



California Regional Water Quality Control Board Santa Ana Region



Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

November 2, 2010

Mr. H. S. Chow, Property Owner
c/o Mr. Jeff Chow, Property Owner Representative
P.O. Box 3102 La Habra, California 90632-3102

Ms. Michelle F. Bell
Vice President, Acquisitions/Dispositions
Red Mountain Retail Group
1234 East 17th Street
Santa Ana, CA 92701

**SUBJECT: REMEDIATION STATUS
RANDY'S AUTOMOTIVE PROPERTY
2089 HARBOR BOULEVARD, COSTA MESA
CASE NO. 083003929T**

Dear Mr. Chow and Ms. Bell:

In an April 17, 2006 letter, Regional Board staff approved a corrective action plan submitted by Red Mountain Retail Group, a prospective purchaser/developer of the subject property. To date, that plan has not been fully implemented.

Quarterly groundwater monitoring and floating product removal were conducted by the Red Mountain Retail Group for 2007 and the first three quarters of 2008. Additional assessment was conducted in October 2007. However, further assessment is required to fully assess the extent of floating product beneath the site and adjacent properties.

The shallow soil and groundwater beneath the site are contaminated with a significant mass of petroleum hydrocarbons. The floating product present on the groundwater beneath this site poses a serious threat to the environment. The soil and groundwater beneath the site must be remediated for the protection of human health and the environment. Therefore, the approved corrective action plan must be implemented, or an alternative corrective action plan must be submitted to address the remediation of soil and groundwater at the site.

Please provide an implementation schedule for the approved corrective action plan or an alternate corrective action plan to this office by December 30, 2010. The schedule or alternate plan should include recommendations for completing additional assessment. Please notify this office 48 hours prior to conducting field work at this site. If you have any questions, please contact me at (951) 320-6375, or Kenneth Williams at (951) 782-4496.

Sincerely,

Rose Scott, Engineering Geologist
Pollutant Investigation Section

California Environmental Protection Agency



Addressee: Jeff Chow, Property Owner Representative, JeffKChow@hotmail.com

cc: Jeri Johnson, Red Mountain Retail Group, Jjohnson@rmrginc.com