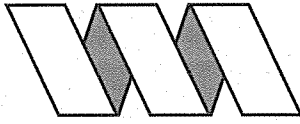


## **Appendix M-2    Limited Phase II ESA Addendum (March 2016)**

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March 30, 2016

Spieth & Wohlford Inc.  
PO Box 5005  
Rancho Santa Fe, CA 92067

Re: Addendum to Limited Phase II Environmental Site Assessment  
661 Bear Valley Road  
County of San Diego Assessor's Parcel Numbers 237-131-01 and -02  
Escondido, California 92025

To Whom It May Concern:

This letter serves as an addendum to the above referenced Limited Phase II Environmental Site Assessment report dated May 24, 2013 prepared by Vinje & Middleton Engineering, Inc. (VM). This addendum was prepared to address questions pertaining to the report provided in a letter from Harris & Associates dated March 7, 2016. The questions posed in the letter are presented below with responses in italicized font.

### ***Evaluation of Results***

Page 6, Paragraph 3. Please provide a specific citation for the referenced DTSC evaluation, including document title and date. Please clarify if the presence of arsenic in the "natural" background range has potential to result in health risks to future residents.

*The citation for the referenced document is as follows:*

*Determination of a Southern California Regional Background Arsenic Concentration in Soil, G. Chernoff, W. Bosan and D. Oudiz, California DTSC (no publication date).*

*The presence of arsenic in the "natural" background range does not have the potential to result in health risks to future residents at the site.*

### ***Limitations***


Page 9. The limitations state that the Phase II is recommended for use for only one year from the date of the report. As the Phase II was completed in 2013, it appears that an update is necessary.

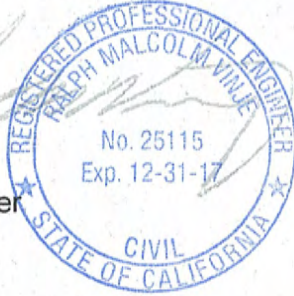
*This was a statement made in error. The Phase II ESA does not require updating.*

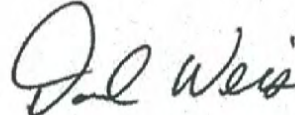
We appreciate the opportunity to be of continued service to you on this project. If you should have any questions regarding this document, or if we can be of further assistance, please contact us at (760) 743-1214.

Sincerely,

**Vinje & Middleton Engineering, Inc.**

  
Ralph M. Vinje  
Principal Engineer  
RCE #25115





Daniel Weis  
Associate Environmental Scientist

Attachment:

Harris & Associates Comment Letter



March 7, 2016

Ann Dolmage, Associate Planner  
City of Escondido, Planning Division  
201 North Broadway  
Escondido, CA 92026

**Subject: EIR-Level Review of Limited Phase II Environmental Site Assessment, 661 Bear Valley Parkway, Escondido, CA, Assessor's Parcel No. 237-131-01 & -02.**

Dear Ms. Dolmage:

The following presents the results of Harris & Associates' (Harris) review of the Limited Phase II Environmental Site Assessment (ESA) prepared by Vinje & Middleton Engineering, Inc., dated May 24, 2013. Harris reviewed the report for project description consistency with the draft Tentative Map submitted on September 14, 2015; apparent discrepancies in reported data; and adequate analysis of all applicable California Environmental Quality Act (CEQA) Appendix G issues, including identification of a significance threshold, a significance conclusion, evidence to support the conclusion, and mitigation measures, if necessary. Harris did not perform a technical peer-review of the report. As such, comments do not reflect a full quality control review and Harris did not independently confirm any report results or methodology. Harris respectfully requests a response to following questions and comments for preparation of the hazards and hazardous materials analysis of the 661 Bear Valley Parkway Residential Project Environmental Impact Report (EIR).

**Evaluation of Results**

1. **Page 6, Paragraph 3.** Please provide a specific citation for the referenced DTSC evaluation, including document title and date. Please clarify if the presence of arsenic in the "natural background range" has potential to result in health risks to future residents.

**Limitations**

2. **Page 9.** The limitations state that the Phase II is recommended for use for only one year from the date of the report. As the Phase II was completed in 2013, it appears that an update is necessary.



**Harris & Associates**

Should you have any questions regarding this review, please contact me at 619.236.1778, ext. 2528 or Sharon.Toland@weareharris.com.

Sincerely,

**Harris & Associates**

Sharon Toland  
Project Manager