

From: [John R. Ziegler](#)
To: Gregory.Shaffer@dtsc.ca.gov
Cc: [Moffat, Ewan](#)
Subject: [External] Nakano Property - AB304 30 day Notice
Date: Wednesday, October 18, 2023 10:34:00 AM
Attachments: [SD Public Notice-Nakano.pdf](#)

Mr. Shaffer,

Attached is the 30-day AB304 Public Notice related to site closure under San Diego County DEH Oversight for the Nakano Property (APN 624-071-02-00) in Chula Vista, California.



PUBLIC NOTICE

RESULTS OF SITE INVESTIGATIONS AND REQUEST FOR SITE CLOSURE

NAKANO PROPERTY

APN 624-071-02-00

**DENNERY RANCH RD., BETWEEN REGETTA LANE AND SAND STAR WAY
CHULA VISTA, CA, CA 91790**

Public Comment Period: October 25 – November 24, 2023

WHAT IS BEING PROPOSED: The County of San Diego Department of Environmental Health invites you to comment on the Results of Site Investigations and Request for Site Closure (Report) dated September 25, 2023, for the Nakano Property (Property), located at Dennery Ranch Rd., between Regetta Lane and Sand Star Way in Chula Vista, CA 91790.

Based on the Report conclusions, no further investigation or remediation is warranted. The closure letter from the County of San Diego will note that further study or remediation may be needed if there is a change in the land use and that any contaminated soil encountered or excavated as part of future subsurface construction/utility work be managed in accordance with all applicable legal and regulatory requirements. The agency must be notified in the event of the above occurrences.

The approximately 23-acre Property is currently vacant and is owned by Tri Pointe Homes. The proposed development of the Site includes up to 221 dwelling units consisting of detached condos, duplexes and multifamily housing. The Property was undeveloped as early as 1904. The Property was formerly used for agricultural purposes from 1949 to 2005. Soil investigations were conducted in 2000, 2002, 2003 and 2006. Compounds identified at the site were reported at concentrations below the State of California health risk screening levels for residential land use.

PUBLIC COMMENT PERIOD: Please forward your comments on the proposed site closure to Ewan Moffat, County of Diego County Department of Environmental Health Project Manager at 5500 Overland Avenue, San Diego, California 92123 or via email at Ewan.Moffat@sdcounty.ca.gov. All comments must be postmarked by **November 24, 2023**.

Project documents including the Report are available electronically on State of California's GeoTracker database.

State Water Resources Control Board GeoTracker Project Database:

https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000018723

CONTACT INFORMATION: If you have any questions or concerns about the project, please contact:

Ewan Moffat Project Manager
(858) 505-6856
Ewan.Moffat@sdcounty.ca.gov