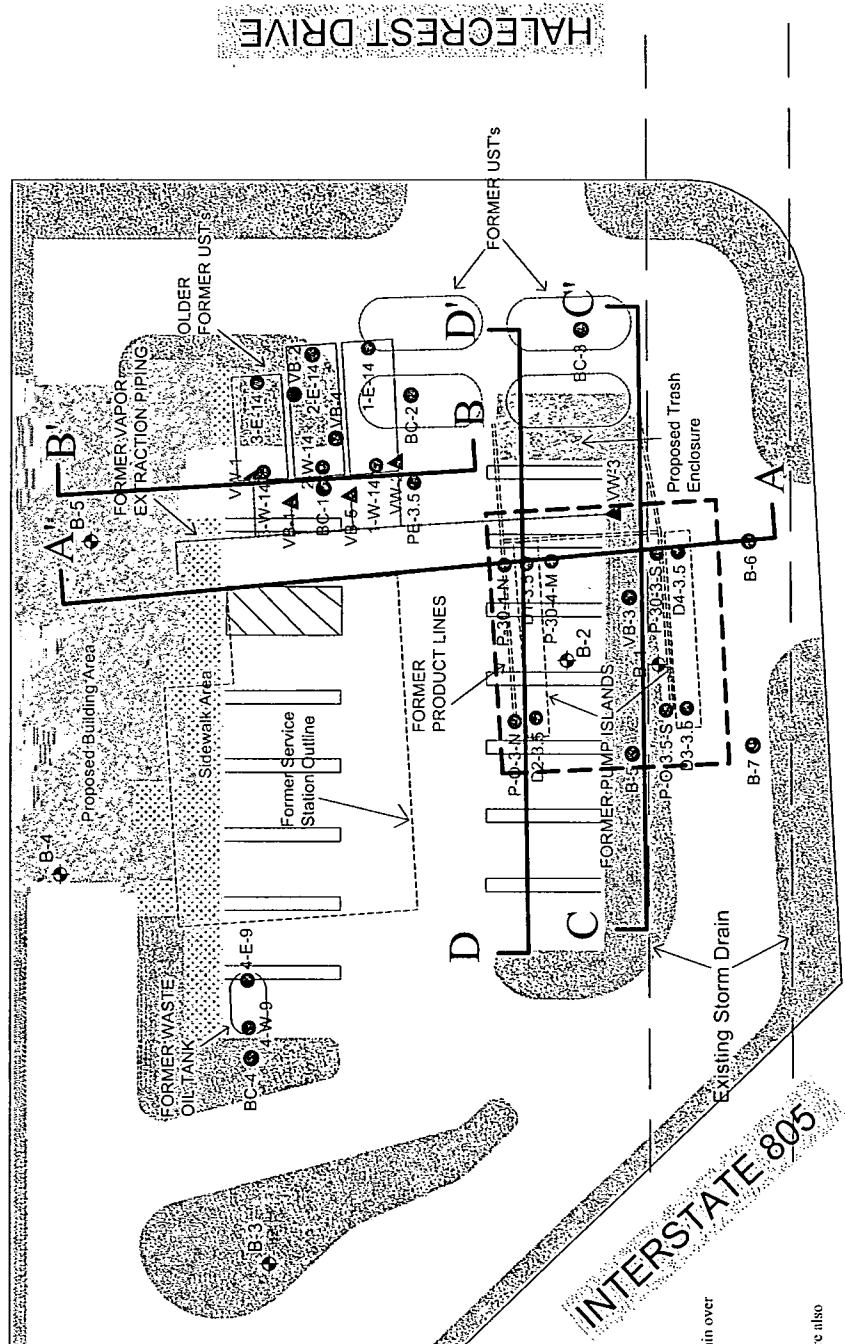
Sample	Depth	TPHlg (mg/kg)
P-0-3-N	3'	30
P-3-3-S	3'	3,000
P-3-0-4-N	4'	<5
P-3-0-4-M	4'	120
P-0-3-5-S	3.5'	70
PE-3-5	3.5'	<5
VB-1	2.5'	190
VB-3	5'	<0.1
DI-3-5	3.5'	<1.0
D2-3-5	3.5'	<1.0
D3-3-5	3.5'	60
D4-3-5	3.5'	2,400
B5	5'	<10
B6	5'	<10
B7	5'	<10

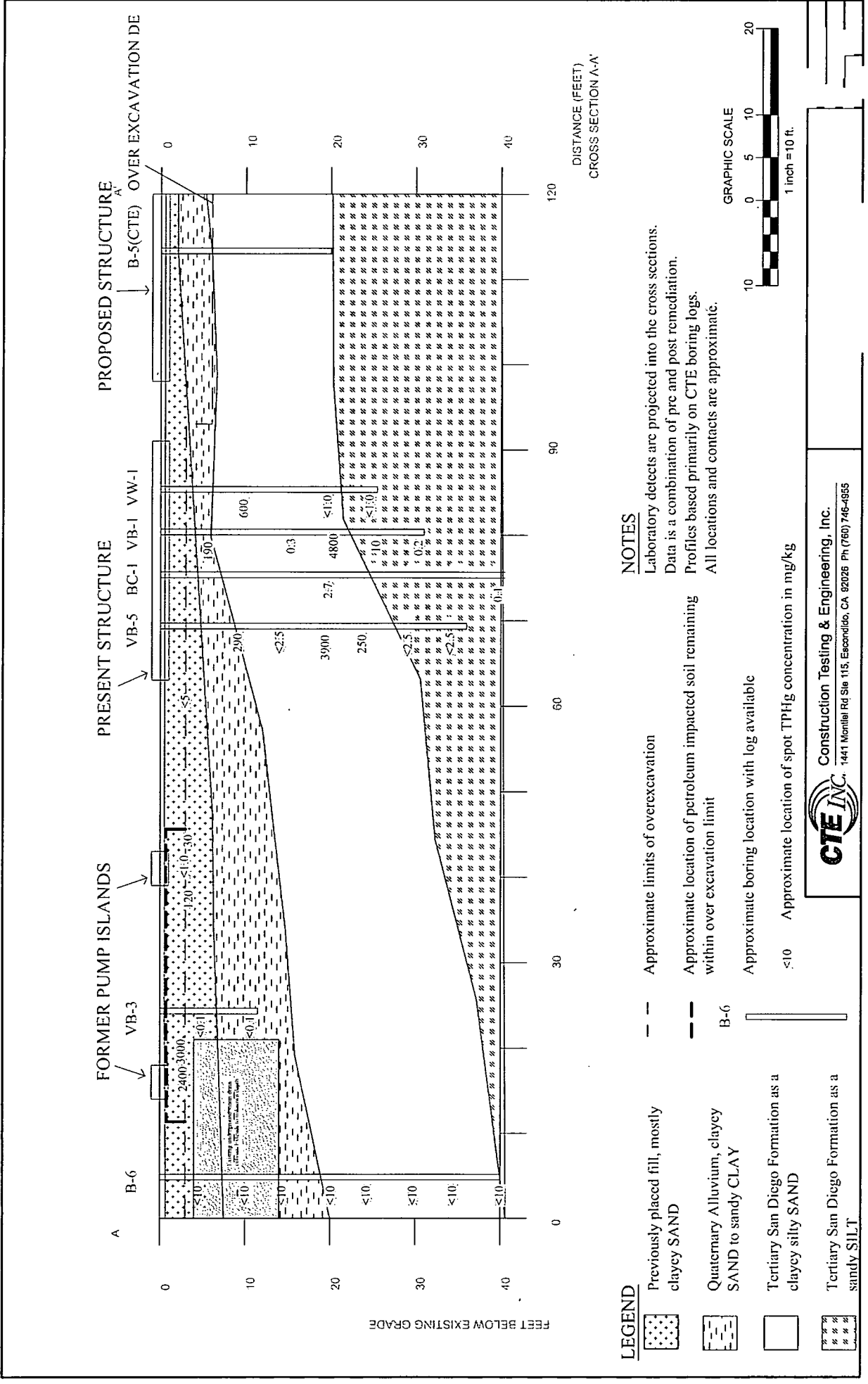
**LEGEND**

- Approximate location of property boundary
- Cross section location
- Estimated location of petroleum impacted soil remaining within over excavation limits.
- ◆ Approximate location of CTE boring log
- Approximate location of historical boring and/or grab sample included in cross section/profile views. These sitrings/legs were also vapor extraction wells
- Approximate location of historical boring and/or grab sample not included in cross section/profile views





**NOTES**





Laboratory detects are projected into the cross sections. Data is a combination of pre and post remediation. Profiles based primarily on CTE boring logs. All locations and contacts are approximated by EPA 8015B and VOCs analyzed by EPA 8020 except in sample B-5, B-6, and B-7 in which EPA 8260H was used.





**LEGEND**

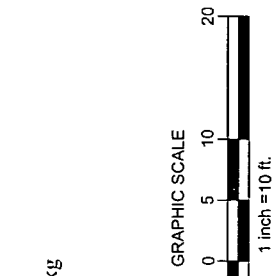
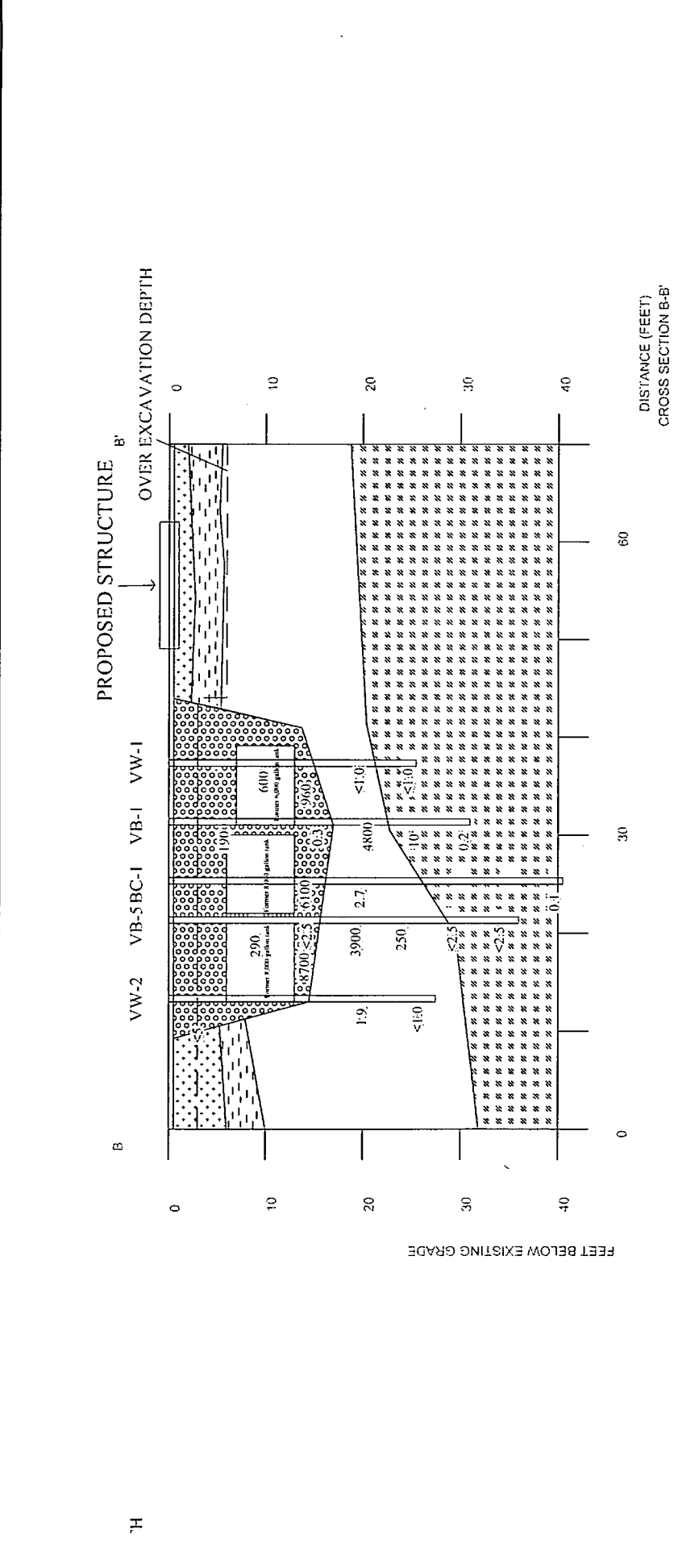
-  Previously placed fill, mostly clayey SAND
-  Quaternary Alluvium, clayey SAND to sandy CLAY
-  Tertiary San Diego Formation as a clayey silty SAND
-  Tertiary San Diego Formation as a sandy SILT

-  Approximate limits of overexcavation
-  Approximate location of petroleum impacted soil remaining within over excavation limit
-  Approximate boring location with log available
-  Approximate location of spot TPHlg concentration in mg/kg

**NOTES**

Laboratory detects are projected into the cross sections.  
 Data is a combination of pre and post remediation.  
 Profiles based primarily on CTE boring logs.  
 All locations and contacts are approximate.

**CTE INC.**  
 Construction Testing & Engineering, Inc.  
 1441 Montilla Rd. Ste 115, Escondido, CA 92026 Ph (760) 746-6855



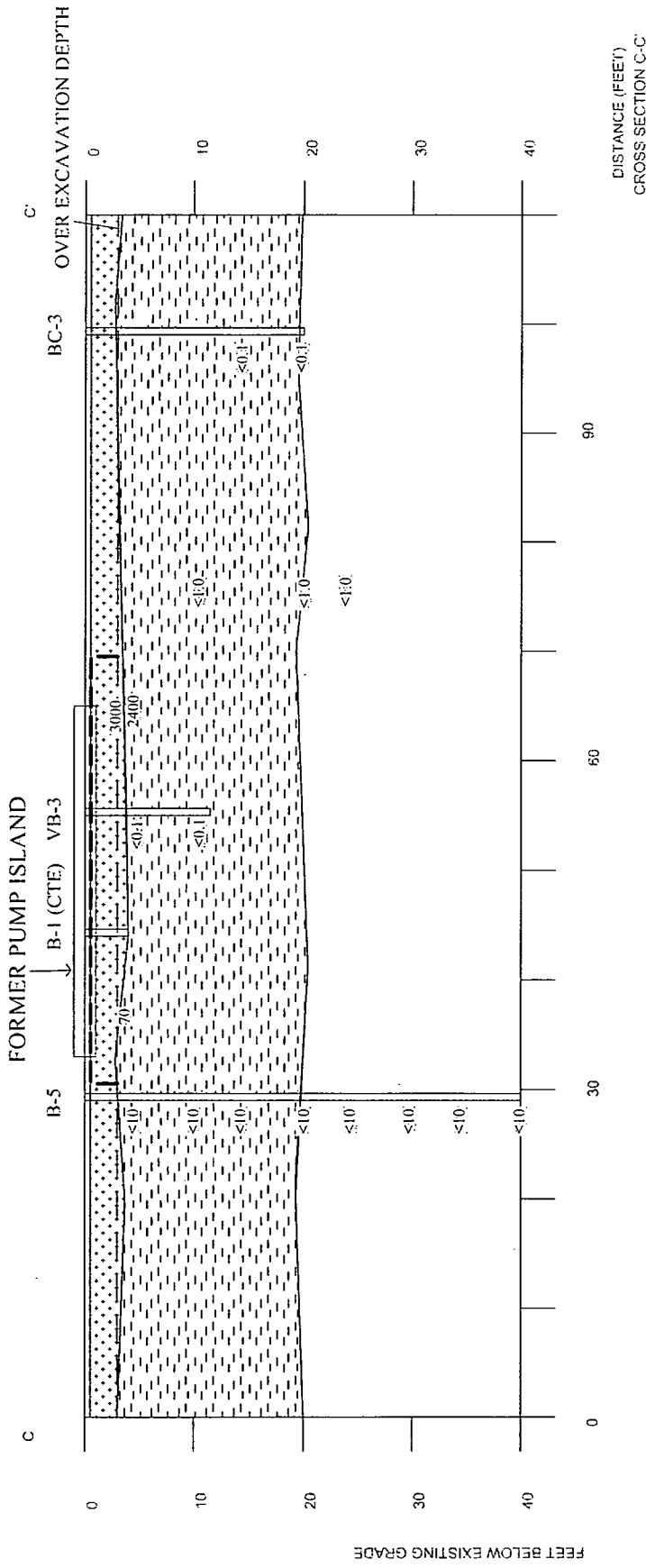
**LEGEND**

- ▢ Previously placed fill, mostly clayey SAND
- ▢ Quaternary Alluvium, clayey SAND to sandy CLAY
- ▢ Tertiary San Diego Formation as a clayey silty SAND
- ▢ Tertiary San Diego Formation as a sandy SILT
- Tank excavation backfill
- Approximate limits of overexcavation
- Estimated location of petroleum impacted soil remaining within over excavation limit
- ▢ B-6 Approximate boring location with log available

**NOTES**

- Laboratory detects are projected into the cross sections.
- Data is a combination of pre and post remediation.
- Profiles based primarily on CTE boring logs.
- All locations and contacts are approximate.
- <math><10</math> Approximate location of spot TPHg concentration in mg/kg

**CTE INC.**  
 Construction Testing & Engineering, Inc.  
 1441 Montclair Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4855

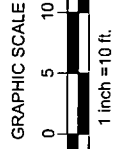


**LEGEND**

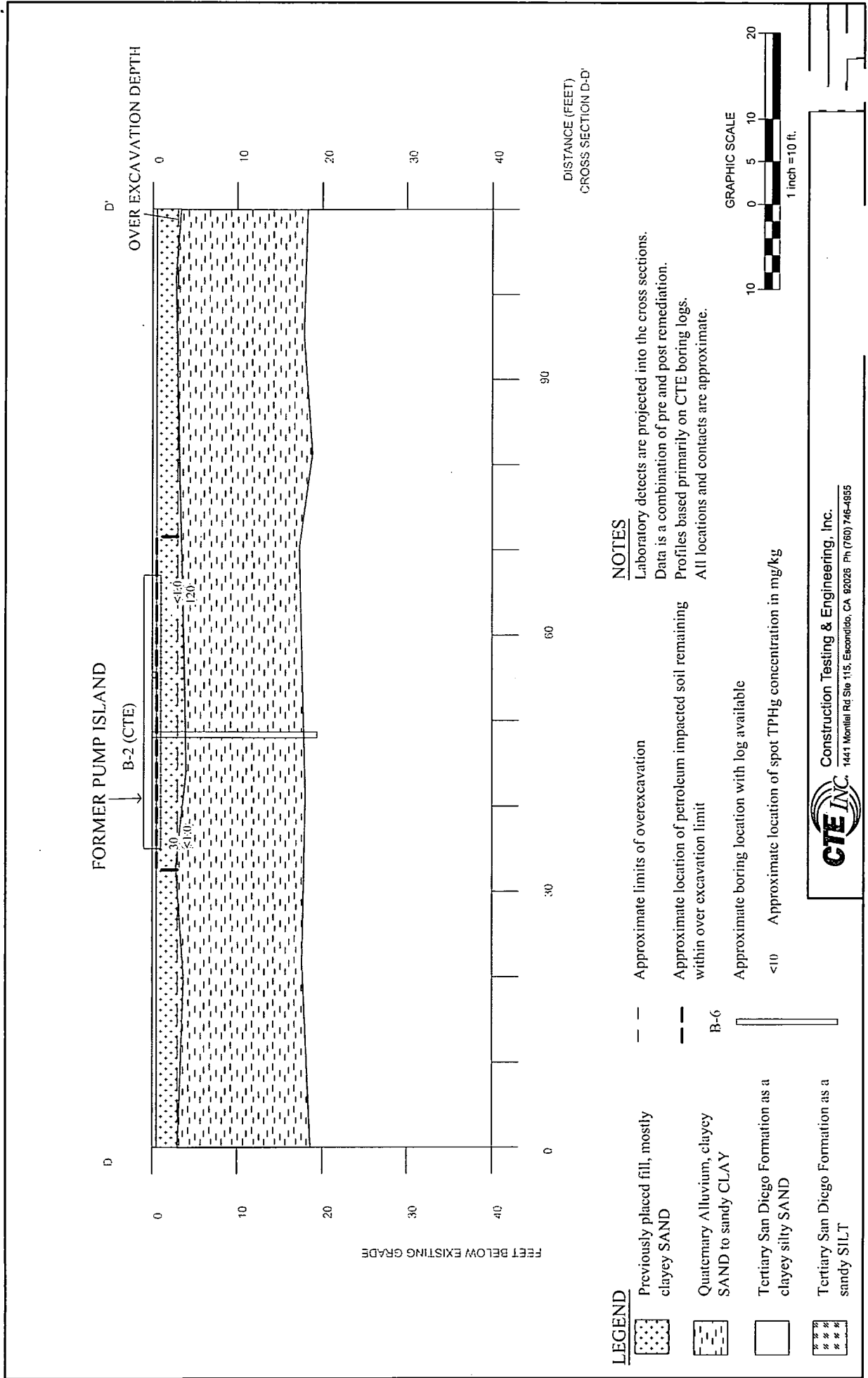
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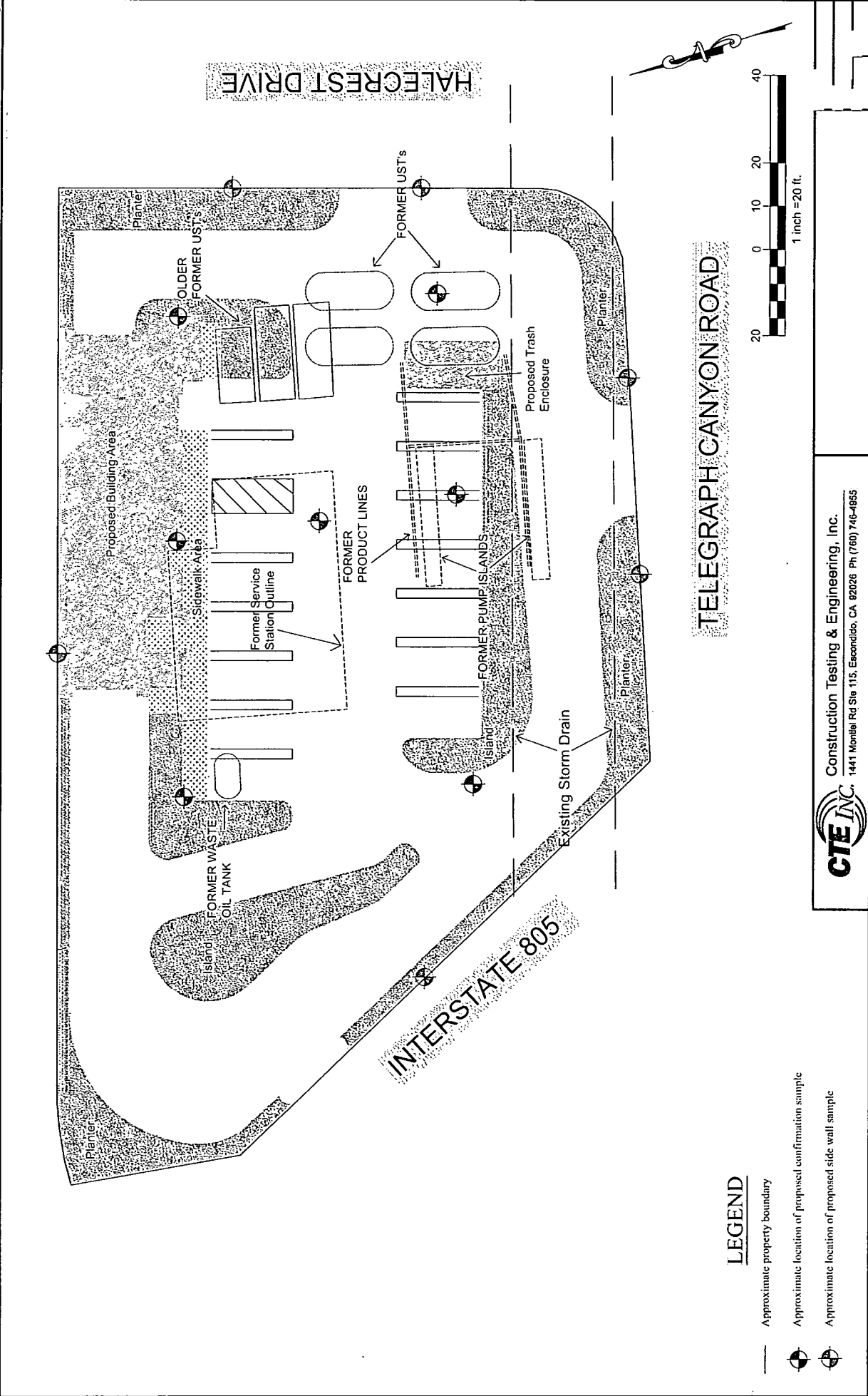
**NOTES**

Laboratory detects are projected into the cross sections.  
 Data is a combination of pre and post remediation.  
 Profiles based primarily on CTE boring logs.  
 All locations and contacts are approximate.









**LEGEND**

- Approximate property boundary
- ⊙ Approximate location of proposed confirmation sample
- ⊙ Approximate location of proposed side wall sample

**CTE INC.**

Construction Testing & Engineering, Inc.  
 1441 Morinda Rd Ste 115, Escondido, CA 92026 Ph (760) 746-4855