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BY: \_\_\_\_\_

October 29, 2013  
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**Attention: Geniece Higgins**  
Orange County Health Care Agency  
Environmental Health Services  
1241 East Dyer Road, Suite 120  
Santa Ana, California 92705-5611

**Reference: Human Health Risk Assessment (HHRA) – Updated**  
Former Randy's Automotive  
2089 Harbor Boulevard  
Costa Mesa, California  
CRWQCB-SA Case # 083003929T

Dear Ms. Higgins,

Stantec Consulting Services Inc. is performing environmental consulting services at the subject property on behalf of the property owner, Red Mountain Group (RMG). RMG has a developer for the site that is proposing to develop the property for residential land use. Stantec performed an Updated HHRA for the site based on soil vapor sampling data originally obtained and evaluated by Stantec in 2012. Based on the five-foot below ground surface vapor samples analyzed the Updated HHRA results indicate no unacceptable risk from vapor intrusion to future on-site residents across the property. Stantec and RMG met with Rose Scott and Ken Williams of the CRWQCB-SA to discuss site remediation activities and the proposed site development. The RWQCB asked us to send the Updated HHRA to you for your evaluation. RMG's developer is in the process of obtaining approval for the project from the City of Costa Mesa. Before approval can be granted by the City either OCHCA or CRWQCB-SA is requested to prepare a letter indicating that they have reviewed environmental site conditions and determined whether or not they are suitable for the proposed site redevelopment. Your assistance in this matter is greatly appreciated. If you have any questions please contact me as soon as possible.

Regards,

**STANTEC CONSULTING SERVICES INC.**

Justin Hawkins  
Principal Engineer  
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enclosures: Human Health Risk Assessment - Updated

c. Ms. Rose Scott – CRWQCB-SA  
Mr. Eric Nelson – Red Mountain Group