City of Santa Cruz
Department of Planning and
Community Development
809 Center Street, Room 206
Santa Cruz, CA 95060

Attn: Janice Lum

Re: 503 pacific Avenue Property

Dear Ms. Lum,

I have prepared this letter in response to our telephone discussion about the site. I believe it will provide the information you were seeking.

The subject site (APN 005-173-48) has been commercially developed since the late 1880s. A number of environmentally polluting industries have occupied the subject site over the years, including but not limited to; the Santa Cruz County Transit streetcar repair shops, the PG&E utility pole creosote treating yard, and a number of automobile dealerships. The listed business enterprises used a number of toxic substances (creosote, solvents, gasoline, oils and lubricants) which were found to have impacted the soil at the subject site.

Light, Air and Space Construction (LA&S) performed an environmental clean-up at the subject site in 2000-2001. Specific areas of the subject site had been previously identified as impacted by specific pollutants. LA&S excavated soils from these areas and bio-remediated the impacted soils on the subject site. Extremity soil samples were obtained from the excavation sides and bottom to document successful removal of the contaminated soil. Additional soil samples were obtained from the bio-remediate soil to document successful remediation of the impacted soils. All of this work was done under a Work Plan that had been reviewed and approved by the Santa Cruz County Department of Environmental Health Services (SCCDEHS). The excavation, bio-remediation and soil sampling was witnessed by representatives from the SCCDEHS.

Subsequent soil and groundwater sampling activities have found minimal levels of TPH, phenol, naphthalene, benzo(a)pyrene, acetone at one soil sample location, that was located outside the 2000-2001 remedial zone areas and was not considered to be a significant concern. The groundwater at the subject site did not seem to have been impacted.

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The Regional Water Quality Control Board (RWQCB) indicated in their 2013 No Further Action letter for the subject site that the possibility existed that some contaminated soil might be encountered during site development activities and that appropriate management and oversight of any such material encountered should be provided by the Developer/Contractor.

The current property owner/developer, Barry Swenson, Builder, has retained LA&S to be their environmental consultant for the subject property, and LA&S will be present during any subject site excavation activities to provide appropriate oversight and management of any contaminated soils that might be encountered during excavation activities.

Best Management Practice (BMP) for this work will include the separation of any encountered contaminated soils from clean excavation soils, profiling (sampling and analysis) of any suspected contaminated soils and appropriate disposal of such soils at appropriate TSD facilities certified by the State of California. If any vapor is released by the impacted soil material, air-monitoring will be provided by LA&S to insure there are no threats to human health and safety. The SCCDEHS would also be notified and kept informed of any remedial actions required and implemented.

If you have any additional questions and/or need additional information, please contact David Guthridge at 408-640-2899 or by e-mail at dguthridge@lightairandspace.com

Sincerely,

David B. Guthridge, Principal

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