



County of Santa Cruz

HEALTH SERVICES AGENCY

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ENVIRONMENTAL HEALTH

September 16, 2021

SUBJECT: Response to Comments for the Updated Remedial Action Plan at the Former Clusters Storage Yard (Proposed Hillcrest Project), 511 Ohlone Parkway, Watsonville, California

On June 25, 2021, the County of Santa Cruz Environmental Health Division (CSCEHD) provided notice to the public of a public comment period regarding the proposed remedial action activities at the subject site. CSCEHD received the following comments during the public comment period ending on July 25, 2021, and has listed the comments in order in which they were received.

Comments Received

1. E-mail from Bob Culbertson, former Pajaro Valley Water Management Agency (PVWMA) employee and City of Watsonville resident, 07/15/2021
2. E-mail from Lisa DuPont, City of Watsonville resident, 07/20/2021
3. Follow-up E-mail from Bob Culbertson, former PVWMA employee and City of Watsonville resident, 07/20/2021
4. E-mail from Holly Heath, City of Watsonville resident, 07/20/2021
5. E-mail from Jeanie O'Donnell, 07/20/2021
6. E-mail from Lucia Haro, City of Watsonville resident, 07/20/2021
7. E-mail from Frank Gemignani, City of Watsonville resident, 07/21/2021
8. E-mail from Jovita Quezada, City of Watsonville resident, 07/21/2021
9. E-mail from Caryl Smith, City of Capitola resident, 07/22/2021
10. E-mail from David Caneer, Principal Engineer, City of Watsonville Public Works & Utilities, 07/22/2021
11. E-mail from Donna Bradford, President, Board of Directors, Watsonville Wetlands Watch, 07/22/2021
12. E-mail from Manuel Escobar, City of Watsonville resident, 07/22/2021
13. E-mail from John M. Wallace, Principal Engineering Geologist, Cotton, Shires and Associates, Inc., 07/23/2021
14. E-mail from Noriko A. Ragsac, City of Watsonville resident, 07/23/2021
15. E-mail from Steven M. White, Esq., White & MacDonald, LLP, 07/23/2021
16. E-mail from Lin Florinda Colavin, volunteer and former board member of Pajaro Valley Loaves and Fishes, City of Santa Cruz resident, 07/23/2021
17. E-mail from Silvia Morales, Executive Director, Resource Center for Nonviolence, Santa Cruz, 07/23/2021
18. E-mail from Caroline Portillo Franco and Ester D. Portillo Anderson, City of Watsonville residents, 07/23/2021
19. Follow-up E-mail from Lisa DuPont, City of Watsonville resident, 07/23/2021
20. Second Follow-up E-mail from Lisa DuPont, City of Watsonville resident, 07/23/2021

A number of submitted comments addressed the following concerns which are not addressed in our *Responsiveness Summary – Updated Remedial Action Plan, dated January 12, 2021* (Updated RAP): (1) environmental justice; (2) geotechnical and engineering issues; (3) extension requests to the 30-day public notice period; and (4) traffic related issues as a result of the proposed development.

1. Environmental justice: According to the State of California, environmental justice “means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies” (Gov. Code, § 65040.12, subd. (e); <https://leginfo.ca.gov/faces/home.xhtml>).

Reducing pollution exposure to an acceptable level to protect human health and the environment does not necessarily mean that removal of all contaminants from all sites is warranted and/or achievable. Based on site-specific circumstances, significantly reducing the risk of exposure and contact with contaminants through engineering controls and best management practices (BMPs) is the best achievable solution. For this cleanup case, as well as other cleanup cases throughout the County of Santa Cruz and State, guidance documents are utilized by responsible parties, environmental consultants, and regulators for developing these engineering controls and BMPs.

For the assessment of environmental cleanup at this site, as well as all other environmental cleanup cases throughout the County of Santa Cruz, CSCEHD evaluates chemical concentrations in soil, soil gas, and/or groundwater by comparing results to applicable environmental screening levels published by state and federal regulatory agencies. These screening tools provide a baseline to evaluate potential risks associated with non-hazardous chemical concentrations (i.e., detected chemical concentrations not exceeding legal hazardous waste concentrations) detected in the environment to ensure a disproportionate share of environmental pollution is placed on sensitive populations/communities. The presence of a chemical at concentrations exceeding one of these screening levels does not necessarily indicate adverse effects on human health or the environment, rather that additional evaluation is warranted. In addition, utilizing these screening levels as cleanup goals should be evaluated against the overall site investigation findings and the cost/benefit of performing a more site-specific evaluation, such as a feasibility study to develop an appropriate remedial action plan.

These steps were taken for the development of the remedial action plan at this subject site to consider potentially significant environmental impacts on communities already burdened with pollution.

2. Geotechnical and engineering issues: The goal of the CSCEHD’s Site Mitigation Program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner. Several geotechnical engineering-related comments were submitted to our agency during the *Updated Remedial Action Plan* public notice period. Based on our agency’s charter and responsibilities, it would be inappropriate for our agency to directly comment on these issues. In general, geotechnical engineering-related comments should be directed to the regulatory agency providing oversight to engineering designs.

However, remedial alternatives must include sufficient collected data to support the engineering design of the chosen remedial alternative.

In accordance with the California Department of Toxic Substances Control (DTSC) guidance document *Proven Technologies and Remedies Guidance, Remediation of Metals in Soil*, dated August 29, 2008 (DTSC, 2008), the operational and technical plans for implementing a selected cleanup alternative should be prepared and submitted to the regulatory agency, either in the remedial action plan submittal or provided as separate submittals. This includes technical plans containing the specific engineering designs details of the proposed cleanup approach, including designs for any long-term structures (such as caps). These plans should include design criteria, process diagrams, and final plans and specifications for the structures as well as a description of any equipment to be used to excavate, handle, and transport contaminated soil. The Updated RAP submittal and subsequent submittals did not sufficiently include engineering design data for the chosen remedial alternative of a cap on a slope with a retaining wall.

3. 30-day public notice extension request: Our agency has reviewed the extension requests. No information was presented that warrants an extension request for the public notice period. Our agency will not be extending and/or restarting a public notice period for the *Updated Remedial Action Plan* (dated January 12, 2021, by Weber, Hayes & Associates).
4. Traffic concerns: Traffic related concerns are outside of our agency's purview, please direct traffic related comments to the City of Watsonville.

CSCEHD has reviewed all comments and has prepared this Response to Comments document. Included in the following "Attachments" section, are the summarized comments, our agency's responses to those comments, response to comments submitted by the responsible party's environmental consultant and geotechnical engineer, and the received comment documents.

Sincerely,



John B. Gerbrandt, P.G., R.E.H.S.
Professional Geologist
County of Santa Cruz Health Services Agency
Environmental Health Division
Site Mitigation Program
701 Ocean Street, Suite 312
Santa Cruz, CA 95060

ATTACHMENTS TO THE RESPOSNE TO COMMENTS

- A. Responsiveness Summary – Updated Remedial Action Plan, dated January 12, 2021
- B. Updated Maps and Supporting Documentation for Remedial Action Plan, Weber, Hayes & Associates, 08/06/2021
- C. Response to Geotechnical Peer Review Comments, Miller Pacific Engineering Group, 07/29/2021
- D. Comments Received
 - D.1 E-mail from Bob Culbertson, former Pajaro Valley Water Management Agency (PVWMA) employee and City of Watsonville resident, 07/15/2021
 - D.2 E-mail from Lisa DuPont, City of Watsonville resident, 07/20/2021
 - D.3 Follow-up E-mail from Bob Culbertson, former PVWMA employee and City of Watsonville resident, 07/20/2021
 - D.4 E-mail from Holly Heath, City of Watsonville resident, 07/20/2021
 - D.5 E-mail from Jeanie O’Donnell, 07/20/2021
 - D.6 E-mail from Lucia Haro, City of Watsonville resident, 07/20/2021
 - D.7 E-mail from Frank Gemignani, City of Watsonville resident, 07/21/2021
 - D.8 E-mail from Jovita Quezada, City of Watsonville resident, 07/21/2021
 - D.9 E-mail from Caryl Smith, City of Capitola resident, 07/22/2021
 - D.10 E-mail from David Caneer, Principal Engineer, City of Watsonville Public Works & Utilities, 07/22/2021
 - D.11 E-mail from Donna Bradford, President, Board of Directors, Watsonville Wetlands Watch, 07/22/2021
 - D.12 E-mail from Manuel Escobar, City of Watsonville resident, 07/22/2021
 - D.13 E-mail from John M. Wallace, Principal Engineering Geologist, Cotton, Shires and Associates, Inc., 07/23/2021
 - D.14 E-mail from Noriko A. Ragsac, City of Watsonville resident, 07/23/2021
 - D.15 E-mail from Steven M. White, Esq., White & MacDonald, LLP, 07/23/2021
 - D.16 E-mail from Lin Florinda Colavin, volunteer and former board member of Pajaro Valley Loaves and Fishes, City of Santa Cruz resident, 07/23/2021
 - D.17 E-mail from Silvia Morales, Executive Director, Resource Center for Nonviolence, Santa Cruz, 07/23/2021
 - D.18 E-mail from Caroline Portillo Franco and Ester D. Portillo Anderson, City of Watsonville residents, 07/23/2021
 - D.19 Follow-up E-mail from Lisa DuPont, City of Watsonville resident, 07/23/2021
 - D.20 Second Follow-up E-mail from Lisa DuPont, City of Watsonville resident, 07/23/2021

Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
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Attachment A: Responsiveness Summary – Updated Remedial Action Plan, dated January 12, 2021, 8 pages

RESPONSIVENESS SUMMARY - UPDATED REMEDIAL ACTION PLAN, DATED JANUARY 12, 2021

Comment Due Date: July 25, 2021

No.	Author	Date Received	Time Received	Comment Summary	County of Santa Cruz Environmental Health Division (CSCEHD) Response to Comment (RTC)
1	Culbertson	07/15/21	1:40 PM	The commentor questions the reason for removing the top six inches of soil and burying soils between six and 18 inches in a remedial cap, when detected concentrations in soil with chemicals of potential concern (COPCs) are located within the top two feet.	<p>The Remedial Alternative #3 (Burial Envelope with Soil Cap) of the <i>Updated Remedial Action Plan</i> (Updated RAP) includes scraping off the upper two feet of soil from across the site and the collection of confirmation soil samples. This alternative also calls for the off-site disposal of more than 16,000 cubic yards of soil, including the following: (1) soils exceeding hazardous waste chemical concentration criteria will be disposed at a Class 1 landfill (approximately 1,500 cubic yards); (2) scraping off the upper six inches of soil across the site (approximately 8,200 cubic yards) and transported to an offsite non-hazardous disposal facility (based on pre-approved profiled soils); and (3) off-hauling additional surplus soils to an approved landfill (approximately 6,600 cubic yards). There is approximately a little less than 19,000 cubic yards of soil with low level non-hazardous waste chemical concentrations proposed to be protected remedial cap.</p> <p>All soils exceeding hazardous waste chemical criteria (i.e., lead) will be hauled offsite to an appropriate disposal facility. For soils that remain and do not exceed hazardous waste criteria, but exceed Environmental Screening Levels (ESLs) published by the California Regional Water Quality Control Board, San Francisco Bay Region (CRWQCB-SFBR), the plan calls for these soils to be encapsulated in a protective remedial cap. The ESLs are not default cleanup goals. The use of the ESLs as cleanup goals is a process of evaluating the overall site investigation findings and allowing dischargers and regulators to quickly focus on the most significant problems at contaminated sites. This provides for a better evaluation of the cost/benefit analysis for warranting additional site evaluation. Therefore, based on site-specific investigative findings, the presence of a chemical at concentrations exceeding an ESL does not necessarily indicate adverse effects on human health or the environment.</p>
2	DuPont	07/20/21	8:13 AM	The commentor makes a number of a comments regarding environmental justice for disadvantages communities.	Please see our agency's comments regarding environmental justice issues in the cover letter.
3	DuPont	07/20/21	8:13 AM	The commentor has concerns regarding "financial concerns" of the responsible party over public health and the environment.	The standard practice of any feasibility study for a remedial action plan (RAP) is to include an evaluation of financial feasibility. The remedial investigation and feasibility study (RI/FS) is a dynamic flexible process that tailor specific circumstances to individual sites. It is important to use the built-in flexibility of this process to conduct an efficient and effective RI/FS that achieves high quality results in a timely and cost-effective manner.
4	DuPont	07/20/21	8:13 AM	The commentor states previous CSCEHD staff required that "toxins needed to be completely removed" from the site.	A statement from our agency that required the complete removal of all toxins from the site was not found. A CSCEHD letter dated June 20, 2018, did approve an earlier RAP (dated June 15, 2018, by Weber, Hayes & Associates) that included off-hauling all excavated soils to a depth of two feet below grade and localized deeper areas to an appropriate landfill.

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Comment Due Date: July 25, 2021

No.	Author	Date Received	Time Received	Comment Summary	County of Santa Cruz Environmental Health Division (CSCEHD) Response to Comment (RTC)
5	DuPont	07/20/21	8:13 AM	The commentator is concerned that the adoption of Remedial Alternative #3 is not a "best practice."	<p>The Updated RAP proposes to place soil with chemical concentrations not exceeding hazardous waste criteria, but exceeding ESLs within an isolated protective cap that meets the California Department of Toxic Substances Control (DTSC) guidance document Proven Technologies and Remedies Guidance, Remediation of Metals in Soil, dated August 29, 2008 (DTSC, 2008). Remedial alternatives that meet DTSC, 2008 guidance, such as remedial caps, are considered best management practices. However, remedial alternatives must include sufficient collected data to support the engineering design of the chosen remedial alternative.</p> <p>In accordance with DTSC, 2008, the operational and technical plans for implementing a selected cleanup alternative should be prepared and submitted to the regulatory agency, either in the RAP or provided as separate submittals. This includes technical plans containing the specific engineering designs details of the proposed cleanup approach, including designs for any long-term structures (such as caps). These plans should include design criteria, process diagrams, and final plans and specifications for the structures as well as a description of any equipment to be used to excavate, handle, and transport contaminated soil. The Updated RAP submittal and subsequent submittals did not sufficiently include engineering design data for the chosen remedial alternative of a cap on a slope with a retaining wall.</p>
6	Culbertson	07/20/21	8:20 AM	The commentator makes a number of a comments regarding geotechnical and engineering concerns for the site, such as slope stability.	Please see our agency's comments regarding geotechnical and engineering issues in the cover letter and the second paragraph of RTC #5.
7	Heath	07/20/21	8:39 AM	The commentator expresses concerns regarding the burying of toxins at the subject site.	Please see RTCs #1 and #5.
8	Heath	07/20/21	8:39 AM	The commentator requests an extension to the 30-day public notice period.	Please see our agency's comments regarding requests for an extension to the 30-day public notice period the cover letter.
9	O'Donnell	07/20/21	3:39 PM	The commentator is concerned for the partial removal of contaminated soil at the subject site.	Please see RTCs #1 and #5.
10	O'Donnell	07/20/21	3:39 PM	The commentator requests the County of Santa Cruz and the City of Watsonville require a previously started nearby development to be completed before the development at the subject site is started.	The CSCEHD's Site Mitigation Program oversees assessment and mitigation and/or remediation of soil, soil-gas, and groundwater contamination at sites, not exclusively associated with petroleum underground storage tanks (USTs), to protect human and environmental health. Building and development design and construction concerns regarding this project are best directed toward the appropriate local municipal agency.
11	Haro	07/20/21	9:43 PM	The commentator has concerns regarding contaminated dust being created by construction equipment during project redevelopment construction activities.	During the development of this plan, our agency had concerns regarding construction equipment and earth-moving activities kicking up dust containing site-specific contaminants into the surrounding community. This is commonly described as off-site fugitive dust emissions. Therefore, Appendix D of the Updated RAP, <i>Environmental Site Safety Plan (SSP) for Remedial Grading & Soil Removal Operations</i> , was required as an inclusion. All earth-moving activities at the subject site are required to follow and meet conservative dust control measures to protect the surrounding neighborhood from any fugitive dust that may contain contaminants associated with the site.
12	Haro	07/20/21	9:43 PM	The commentator requests an extension to the 30-day public notice period.	Please see RTC #8.

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Comment Due Date: July 25, 2021

No.	Author	Date Received	Time Received	Comment Summary	County of Santa Cruz Environmental Health Division (CSCEHD) Response to Comment (RTC)
13	Gemignani	07/21/21	10:38 AM	The commentator has concerns regarding the future time intervals for evaluating the integrity of the proposed remedial cap.	Comment is noted. Prior to issuing a regulatory closure / no further action letter for the subject site, a <i>Land Use Covenant</i> (deed restriction) that is approved by the CSCEHD and recorded with the County of Santa Cruz Recorder's Office is required. This deed restriction will include an <i>Environmental Site Management Plan</i> (ESMP) that details the methodology and scheduled regularity of inspections of the remedial cap. Additionally, the Updated RAP proposes to follow guidance included in DTSC, 2008. Section 8.8.2 (Financial Assurance) provides useful tools and steps that assure that sufficient monies are available to implement any required corrective action activities and on-going operation and maintenance activities, conduct necessary future reviews of the remedial alternatives structural integrity and to pay for the regulatory oversight costs associated with those activities and institutional control implementation (for example, deed restrictions). Depending on the specific cap design employed, financial assurances may also need to include the costs of cap replacement. These on-going costs should have been included in the cost calculation utilized in the remedy selection process of the RI/FS.
14	Gemignani	07/21/21	10:38 AM	The commentator would rather see the soil with chemical concentrations exceeding ESLs be remediated through excavation and off-haul of all soils rather than some soils being placed within a remedial cap.	As part of the RI/FS process, the human and environmental health benefits to the complete removal of low-level chemical concentrations as a remedial policy is sometimes out of balance with financial costs. Therefore, mitigation alternatives, such as remedial soil caps, are a common tool within the environmental cleanup industry because they are more financially attainable (in some instances) without significantly reducing protections to human and environmental health. As previously discussed, remedial alternatives that meet DTSC, 2008 guidance, such as remedial caps, are considered best management practices.
15	Gemignani	07/21/21	10:38 AM	The commentator requests an extension to the 30-day public notice period.	Please see RTC #8.
16	Quezada	07/21/21	9:45 PM	The commentator has geotechnical concerns for the project.	Please see RTC #6.
17	Quezada	07/21/21	9:45 PM	The commentator has concerns for chemical concentrations in soil being placed in a remedial cap.	Please see RTCs #1 and #5.
18	Quezada	07/21/21	9:45 PM	The commentator has traffic related concerns regarding the proposed redevelopment.	Please see our agency's comments regarding traffic related issues as a result of the proposed development in the cover letter.
19	Smith	07/22/21	8:53 AM	The commentator has concerns of "dumping and burying of toxic chemicals" at the subject site.	Please see RTCs #1, #5, and #14.
20	Smith	07/22/21	8:53 AM	The commentator requests an extension to the 30-day public notice period.	Please see RTC #8.
21	Caneer care of the City of Watsonville Public Works & Utilities (CWPWU)	07/22/21	2:23 PM	The commentator has a number of geotechnical and engineering concerns for the project.	Please see RTC #6.
22	Caneer care of CWPWU	07/22/21	2:23 PM	The CCWPWU requests to be provided with copies of the <i>Land Use Covenant</i> (LUC) and ESMP that details the management of impacted soil beneath the cap during the construction phase of the site development and potential future subsurface utility work that may penetrate or alter the cap.	Comment noted. The CSCEHD will work with the CWPWU department and provide the agency with the requested documents.

RESPONSIVENESS SUMMARY - UPDATED REMEDIAL ACTION PLAN, DATED JANUARY 12, 2021

Comment Due Date: July 25, 2021

No.	Author	Date Received	Time Received	Comment Summary	County of Santa Cruz Environmental Health Division (CSCEHD) Response to Comment (RTC)
23	Bradford care of Watsonville Wetlands Watch (WWW)	07/22/21	4:26 PM	The commentator makes a number of a comments regarding geotechnical and engineering concerns for the site, such as slope stability and landslides.	Please see RTC #6.
24	Bradford care of WWW	07/22/21	4:26 PM	The commentator has questions on how the remedial confirmation soil sampling will be tracked.	Comment noted. During the implementation of a remedial alternative as proposed in the Updated RAP, the CSCEHD would require the soil removal project submit brief updates with figures describing any new field indications of previously unidentified and significant soil contamination and including associated conclusions and recommendations (i.e., weekly).
25	Bradford care of WWW	07/22/21	4:26 PM	The commentator has concerns regarding stormwater runoff control and lateral movement of contaminants.	Please see our agency's comments regarding geotechnical and engineering issues in the cover letter and the second paragraph of RTC #5. The DTSC, 2008 guidance document requires the consideration of stormwater runoff control in the design of remedial alternatives, such as caps.
26	Bradford care of WWW	07/22/21	4:26 PM	The commentator has concerns that the Updated RAP does not include at least a performance standard and/or draft post construction LUC and ESMP.	Comment noted. During the development stages of the Updated RAP, it was determined that the LUC and ESMP would be required to be signed and recorded in the County of Santa Cruz Recorder's Office prior to occupancy. It is common in these types of projects to require the recording of a LUC prior to issuing a regulatory case closure / no further action letter. Additionally, please see RTC #13 for information on-going operation and maintenance funding.
27	Bradford care of WWW	07/22/21	4:26 PM	The commentator has concerns the that there is no requirement for completing the remediation of contaminants along the 1.15-acre area of the public pathway / nature trail in the adjoining perimeter land prior to or congruently with the remediation of the Hillcrest Estates redevelopment project.	<p>Comment noted. The CSCEHD is aware of chemical concentrations exceeding applicable CRWQCB-SFBR ESLs remain along the Watsonville Slough where the planned pathway is proposed. Where chemical concentrations detected in groundwater, soil, soil gas, slab gas, and/or indoor air exceed any of the applicable ESLs, as well as applicable background concentrations, additional investigation and/or active remediation may be appropriate unless site-specific risk assessment demonstrates the concentrations will not pose a significant risk to human and/or environmental health. Therefore, overall case closure will require further work in this highlighted area prior to issuance of a site-wide regulatory case closure / no further action letter.</p> <p>Additionally, the Updated RAP indicates the perimeter walkway lands area will remain accessible for any necessary remedial actions. Our agency typically does not object to construction if it does not impede the ability to investigate and/or remediate impacted water or soil in the future.</p>

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No.	Author	Date Received	Time Received	Comment Summary	County of Santa Cruz Environmental Health Division (CSCEHD) Response to Comment (RTC)
28	Bradford care of WWW	07/22/21	4:26 PM	The commentator has concerns for how contaminated soils are classified for disposal at appropriate disposal facilities and for inclusion into the remedial cap.	<p>Please see RTC #1.</p> <p>Additionally, the off-haul of soil and encapsulation of soils with the soil cap will follow these steps:</p> <ol style="list-style-type: none"> 1. All soils exceeding federal (Resource Conservation and Recovery Act [RCRA] – Toxicity Characteristic Leaching Procedure [TCLP]) and/or state (California Code of Regulations [CCR], Title 22 – Soluble Threshold Limit Concentration [STCL], Total Threshold Limit Concentration [TTL]) hazardous waste criteria concentrations will be off-hauled to a Class I landfill disposal facility. The only soil chemical concentrations exceeding these hazardous waste criteria is lead and will account for approximately 1,500 cubic yards of off-hauled soil. 2. The upper six inches of non-hazardous waste soil from across the site will be scraped off and off hauled to a Class III landfill. These soils, which include chemical concentrations below hazardous waste criteria and exceeding applicable ESLs and account for just over approximately 8,000 cubic yards of soil. 3. Just over approximately 6,500 cubic yards of non-contaminated surplus soils will be off-hauled to an approved landfill. 4. Just under approximately 19,000 cubic yards of soil, mostly between residential and commercial/industrial ESLs, will be enveloped into a remedial cap. These soils will be capped by approximately 12 inches of compacted base rock, which will then be capped beneath approximately 17,000 square feet of reinforced concrete (as confirmed per Weber, Hayes & Associates electronic correspondence [email] to our agency, dated May 24, 2021).
29	Bradford care of WWW	07/22/21	4:26 PM	The commentator has concerns regarding the two locations of elevated concentrations of cobalt in soil and why there is no further discussion of this contaminant in proposals to remediate it.	<p>Comment noted. Cobalt was detected at a concentration of 28 milligrams per kilogram (mg/kg) in the debris sample T-18(t) in Area 8 and at 26 mg/kg in B-24(w) (formerly soil boring SB-15). These concentrations slightly exceed the soil direct exposure human health risk ESL for residential (unrestricted) land use of 23 mg/kg but are well below the commercial/industrial land use ESL of 350 mg/kg.</p> <p>The human health direct exposure ESLs for groundwater, soil, and indoor air are calculated for specific exposure scenarios using methodologies and equations developed by the United States Environmental Protection Agency (USEPA) with numerous inputs including target risk, physical and chemical properties, toxicity values, and exposure parameters (e.g., liters of water consumed per day). The equations combine exposure assumptions with chemical-specific toxicity values to calculate contaminant levels with a one-in-a-million (10^{-6}) cancer target risk or a noncancer target hazard quotient (HQ) of 1. Since the levels of carcinogenic and noncarcinogenic effects caused by a given chemical are not related, both must be considered. To be conservative, the final direct exposure ESL is the lower of the cancer versus noncancer risk screening level.</p> <p>Based on the overall areal extent of the project with only two locations slightly exceeding residential screening levels, the small, limited amount of risk these detections provide to future site users does not warrant remedial activities for cobalt. Further, the Updated RAP includes confirmation soil sampling beneath the planned soil excavation/scraping. If additional elevated cobalt concentrations are detected, additional work will be required.</p>
30	Escobar	07/22/21	5:46 PM	The commentator is concerned that any soil with elevated chemical concentrations placed beneath the remedial soil cap will be too hydraulically mobile to be protective.	Please see RTCs #5 and #6.

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31	Escobar	07/22/21	5:46 PM	The commentor requests an extension to the 30-day public notice period.	Please see RTC #8.
32	Wallace care of Cotton, Shires and Associates, Inc. (CSA)	07/23/21	7:56 AM	The commentor makes a number of a comments regarding geotechnical and engineering concerns for the site, such as slope stability and landslides.	Please see RTCs #5 and #6.
33	Wallace care of CSA	07/23/21	7:56 AM	The commentor states, "the use of private property for the purpose of burying a relatively large volume of contaminated soil is highly unusual."	As indicated in the Updated RAP, the soil remedial cap will not be located directly beneath any future residential parcel. The remedial cap will be located beneath a public access roadway. Remedial caps are a common engineering tool to protect human and environmental health from applicable contact pathways and are considered a best management practice (DTSC, 2008). At a number of other environmental cleanup cases throughout the County of Santa Cruz, including recreational park land, residential, and commercial/industrial land uses, remedial soil caps have been previously implemented and approved by state and local regulatory agencies. To make sure that the remedial cap is maintained into the future a LUC is required prior to case closure / no further action that will include a site-specific ESMP that places notification and monitoring restrictions on the remedial cap.
34	Wallace care of CSA	07/23/21	7:56 AM	The commentor has concerns that a drainage system within the remedial cap cannot be included as part of the design because of the purpose of the pit is to contain contaminants.	Please see RTC #25.
35	Wallace care of CSA	07/23/21	7:56 AM	The commentor indicates that previous studies at the site documented contaminated fill up to 14 feet deep.	In the majority of the soil borings advanced at the site, non-native surficial fill material was encountered in thicknesses ranging from 0.5 to 2 feet below grade.
36	Ragsac	07/23/21	10:27 AM	The commentor is concerned that soil contaminants have been detected at a depth of 2 feet below grade.	Comment noted.
37	Ragsac	07/23/21	10:27 AM	The commentor raises geotechnical and engineering concerns for the project.	Please see RTCs #5 and #6.
38	Ragsac	07/23/21	10:27 AM	The commentor indicates that item number four of the Development Agreement adopted by the City of Watsonville for this redevelopment project "will not be detrimental to the health, safety and general welfare." The commentor indicates the City of Watsonville and the developer have not properly adhered to the agreement by "allowing contaminated dirt to be burred instead of hauled away."	Comment noted; however, the agreements noted are between the City of Watsonville and the developer and not the County of Santa Cruz. Please see RTCs #1, #5, #9, #12, #21, and #23.
39	Ragsac	07/23/21	10:27 AM	The commentor requests an extension to the 30-day public notice period.	Please see RTC #8.

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40	White care of White & MacDonald, LLP (W&M)	07/23/21	11:08 AM	The commentator forwarded the July 23, 2021, comments from CSA.	Please see RTCs #32 through #35.
41	Colavin	07/23/21	2:46 PM	The commentator is concerned that years of toxic waste will be sealed beneath a cement pit at the end of the project.	Please see RTCs #1, #5, #14, and #28.
42	Morales	07/23/21	2:49 PM	The commentator makes a number of a comments regarding environmental justice for disadvantaged communities.	Please see RTC #2.
43	Morales	07/23/21	2:49 PM	The commentator is concerned that the Updated RAP proposes to place in a remedial soil cap of approximately 19,000 cubic yards of contaminated soil at the site rather than safer remedial actions previously required by the CSCEHD.	Please see RTCs #1, #3, #4, #5, #10, #14, #25, #28, and #33.
44	Morales	07/23/21	2:49 PM	The commentator is concerned that the implementation of a remedial soil cap for contaminated soils at the subject site is not a best practice.	Please see RTCs #5, #14, and #33.
45	Morales	07/23/21	2:49 PM	The commentator raises geotechnical and engineering concerns for the project.	Please see RTCs #5 and #6.
46	Franco & Anderson	07/23/21	3:20 PM	The commentator has concerns regarding toxic soils being placed within a remedial soil cap at the subject site.	Please see RTCs #1, #3, #4, #5, #10, #14, #27, #28, #29, and #33.
47	Franco & Anderson	07/23/21	3:20 PM	The commentator has concerns regarding contaminated dust being created by construction equipment during project redevelopment construction activities.	Please see RTC #11.

RESPONSIVENESS SUMMARY - UPDATED REMEDIAL ACTION PLAN, DATED JANUARY 12, 2021

Comment Due Date: July 25, 2021

No.	Author	Date Received	Time Received	Comment Summary	County of Santa Cruz Environmental Health Division (CSCEHD) Response to Comment (RTC)
48	Franco & Anderson	07/23/21	3:20 PM	The commentator is concerned that entities involved with the approval of the redevelopment project are not concerned for current and future users of the property.	See RTC #10. The comment specifically references a timeline of 1,000 years before contamination may adversely affect users at the subject site. This comment is most likely associated with the <i>Transport Modeling</i> report, dated May 20, 2021, by Thomas Harder & Co. The report contains graphs (i.e., Figure 1) of calculations that depict that the time required for the chemicals of interest at the subject site to move vertically from the bottom of the remedial soil cap to the groundwater table (approximately a vertical distance of 17.5 feet) is predicted to exceed 1,000 years for all chemicals of interest.
49	Franco & Anderson	07/23/21	3:20 PM	The commentator has traffic related concerns regarding the proposed redevelopment.	Please see RTC #18.
50	DuPont	07/23/21	3:26 PM	The document provides 33 signatures of residences that request the following: "We request you to make the decision that will be the safest for ourselves and for the natural environment- which was the previous recommendation by the County of Santa Cruz, Health Services Environmental Health department- to contain and completely remove the toxic soil."	Comment noted. Please see RTCs #1, #5, #14, #28, and #33.
51	DuPont	07/23/21	3:26 PM	The commentator makes the following comment, "Furthermore, we believe this mitigation plan goes against state and local efforts toward environmental justice."	Comment noted. Please see RTC #2.
52	DuPont	07/23/21	3:54 PM	The commentator requests an extension to the 30-day public notice period.	Please see RTC #8.
53	DuPont	07/23/21	3:54 PM	The commentator requests CSCEHD consider the report submitted by CSA, dated July 23, 2021.	Please see RTCs #32 through #35.

References: California Department of Toxic Substances Control (DTSC). 2008. *Proven Technologies and Remedies Guidance, Remediation of Metals in Soil*, August 29, 2008, 420 p. <https://dtsc.ca.gov/proven-technologies-remedies-documents/>

Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
Page 14 of 122

**Attachment B: Updated Maps and Supporting Documentation for Remedial Action Plan,
Weber, Hayes & Associates, 08/06/2021, 14 pages**



Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Drive, Watsonville, CA 95076
(831) 722-3580 // www.weber-hayes.com

August 6, 2021

To: **John Gerbrandt, P.G., R.E.H.S.**
Hazardous Materials Division
Environmental Health Service
Santa Cruz County Health Services Agency (SCC-HSA)
701 Ocean Street, Room 312
Santa Cruz, California 95060

John.Gerbrandt@santacruzcounty.us

Subject: ***Updated Maps and Supporting Documentation for Remedial Action Plan***

Location: **511 Ohlone Parkway, Watsonville (“Hillcrest Development”)**

This letter provides an update of environmental-related data and maps that have been generated for this remediation project. This more detailed project information fleshes out conceptual details provided in the *Updated Remediation Action Plan*¹ (*Updated RAP*, dated January 12, 2021). Remediation tasks described in the *Updated RAP* were in conformance with State Department of Toxic Substances’ Control (DTSC) established guidance for an area of containment remedial approach², and are supported by a *Transport Modeling Report*³ (dated May 20, 2021). This letter submittal of supplemental, environmental-related documentation is submitted to provide technical support to public comments that are being currently being submitted in response to SCC-EHS’s *Public Notice* dated June 25, 2021⁴.

Site-specific, environmental documents describing the remedial action proposed for this project have been made fully accessible to the public (electronically) via the City of Watsonville’s Planning Department website <<https://cityofwatsonville.org/DocumentCenter/Index/157>>, as well as on the Santa Cruz County Health Services Agency’s (SCC-HSA’s) public-right to know website: <<http://sceh.com/Home/SantaCruzEHSfiles.aspx>>.

Attached is a spreadsheet summarizing recent public comments by the City of Watsonville and Watsonville Wetlands Watch, and our responses to environmental-specific comments in support of our remedial approach. Please note that there are numerous geotechnical engineering-related comments that are managed within the City of Watsonville engineering department plan check and grading review/approval process (i.e., professional geotechnical soils calculations/assessment specifically

¹: Hyperlink to the *Updated Remediation Action Plan, 511 Ohlone Parkway, Watsonville*, dated January 12, 2021, copy included on the City of Watsonville’s planning website at:

- <https://cityofwatsonville.org/DocumentCenter/View/16480/5-Updated-Remedial-Action-Plan-2021>

²: Hyperlink to the DTSC guideline document, *Proven Technologies and Remedies (PT&R) guidance for Remediation of Metals in Soil*, August-2008. DTSC weblink:

- https://dtsc.ca.gov/wp-content/uploads/sites/31/2016/01/Guidance_Remediation-Soils.pdf

³: Hyperlink to the *Transport Modeling Report for the 511 Ohlone Parkway Project*, Thomas Harder & Company Groundwater Modeling, May 20, 2021, copy included on the City of Watsonville’s planning website at:

- <https://cityofwatsonville.org/DocumentCenter/View/16490/10-Groundwater-Transport-Modeling-Report-05-20-2021>

⁴: Hyperlink to SCC-HSA letter, *Public Notice of Remedial Action Activities, 511 Ohlone Parkway, Watsonville*, dated June 25, 2021, copy included on the City of Watsonville’s planning website at:

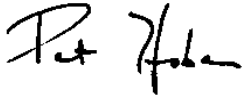
- <https://cityofwatsonville.org/DocumentCenter/View/16495/11-Remedial-Action-Public-Notice-6-25-2021>

addressed by the development's geotechnical and civil engineering team of Miller Pacific Engineering and Ramsey Civil Engineering, Inc. You will see that our project geotechnical and civil engineering team have identified and addressed geotechnical comments through the City of Watsonville plan check and grading review/approval process.

Please contact me at our office if you have any questions regarding this overview (722-3580).

Sincerely,

WEBER, HAYES AND ASSOCIATES



Patrick Hoban, PG
Principal Geologist

cc: CDM Real Estate Company, John@CDMre.com

Attachments: *#1) Spreadsheet of Responses*

#2) Updated Civil Engineering sheets # C5.1 (Remediation Pit Grading Plan) and C5.2 (Site Environmental Grading Plan),

#3) Reference: Comment Letters from the City of Watsonville, and the Watsonville Wetlands Watch

Response to Public Comments
Updated Remedial Action Plan
511 Ohlone Parkway, Watsonville

Comment #	Comment/Summary	Response
City of Watsonville (Wat) , David Caneer, July 22 2021		
Wat-1	Page 3, "ESTIMATED BURIAL VOLUMES" - With the elevation of the road surface at ±51, a 1.4' pavement section, a 35'± depth of contaminated soil, and 15' min. depth of "capped materials" from bottom of contaminated soils to high water mark (El. 11), that places the contaminated soil 11.4' below the groundwater, which violates the 15' separation of "capped materials to groundwater" called out in the first paragraph on Page 30.	<p>The commenter is confused regarding elevations. Only soils designated as non-hazardous, will be placed within the confines of a surveyed, designated footprint, <u>starting at an elevation of 26-FT above Mean Sea Level</u> (26-FT MSL). This elevation is 15-ft above the groundwater high water mark of 11-FT MSL.</p> <p>The soils burial chamber is located within a natural depression that will be raised in compacted lifts. Note that the non-hazardous soil burial chamber is only a small portion the buildup of this topographic depression (see Civil Engineering sheets # C5.1 (<i>Remediation Pit Grading Plan</i>)). The project development plan calls for soils buildup in the topographic low of 35 vertical feet of soils. Accordingly: 26-FT MSL (base elevation) + 35-ft of buried soils = 51-FT MSL (finished grade).</p>
Wat-2	<p>Page 29, "Alternative 3 - Burial Envelope with Soil Cap" -</p> <p>a) How is the 35'± depth of contaminated soil to be contained within the impervious street area and not under the abutting lots and pervious areas?</p> <p>b) Will vertical sheet piles be driven 35'± deep along the perimeter of the burial site or what?</p> <p>c) How is horizontal groundwater migration prevented from entering the remediation pit?</p>	<p>a) See Wat-1 response for soil emplacement details. A professional surveyor will stake and monitor exactly where non-hazardous, impacted soils are to be emplaced.</p> <p>b) No. See comment Wat-1 which describes the infilling of a topographic low, a portion of which includes emplacement details for the non-hazardous soils burial chamber.</p> <p>c) Soils are to be uniformly compacted in lifts across the entirety of the site's natural depression (topographic low). See Civil Sheet #C5.1 for construction details. Note: The design of the cap meets standard-of-care protocols established by DTSC for the emplacement of contaminated soils and includes the installation of an impervious cover so there is no infiltration. Street gutters and culverts are graded to channel precipitation away from the impervious, capped burial chamber. Note: there is 15 feet native soils separating first groundwater(at 11-ft MSL)and the base of the chamber (at 26 Ft MSL),</p>
Wat-3	<p>a) With the containment soil burial site being retained by a "233±LF 16' MAX WALL" along its northerly boundary (i.e. - "the remediation pit wall") and the Project Geotechnical Engineer opining that "MSE retaining wall with a stacked block face will be more cost effective" than "typical reinforced concrete or CMU retaining walls", will the containment soil design pressure be 40 pct per the retaining wall design criteria?</p> <p>b) If a MSE wall is to be built here, are its "interbedded geogrids" compatible with the compacted contaminated backfill's chemical make-up or "on-site chemicals of potential concern COPCs"?</p>	<p>a) This is a geotechnical-related comment that has been addressed by the Hillcrest engineering team for the City of Watsonville plan check and grading review/approval process.</p> <p>b) Note that the State Water Resources Control Board (Water Board) has over 1,500 documented cases where residual contaminants are allowed to remain on-site in a controlled manner (see the State Water Board's GeoTracker website: https://geotracker.waterboards.ca.gov/deed_restrictions). The soils being emplaced within the subject site's soil burial chamber are low-concentration, non-hazardous urban contaminants that will not pose a risk to human health and the environment. There is no record of geogrid or compaction failures associated with the low-concentration, non-hazardous soils being emplaced at the site's burial chamber.</p>
Wat-4	The project's 06/04/2021 REMEDIATION PIT GRADING PLAN, Sht. C5.1, refers to "STRUCTURAL PLANS FOR WALL DESIGN" and to "PLACE GEO-GRID REINFORCEMENT MATERIAL AS DIRECTED BY THE STRUCTURAL PLANS", but we are not aware of the existence of any structural plans. It also calls for a "FINAL IMPERVIOUS SURFACE CAP OF CONCRETE OR ASPHALT" but doesn't specify the material or its thickness.	This is a geotechnical-related comment that has been addressed by the Hillcrest engineering team for the City of Watsonville plan check and grading review/approval process.

Response to Public Comments
Updated Remedial Action Plan
511 Ohlone Parkway, Watsonville

Comment #	Comment/Summary	Response
Wat-5	The project's IMPROVEMENT PLANS are missing critical soil remediation site details and cross-sections of the remediation pit showing the high water mark, soils excavation depths, contaminated soils zone, liner, cap, pavement section, etc. to enable it to be constructed.	The project's improvement plans have been updated as part of final civil engineering plan submittals. Specifically, Ramsey Engineering civil sheets C5.1 (<i>Remediation Pit Grading Plan</i>) and C5.2 (<i>Site Environmental Grading Plan</i>), as well as the <i>Cut Fill Analysis (plan view and section sheets)</i> provide current updates to site earthworks. Copies are included as an
Wat-6	Section 8.0 LIMITATIONS in the revised June 28, 2021 project Geotechnical Evaluation states, "Our approved scope of work did not include an environmental assessment of the site. Consequently, this report does not contain information regarding the presence or absence of toxic or hazardous wastes. For a site identified with "contaminant impacts", the lack of consideration for environmental impacts and hazardous wastes as part of its geotechnical evaluation is of concern.	<p><u>Note 1:</u> The soil burial chamber will contain only non-hazardous soils (i.e., all hazardous waste contamination is being off-hauled and properly disposed of at an appropriate landfill.</p> <p><u>Note 2:</u> The geotechnical engineers and environmental consultant have consulted the project design as a team and the Geotechnical Evaluation relies on previously collected environmental data that is incorporated into the <i>Updated Remedial Action Plan</i>.</p>
Wat-7	<p>As specified in the project Geotechnical Evaluation, we will also need:</p> <p>a) confirmation that the project Geotechnical Engineer has "reviewed the plans and specifications for the project when they are nearing completion to confirm that the intent of our geotechnical recommendations has been incorporated and provide supplemental recommendations, if needed",</p> <p>b) to be provided copies of the "environmental deed restriction" and "Environmental Site Management Plan that will provide clear direction for managing impacted soil beneath the cap during the construction phase of Site development and potential future subsurface utility work that may penetrate or alter the cap", per Section 7.0 PRELIMINARY REMEDIAL DESIGN, page 31, and</p> <p>c) confirmation that WHA reviewed the Remediation and Rough Grading Plans to ensure that they adhere to WHA's Updated Remedial Action Plan.</p>	<p>a) This is a geotechnical-related obligation within the the of City of Watsonville plan check and grading review/approval process. .</p> <p>b) The standard of care, "Environmental Deed Restriction" and co-recorded "Environmental Site Management Plan" are submitted to the overseeing agency (i.e., Santa Cruz County Environmental Health Services) once remedial actions are complete. This is to allow for incorporating conditions that may arise during construction activities. The site management plan is an integral exhibit of any <i>Environmental Land Use Covenant</i> and it is reviewed and approved by the overseeing agency, which is tasked with the protection of human health and the environment.</p> <p>Note: These <i>Environmental Site Management Plans</i> follow a State-established format and there are over 1,500 examples of such plans that are accessible on the State Water Board's GeoTracker website: https://geotracker.waterboards.ca.gov/deed_restrictions</p> <p>c) WHA is working hand-in-hand with the project's Civil Engineer (Ramsey Civil Engineering). We can confirm the <i>Remediation</i> and <i>Rough Grading Plans</i> adhere to the scope presented in the <i>Updated Remedial Action Plan</i>.</p>
Wat-8	If this is the "PRELIMINARY REMEDIAL DESIGN", where is the final design?	See response to comment Wat-5
Wat-9	Appendix A of the Updated Remedial Action Plan includes 10 of 11 "Design Plans", which are actually value engineering (VE) plans, dated 12/14/2020 - - six (6) months older than the project's current 26-sheet "SUBDIVISION MAP & IMPROVEMENT PLANS", dated 06/04 & 06/21/2021.	<p>The <i>Updated Remedial Action Plan</i> (dated January 12, 2021), was designed to incorporate development grading tasks into the remedial alternative (this integration of remedial action within development plans is a reasonable, common, and agency accepted practice). There is no hazardous waste contamination to remain on site. Remediation/ development design plans (see sheet C-5.1), note the following soil management volumes for the site:</p> <ul style="list-style-type: none"> - The off-haul 1,500 yd of hazardous waste soils, - The off-haul 16,370-CY of non-hazardous, contaminated soil, and - The on-site, soil emplacement of 18,830-CY of non-hazardous, contaminated soil.

Response to Public Comments
Updated Remedial Action Plan
511 Ohlone Parkway, Watsonville

Comment #	Comment/Summary	Response
Watsonville Wetlands Watch, (WWW), Donna Bradford, July 22 2021		
WWW-1	<p>Comment regarding slope stability: The Miller Pacific Engineering Group, <u>Geotechnical Evaluations</u></p> <p><i>WWW comment: "To our knowledge, the recommended study to verify adequate slope stability has not yet been done."</i></p>	This is a geotechnical-related comment within the City of Watsonville plan check and grading review/approval process.
WWW-2	<p>Comments regarding the Development Agreement, specifically the timing and review of the geotechnical evaluations.</p> <ul style="list-style-type: none"> - Is the geotechnical investigation needed before soils are placed in the remediation pit? - Is this additional geotechnical investigation in progress and when will it be completed? - How will the public and your agency be provided with the results? 	As with comment WWW-1, this also is a geotechnical-related comment within the City of Watsonville engineering department plan check and grading review/approval process.
WWW-3	<p>Comment regarding additional confirmatory soil sampling:</p> <ul style="list-style-type: none"> - How are these "to do" items tracked during the remediation and rough grading? - Is this spelled out in the permitting documents issued by Santa Cruz County Environmental Health? 	<p>The implementation of agency approved field tasks including soil management oversight, dust monitoring and confirmation sampling are completed following agency notification of earthworks startup. All field work is documented in daily notes and photos. Agency staff provide drop in oversight and input throughout the project.</p> <p>Implementation tasks are described in Chapter 7 (Remedial Design), Appendix D and E, which are the <i>Site Safety & Dust Monitoring Plan</i> and <i>Sampling Methodology</i>.</p>
WWW-4	<p>Comment regarding the soil cap:</p> <p>-The report does not address the effects of street runoff and rainfall along the unarmored edges of the cap and how it will percolate into the soil. The slopes that lead into the backyards of the neighboring subdivision are not capped, nor is the slope to Watsonville Slough. We believe the Updated RAP should be revised to evaluate this issue of lateral movement of contaminates.</p>	<p>The impacted soils burial chamber will be capped with 4-inches of concrete and 6-inches of CL2 Aggregate base compacted to 95% R.C. that is to be graded to direct runoff to concrete curb and gutters and away from the area. The impermeable concrete cap will prevent any infiltration within the footprint of the soil burial chamber.</p> <p>Note that a <i>Transport Model</i> was completed as part of the feasibility assessment using normal infiltration and rainfall rates https://cityofwatsonville.org/DocumentCenter/View/16490/10-Groundwater-Transport-Modeling-Report-05-20-2021. The model evaluated the proposed burial and engineered cap/cover system and calculated that migration of the site chemicals of interest move towards the water table at exceedingly slow rates. Any potential impact is projected to be inconsequential, that is the 'travel time for potential contaminant leaching exceeds 1,000 years for all chemicals of interest.</p>
WWW-5	<p>Comment regarding other mitigations for the remediation pit:</p> <ul style="list-style-type: none"> - WWW appreciates the recommendation for a long-term management plan; however, without a prepared plan or even a specified set of performance standards for a future plan, the public has no idea of the effectiveness of such a plan. The Updated RAP should be revised to either include the basic elements of the management plan or prescribe the performance standards that a future plan must adhere to. 	See response to comment "Wat-7b"

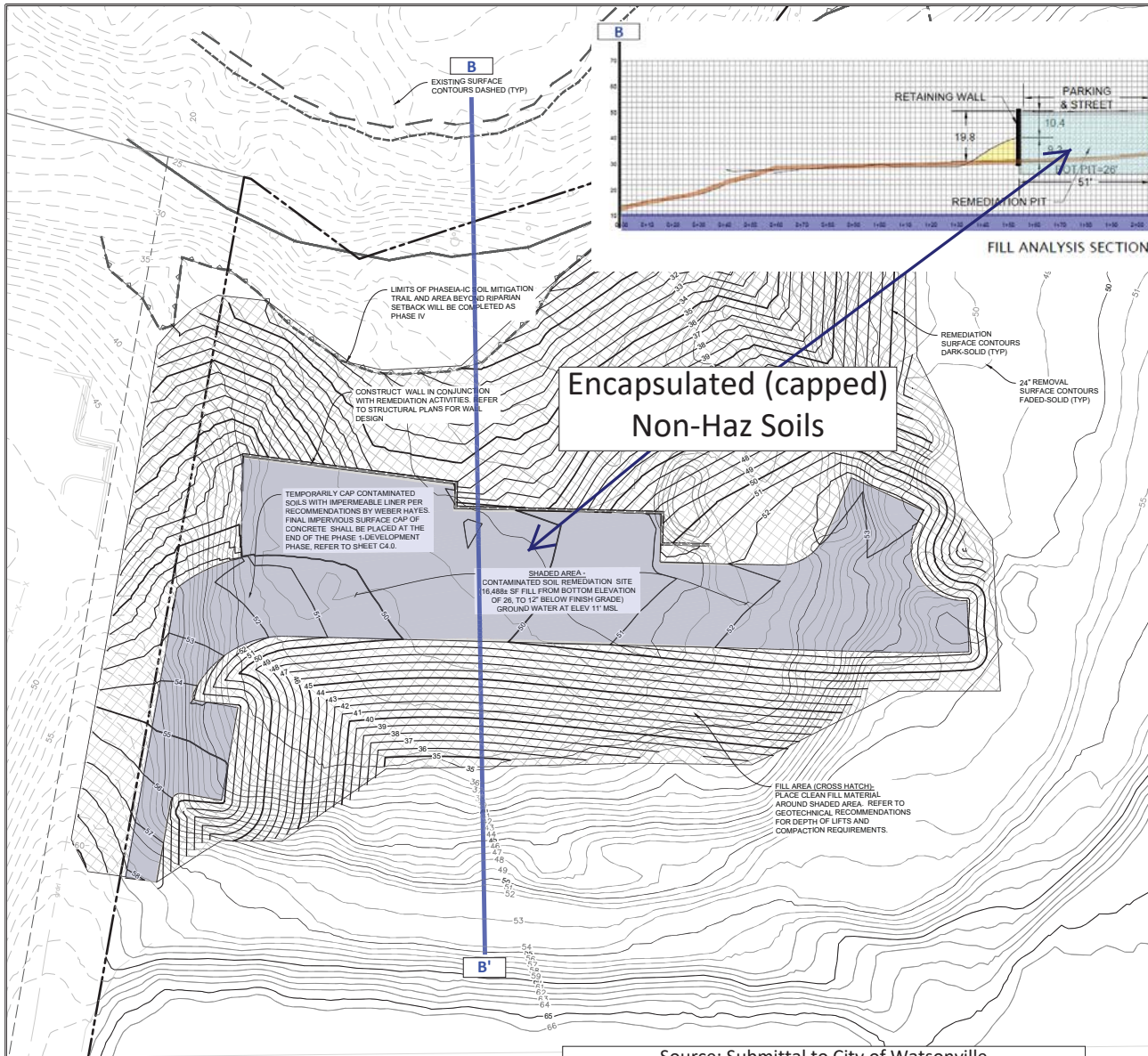
Response to Public Comments
Updated Remedial Action Plan
511 Ohlone Parkway, Watsonville

Comment #	Comment/Summary	Response
WWW-6	<p>Comment regarding the walking trail and bird watching area:</p> <p>- The Updated RAP, as currently written, makes it very clear that it does not provide any remediation for the 1.15-acre area that was part of the Cluster Auto Wrecking Yard parcel and the developer's original project site. By postponing remediation of this area, future development of the public pathway may be derailed by the high cost of future remediation of the contamination being left on the site. The approval of the development without the complete clean-up of this 1.15-acre site leaves the future residents of the development and Watsonville Slough at risk of exposure to toxic contaminants.</p>	<p>Previously, the timing of remediation of the 1.15 acre walking trail and bird watching esplanade was made strictly because there are built in permitting delays working within the Fish & Wildlife boundary. The civil sheet 5.1 calls for the nature trail soil mitigation to include removal of 12-inches of soil along the trail area and installation of 3-inches of asphaltic concrete over 9-inches of Class 2, compactable aggregate base. The project proponent is committed to remediating (removing) soils and along the perimeter trail pathway and installing this protective asphalt cap.</p>

Attachment 2

Updated Civil Engineering sheets
Ramsey Civil Engineering

Sheet # C5.1: *Remediation Pit Grading Plan*
and
Sheet C5.2: *Site Environmental Grading Plan*



PROJECT SITE - PHASE I(a), I(b), & I(c)

PRE-SITE IMPROVEMENTS: SOIL MITIGATION & ROUGH GRADING SEQUENCE

PHASE I(a)	1,500 CY CLASS 1 HAZ SOILS OFF-HAUL PER HAYES WEBER REPORT, (FIGURE-1, PROJECT 2X623), TO KETTLEMAN HILL HAZARDOUS WASTE FACILITY
PHASE I(b)	8,240 CY** SOURCE: THE TOP 6 INCHES (SURFACE LAYER) FROM ACROSS THE ENTIRE SITE. THESE CLASS 3, NON-HAZARDOUS CONTAMINATED SOILS TO BE OFF-HAULED TO HOLLISTER, CA.
PHASE I(c)	25,460 CY** SOURCE: SOILS FROM THE TOP 6 TO 24 INCHES TO BE REMOVED FOLLOWING PHASE I(b). 18,830 CY OF THESE NON-HAZARDOUS CONTAMINATED SOILS TO BE INSTALLED IN COMPACTED LIFTS IN THE REMEDIATION PIT AND THE REMAINING VOLUME (APPROXIMATELY 6,600 CY) AND SHALL BE OFF-HAULED TO AN APPROVED SITE.

TOTAL CONTAMINATED SOIL VOLUMES	35,200 CY
TOTAL VOLUMES BURIED ON-SITE	18,830 CY
TOTAL VOLUMES REMOVED OFF SITE	16,370 CY

*AFTER DEDUCTING 556 CY OF KETTLEMAN, CA OFF-HAUL.
**AFTER DEDUCTING 845 CY OF KETTLEMAN, CA OFF-HAUL.

NOTES FOR PHASE I (c) - SPECIFIC REFERENCE TO C5.1 AND C5.2:

- AFTER PHASE I(b) REMOVAL OF 6 INCHES ON QUADRANTS #1 THROUGH #4, THE NEXT 18 INCHES OF SOIL, IS PLACED ON QUADRANTS # 5 THROUGH #8. THEN THE SOIL IN QUADRANTS #1 THROUGH #4 (MINIMUM 24 IN FROM EXISTING GRADE) WILL BE NON-CONTAMINATED (CLEAN) SOILS. THESE SOILS WILL BE REMOVED AS NECESSARY TO FILL IN THE AREAS TO THE WEST, EAST, AND SOUTH OF THE PROPOSED REMEDIATION PIT. THE NORTH SIDE OF THE REMEDIATION PIT SHALL BE CONTAINED BY THE CONSTRUCTION OF THE REMEDIATION PIT WALL. CLEAN SOILS WILL BE SCRAPPED FROM THE MIDDLE PORTION OF THE PROPERTY AFTER THE 24 INCHES ARE REMOVED.
- EXCAVATE SOILS IN THE REMEDIATION PIT TO A DEPTH OF 15 FT MINIMUM ABOVE THE HIGH WATER MARK (ELEVATION 11). THIS SOIL IS STOCKPILED ON THE SITE (SEE C5.2) IN QUADRANT 1 THROUGH #4 ESTIMATED AT 5,400 CY. THE REMEDIATION PIT, AT THE TIME IT STARTS TO ACCEPT CONTAMINATED SOILS, HAS A BOTTOM DEPTH ELEVATION = 26FT MIN (10FT ABOVE MSL ELEVATION 11).
- THE REMEDIATION PIT WILL BE CONSTRUCTED BACKFILLING WITH CONTAMINATED SOILS IN INCREMENTS WHILE SIMULTANEOUSLY CONSTRUCTING THE BLOCK WALL ALONG THE NORTH SIDE OF THE REMEDIATION PIT. PLACE GEO-GRID REINFORCEMENT MATERIAL AS DIRECTED BY THE STRUCTURAL PLANS. BACKFILLING ASSUMES A 15% COMPACTION FACTOR AT 12 IN LIFTS COMPACTED AT 90% MIN. RELATIVE COMPACTION, OR AS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER.
- ONCE THE FINAL ELEVATION OF THE PIT IS REACHED, 12 INCHES BELOW FINAL PAVEMENT/CONCRETE ELEVATIONS, INSTALL A TEMPORARY IMPERMEABLE PLASTIC LINER (30 MIL MIN.) TOPPED WITH CLEAN BACKFILL MATERIAL.
- REMEDIAION PIT ON-SITE VOLUME CAPACITY FOR CONTAMINATED SOIL IS ESTIMATED TO BE 18,830 CY, TAKEN TO BOTTOM OF IMPERVIOUS SURFACE SUBBASE.
- APPROXIMATELY 6,600 CY OF SURPLUS, NON-HAZARDOUS CONTAMINATED SOIL GENERATED FROM THE UPPER 2- FEET OF SOILS AND ARE IN EXCESS THE REMEDIATION PIT CAPACITY (I.E. 18,830 CY), SHALL BE OFF-HAULED TO AN APPROVED SITE.

OTHER MITIGATIONS

- NATURE TRAIL SOIL MITIGATION WILL CONSIST OF REMOVAL OF 12-INCHES OF SOIL AND REPLACEMENT OF A CAP OF CLEAN SOIL AND ASPHALT (I.E. 9-INCHES OF COMPACTED CL 2 AGGREGATE BASE) OVERLAIN BY ASPHALT (3-INCHES AC). THE STRUCTURAL SECTION OF THE NEW TRAIL AREA =12,865 SF (476 CY OF OFF-HAUL MATERIAL).

GENERAL NOTES

- CONTAMINATED SOIL REMEDIATION AREA TO OCCUR UNDER IMPERVIOUS SURFACES PER WEBER HAYES REPORT
- EXCAVATED MATERIALS (NON-CONTAMINATED) TO BE USED ELSEWHERE ON-SITE FOR FILL PURPOSES.
- ALL VOLUMES ARE APPROXIMATE AND VOLUMES TO BE CONVERTED TO TONNAGE AT THE RATIO OF 1.48

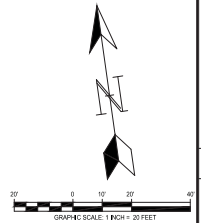
Source: Submittal to City of Watsonville
Civil Sheet C5.1: Remediation Pit Grading Plan & Cut and Fill Analysis
 Revised August 5, 2021, Ramsey Civil Engineering and annotated by Weber, Hayes & Associates (note the cross-section presents finished grade)



DAVID RAMSEY DATE
 R5E8 7/25

APN# 018-372-14
 PLAN TYPE
 RESIDENTIAL
 SUBDIVISION

REMEDIAION PIT GRADING PLAN
HILLCREST SUBDIVISION
 510 OHLONE PARKWAY, WATSONVILLE, CA, 95078



DATE	
DESCRIPTION	
NUMBER	BY
REVISION BLOCK	
DRAWN BY: GS	DATE:
DESIGNED BY: DAN	DATE: 08/05/2021
SCALE: AS NOTED	
PROJECT NO: 20-021	
SHEET	

C5.1

Attachment 3

Reference: Comment Letters

**City of Watsonville,
and
Watsonville Wetlands Watch**



City of Watsonville

"A Community of Opportunities"

July 22, 2021

John Gerbrandt
County of Santa Cruz Health Services Agency
Environmental Health Division
701 Ocean Street, Room 312
Santa Cruz, CA 95060

Via Email: John.Gerbrandt@santacruzcounty.us

Re: 511 Ohlone Parkway, Watsonville, CA – Comments on the 1/12/21 Updated Remedial Action Plan

Dear John,

I am writing in response to your June 25, 2021 letter requesting "comments or concerns regarding the remediation activities proposed for this case" as described in Weber, Hayes & Associates' (WHA) subject Plan and am providing them as follows:

1. Page 3, "ESTIMATED BURIAL VOLUMES" – With the elevation of the road surface at ±51, a 1.4' pavement section, a 35'± depth of contaminated soil, and 15' min. depth of "capped materials" from bottom of contaminated soils to high water mark (El. 11), that places the contaminated soil 11.4' below the groundwater, which violates the 15' separation of "capped materials to groundwater" called out in the first paragraph on Page 30.
2. Page 29, "Alternative 3 – Burial Envelope with Soil Cap" - How is the 35'± depth of contaminated soil to be contained within the impervious street area and not under the abutting lots and pervious areas? Will vertical sheet piles be driven 35'± deep along the perimeter of the burial site or what? How is horizontal groundwater migration prevented from entering the remediation pit?
3. With the containment soil burial site being retained by a "233±LF 16' MAX WALL" along its northerly boundary (i.e. – "the remediation pit wall") and the Project Geotechnical Engineer opining that "MSE retaining wall with a stacked block face will be more cost effective" than "typical reinforced concrete or CMU retaining walls", will the containment soil design pressure be 40 pcf per the retaining wall design criteria? If a MSE wall is to be built here, are its "interbedded geogrids" compatible with the compacted contaminated backfill's chemical make-up or "on-site chemicals of potential concern COPCs"?
4. The project's 06/04/2021 REMEDIATION PIT GRADING PLAN, Sht. C5.1, refers to "STRUCTURAL PLANS FOR WALL DESIGN" and to "PLACE GEO-GRID REINFORCEMENT MATERIAL AS DIRECTED BY THE STRUCTURAL PLANS", but we are not aware of the existence of any structural plans. It also calls for a "FINAL IMPERVIOUS SURFACE CAP OF CONCRETE OR ASPHALT" but doesn't specify the material or its thickness.



City of Watsonville

"A Community of Opportunities"

5. The project's IMPROVEMENT PLANS are missing critical soil remediation site details and cross-sections of the remediation pit showing the high water mark, soils excavation depths, contaminated soils zone, liner, cap, pavement section, etc. to enable it to be constructed.
6. Section 8.0 LIMITATIONS in the revised June 28, 2021 project Geotechnical Evaluation states, "Our approved scope of work did not include an environmental assessment of the site. Consequently, this report does not contain information regarding the presence or absence of toxic or hazardous wastes. For a site identified with "contaminant impacts", the lack of consideration for environmental impacts and hazardous wastes as part of its geotechnical evaluation is of concern.
7. As specified in the project Geotechnical Evaluation, we will also need a) confirmation that the project Geotechnical Engineer has "reviewed the plans and specifications for the project when they are nearing completion to confirm that the intent of our geotechnical recommendations has been incorporated and provide supplemental recommendations, if needed", b) to be provided copies of the "environmental deed restriction" and "Environmental Site Management Plan that will provide clear direction for managing impacted soil beneath the cap during the construction phase of Site development and potential future subsurface utility work that may penetrate or alter the cap", per Section 7.0 PRELIMINARY REMEDIAL DESIGN, page 31, and c) confirmation that WHA reviewed the Remediation and Rough Grading Plans to ensure that they adhere to WHA's Updated Remedial Action Plan.
8. If this is the "PRELIMINARY REMEDIAL DESIGN", where is the final design?
9. Appendix A of the Updated Remedial Action Plan includes 10 of 11 "Design Plans", which are actually value engineering (VE) plans, dated 12/14/2020 - - six (6) months older than the project's current 26-sheet "SUBDIVISION MAP & IMPROVEMENT PLANS", dated 06/04 & 06/21/2021.

Thank you for considering my comments and concerns and providing us with responses and answers to my questions.

Sincerely,

David Caneer, PE, QSD
Principal Engineer



Watsonville Wetlands Watch

P.O. Box 1239 • Freedom, CA 95019
www.watsonvillewetlandswatch.org

"Dedicated to protecting, restoring and appreciating the wetlands of the Pajaro Valley"

July 22, 2021

John Gerbrandt, REHS
County of Santa Cruz Health Services Agency
Environmental Health Division
701 Ocean Street, Room 312
Santa Cruz, CA 95060

SUBJECT: Updated Remedial Action Plan for 511 Ohlone Parkway, Watsonville, CA

Dear Mr Gerbrandt,

Thank you for the opportunity to allow the public to provide comments on the proposed remedial action activities for the site at 511 Ohlone Parkway, Watsonville, California. Watsonville Wetlands Watch (WWW) has spent a considerable amount of time reviewing the Updated Remedial Action Plan (Updated RAP) for the property which borders Watsonville Slough. We have also reviewed, the geotechnical evaluation, Revised: June 28, 2021 by the Miller Pacific Engineering Group; the Development Agreement between City of Watsonville and California Sunshine Development, LLC; and the numerous other documents attached to the City of Watsonville's City Council agenda for their July 6, 2021 meeting, and the Planning Commission's agenda for their July 13, 2021 meeting where the project was considered.

WWW supports the idea of new housing at the Ohlone Parkway site but believes development must be done in a manner that protects people and the environment from long-term impacts from hazardous materials. We do not believe the newly revised remediation approach of the Updated RAP will provide this protection. WWW continues to have concern's regarding the stability of the soils adjoining the planned fill (contaminated soil burial pit) over native soils on hillsides above residential housing and Watsonville Slough. In addition, the piecemealing of the project by the removal of the 1.15-acre riparian area from the Updated RAP, is potentially dangerous because it provides no assurance of the minimization or elimination of potential future exposure of toxic contaminants to humans using this 1.15-acre area or the waters of the Watsonville Slough. These concerns are discussed in detail below.

Slope Stability:

The Miller Pacific Engineering Group, Geotechnical Evaluations states the following:

Page 2, Section 3.1 Slope Stability Analysis:

"... The following recommendations that should be incorporated into the final slope stability analyses.

1. An additional section should be analyzed based on the updated grading plans specifically, where significant fills are proposed. The cross section should extend down to the Watsonville Slough to verify adequate slope stability with the planned fill over native soils."

Page 11, Section 5.11 Slope Instability/Landsliding:

"... Additionally, a new retaining wall up to 16-feet in height is proposed to bury on-site contaminated soils and create additional level space for recreational and parking space. The weight of this new fill may reduce the stability of the lower areas. The slope stability analysis performed by Cornerstone Earth Group identified placing additional fill would reduce the overall slope stability. "

To our knowledge, the recommended study to verify adequate slope stability has not yet been done.

On July 13, 2021 the Watsonville City Planning Commission adopted a resolution recommending the City Council approve the development agreement for the Hillcrest Estates subdivision at 511 Ohlone Parkway. The Development Agreement states the following:

Page 43, Exhibit B – Project Phasing Remediation Plan (also included in the Exhibit "B" Updated Remedial Action Plan)

" The scope of work for remediation and rough grading of the project 11.3 acre site prior to construction site improvements includes three (3) phases..." These phases are designated as Phase I-(a) Approx. 1,500 cubic yards(cy) Class 1 HAZMAT lead soils off-haul
Phase I-(b) Approx. 8,240 cy Class 2 contaminate soils top 6 inches surface layer to Hollister, CA
Phase I-(c) Approx. 25,460 cy, the next 18 inches is placed on-site in the remediation pit."

Page 50, Exhibit G – Mitigation Monitoring & Reporting Plan, MM GEO-2. Design-level Geotechnical Investigation and Final Grading Plan

"Prior to issuance of a grading permit for phase two of the project, a design-level geotechnical investigation shall be conducted and must show that slopes and retaining walls on the project site would be stable under both static and seismic conditions."

The Updated RAP states the following:

Page 21 Section 5.2:

"...All necessary permits and approvals identified in this Updated RAP will be obtained prior to any removal activities. Specifically, Hillcrest subdivision development or its contractor will obtain a grading permit from the City of Watsonville prior to the commencement of grading and removal activities under this Updated RAP."

These quotations from the various documents illustrate the consultants concerns with slope stability and the need for an additional geotechnical Investigation *before* remediation activities commence. However, the City's approval of the project earlier this month, without the results of these necessary studies, coupled with the project proponent's statements that remediation needs to begin in August 2021 show an outright disregard for carrying out the required studies. While multiple phases are referenced in the Updated RAP, GEO-2 of the Monitoring Plan makes it clear that the necessary geotechnical work needs to occur prior to, at least, the second phase occurring. Is the geotechnical investigation needed before soils are placed in the remediation pit Phase I-(c) or Phase 2? Is this additional geotechnical investigation in progress? When will it be completed? How will the public and your agency be provided with the results?

Additional Confirmatory Soil Sampling

Page 17 of the Updated RAP states:

"Figure 4c highlights those locations having detected exceedances at depths of greater than two feet below ground surface (bgs). Note: limited over-excavation is planned for these locations and confirmatory base/sidewall samples will be collected to confirm no exceedances are present following soil removal."

Page 19 of the Updated RAP also states:

"There were two (2) exceedances of cobalt ... Confirmation samples will be obtained at these apparently anomalous detection locations."

How are these "to do" items tracked during the remediation and rough grading? Is this spelled out in the permitting documents issued by Santa Cruz County Environmental Health?

Soil Cap:

The Updated RAP, Page 32 says the proposed pit would include an impervious cap of 6 inches of base rock overlain with 3 inches of asphalt or reinforced concrete (street and parking area) to prevent infiltration of rainwater. However, the report does not address the effects of street runoff and rainfall along the unarmored edges of the cap and how it will percolate into the soil. The slopes that lead into the backyards of the neighboring subdivision are not capped, nor is the slope to Watsonville Slough. We believe the Updated RAP should be revised to evaluate this issue of lateral movement of contaminates.

Other Mitigations for the Remediation Pit:

The Updated RAP states:

Page 31, Section 7.0 Preliminary Remedial Design

"This capping remedy will require an environmental deed restriction and the preparation of an Environmental Site Management Plan that will provide clear direction for managing impacted soil beneath the cap during the construction phase of site development and potential future subsurface utility work that may penetrate or alter the cap."

The Development Agreement (CC&R's) assigns the responsibility for maintaining the cap to the Hillcrest Estates subdivision's Homeowners Association. WWW appreciates the recommendation for a long-term management plan; however, without a prepared plan or even a specified set of performance standards for a future plan, the public has no idea of the effectiveness of such a plan. The Updated RAP should be revised to either include the basic elements of the management plan or prescribe the performance standards that a future plan must adhere to.

Walking Trail and Bird Watching Area:

The Updated RAP states:

Page 1, Executive Summary

"The northern and eastern perimeter of the property along the slough are part of a protected riparian corridor and are not included in this Updated RAP. These perimeter areas will ultimately be constructed as a public walkway (path) and are being separately assessed."

Page 7, 2.1 Site Description & Land Use

"Note: The northern and eastern perimeter of the property along the slough is part of a protected riparian corridor and is not included in the current Updated RAP. These areas are being separately assessed and will be kept accessible for future characterization and remedial action."

Page 34, Preliminary Remedial Design

"The northern and eastern perimeter of the property along the slough is part of a protected riparian corridor and is not included in the current Updated RAP. These areas are being separately assessed and will be kept accessible for future characterization and remedial action."

Page 14, Additional Phase II Sampling Report (Trinity, 2016), Adjoining Perimeter Land

"This parcel is targeted for development as a public pathway and bird watching area (separate from the planned residential development). Observations of trenches completed as part of the 2016 assessment showed some debris fill and soil impacts that exceeded agency screening. This perimeter land is located in protected, sensitive habitat and further delineation sampling has recently been completed in accordance with an agency-approved Workplan (WHA, 2018). The perimeter walkway lands area will remain accessible for any necessary remedial actions during development activities that may be necessary, and upon approval of the California Department of Fish and Game."

The original Remedial Action Plan included both parcels, an area of 13+ acres. The Updated RAP only includes 11+ acres. Review of the Environmental Impact Report prepared for Hillcrest Estates noted in the project description that "An eight-foot wide asphalt-paved nature trail would be provided on two open space parcels along the northern and eastern area of the project site ... one end of the trail would begin at the northwest corner of the property and connect to existing residential development on Paraiso Court, west of the project site. The other end of the trail, at the southeast corner of the project site, would connect to the Sunshine Garden residential project. This trail would also be used by the Watsonville Public Works and Utilities Department for maintenance access to an existing sewer main."

It should be noted that the City of Watsonville Trails Master Plan includes a future bridge at this site of this existing sewer main for the eventual connection of the public access trail to Ramsey Park.

The Environmental Impact Report also specifically included Mitigation Measure MMBIO-2M (last paragraph) which states, "The soil remediation area below top of bank on APN 018-381-01 shall be capped due to leachable lead. It shall be excavated, capped with an impermeable asphalt or concrete cap, and then two feet of clean, import soil shall be placed over the cap in a stable configuration."

The Updated RAP, as currently written, makes it very clear that it does not provide any remediation for the 1.15-acre area that was part of the Cluster Auto Wrecking Yard parcel and the developer's original project site. By postponing remediation of this area, future development of the public pathway may be derailed by the high cost of future remediation of the contamination being left on the site. The approval of the development without the complete clean-up of this 1.15-acre site leaves the future residents of the development and Watsonville Slough at risk of exposure to toxic contaminants.

WWW would like to incorporate by reference our concerns and comments contained in our attached June 28, 2021 memo to Watsonville Planning staff.

Thank you for your consideration of these comments. WWW would like to be kept informed of future actions by your agency regarding the Updated RAP.

Sincerely,

Donna Bradford

Donna Bradford, President
Board of Directors
Watsonville Wetlands Watch

Attachment: WWW memo to Suzi Merriam, Watsonville Community Development Director and Justin Meek, Zoning Administrator dated June 28, 2021

cc: Central Coast Regional Water Quality Control Board
U.S. Fish and Wildlife
California Department of Fish and Wildlife
Supervisor Greg Caput

Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
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Attachment C: Response to Geotechnical Peer Review Comments, Miller Pacific Engineering Group, 07/29/2021, 2 pages



**MILLER PACIFIC
ENGINEERING GROUP**

July 29, 2021
File: 1680.023dltr.doc

CDM/Real Estate Company, Inc.
444 Airport Boulevard, Suite 203
Watsonville, California 95076

Attn: Mr. John Fry

Re: Response to Geotechnical Peer Review Comments
Sunshine Vista Residential Development
Watsonville, California

Introduction

This letter presents our response to the peer review comments provided by Cotton Shires & Associates (CSA) in a letter dated July 23, 2021. The peer review letter was written in response to our Geotechnical Investigation report dated March 4, 2021, revised June 28, 2021. Our work was performed in accordance with our Agreement dated April 22, 2020.

Response to Comments

We have reviewed the comments provided by Cotton Shire & Associates. Generally, our responses relate to comments presented concerning slope stability analysis, seismic deformations, and site settlement. Responses regarding site grading and environmental issues will be addressed by other team members.

Slope stability analyses has been performed for the critical area of the planned project where the fills are the thickest. We have utilized conservative shear strength values obtained from strength tests performed on soil samples collected from nearby exploratory borings and from interpretation of the CPT data. The results of the analyses indicate adequate factors of safety (above 1.5) are achieved for the planned grading.

We also performed pseudo-static (seismic) slope stability analysesAs stated in our report, up to 12-inches of displacement may occur during a strong seismic event. It should be noted that seismic displacements will likely occur along many similar slopes within the geographic area (adjacent Watsonville sloughs) if a strong seismic event were to occur. Additionally, the predicted displacement will likely be distributed along the entire slide mass rather than one location. We understand there is concern that if these cracks were to occur in the soils remediation area, contaminated soils could be exposed. Based on our discussions with the design team we understand that these contaminated soils are not considered toxic. Additionally, the contaminated soils (currently present at the ground surface) will be capped with "clean" soils and any cracks that may develop during a seismic event can be repaired by filling the cracks with clean soil or grout to restore the cap. Structures can be designed to span over ground cracks and repairs performed following a strong seismic event.

CDM/Real Estate Company, Inc.
Page 2 of 2

July 29, 2021

As noted in the peer review and our geotechnical report, additional exploration and laboratory testing should be performed prior to construction of the critical areas after removal and off-haul of toxic soils. Refined geologic cross sections and additional stability analysis will be performed based on the results of the supplemental exploration and laboratory testing. The refined geologic cross sections, stability analysis, and potential mitigation measures will be reviewed by our Certified Engineering Geologist.

As stated in our report, settlements up to 6.5 to 7.5-inches could occur due the underlying clayey soils consolidating from the planned fill placement as well as settlement of the fill itself. Settlements will occur over time with more settlement within the first few years and less over time. Additional subsurface exploration and laboratory testing can be performed to determine the time rate of consolidation. Settlement over a large area is generally not damaging. Where differential settlement is expected over shorter spans, buildings will be supported on drilled pier foundations. In addition, construction of the structures is expected to occur until much later after rough grading, thus much of the predicted fill settlement would be complete by the time the structures are constructed. If needed, mitigation measures are available to either speed the rate of settlement and/or reduce the amount of settlement.

We hope this provides you with the information you require at this time. Please do not hesitate to call with any questions or if we can be of further assistance.

Sincerely,
MILLER PACIFIC ENGINEERING GROUP



Benjamin S. Pappas
Geotechnical Engineer No. 2786
(Expires 9/30/22)

Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
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Attachment D.1: E-mail from Bob Culbertson, former PVWMA employee and City of Watsonville resident, 07/15/2021, 2 pages

John Gerbrandt

From: BOB CULBERTSON <bculb@sbcglobal.net>
Sent: Thursday, July 15, 2021 1:40 PM
To: John Gerbrandt
Cc: Noriko Ragsac; Holly Heath
Subject: Hillcrest Project 511 Ohlone Parkway Watsonville
Attachments: Plannin Commission 511 Ohole.docx

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I have attached my letter to the Watsonville Planning Commission. It refers to three studies that the developer commissioned for this project. I am asking you to reject alternative 3- to bury approximately 18,000 cubic yards of metal and Tph impacted soils to a depth of approximately 35-feet beneath select impervious roadway/parking areas in the northeast corner of the property ((page 32 of the Weber, Hayes Report).

The Miller Pacific Geo technical Report calls for more Slope Stability Analysis. It notes that the area is prone to landslides and erosion and soil movement due to seismic activity.

The Thomas Harder & Co. report focus is on contaminants moving vertically down through the pit and concludes that it would be 1000 years before contaminants reach the ground water table. The report does not consider the location of the pit on the slopes of a hill. That the walls of this pit are subject to seismic and rainfall activities and are not capped as the road is. The report does not answer the Geotech report comment on page 11 "A new retaining wall up to 16-feet in height is proposed to bury on-site contaminated soils and create additional level space for recreational and parking space. The weight of this new fill may reduce the stability of the lower areas. slope stability analysis was performed by Cornerstone Earth Group identified placing additional fill would reduce the overall slope stability."

If the retaining wall fails due to slope instability and seismic movement the contaminants could easily reach the slough and slope failure behind the homes would bring contaminants into their yards.

The previously approved alternative 2 would remove the top two feet of contaminants from the site. The Weber report mentions in several locations that the COPC s are generally located in the top two feet of soil (occasionally deeper).

Nowhere does it say they are limited to the top 6 inches. I do not understand why Alternative three decides to remove six inches and bury 18 inches of the metal and oil contaminated soil on site, I know Alternative 2 costs more but it is safer for the neighborhood and should be retained. Alternative 3 should be rejected

To: City of Watsonville Planning Commission

July 12, 2021

From: Bob Culbertson Owner of home at 15 La Paz Watsonville

Re: Development agreement 511 Ohlone Parkway

I am writing to ask you to reject the proposed Development Agreement (Application No. P155) for the Hillcrest Estates Subdivision . There are false statements in the text of the Agreement that invalidate the Agreement. In addition I have concerns about the proposal to bury 17,000 cy of contaminated soil in our neighborhood.

The proposed pit forms an “L” with Paraiso Court backyards sloping up to the road on one side, and Watsonville Slough adjacent on the other. On page 390, 6.1.2 The Agreement says a pit with an ASPHALT cap is in acceptance with an APPROVED County Environmental Health remediation Plan. This is not true. The County Environmental Health is still in an open public Comment period until July 24 2021 and has not approved the new contaminated soils pit yet.

The study done for the City by Thomas Harder & Co. claims that the Lead, TPH-d, TPH-mo and naphthalene buried in the pit will take 1000 years to migrate DOWN through the 15 foot soil protective layer. There is no mention in their report of lateral contamination movement. The slopes that lead into the backyards of the homes on Paraiso are not capped, nor is the slope to Watsonville slough. This report does not deal with possible lateral movement of contaminants.

The Geotechnical Report by Miller Pacific Engineering Group states on page 2 under “Slope Stability Analysis”:

- 1) An additional section should be analyzed based on the updated grading plans specifically, where significant fills are proposed. The cross section should extend down to Watsonville Slough to verify adequate slope stability with the planned fill over native soils.
- 2) “...We recommend performing additional subsurface exploration and laboratory strength testing in the lower portions of the property along the Watsonville Slough to identify the soil conditions and determine engineering properties for analyses. ...”

On page 11 5.11 Slope Instability/ Landsliding

“...The project site has experienced previous landslides. ...” ...Additionally, a new retaining wall up to 16 feet in height is proposed to bury on-site contaminated soils and create additional level space for recreational and parking space. The weight of this new fill may reduce the stability of the lower areas. ...”

On page 4 under Regional Geology it says “...The province is also generally characterized by abundant landsliding and erosion, owing in part to its typically high levels of precipitation and seismic activity.” This project was approved by City Council on July 6, with short public notice and ahead of the planning Commission’s hearing or the County Environmental Health’s final report. In spite of that this Agreement claims on page 383 2.1...

Pursuant to Government Code 65867-65867.5 on August 24, 2021, the City Council reviewed and approved this Development Agreement. ...”

Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
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Attachment D.2: E-mail from Lisa DuPont, City of Watsonville resident, 07/20/2021, 7 pages

John Gerbrandt

From: Lisa D <lisadupont14@gmail.com>
Sent: Tuesday, July 20, 2021 8:13 AM
To: John Gerbrandt
Cc: Marilyn Underwood; Greg Caput; cdd@cityofwatsonville.org
Subject: Development Agreement- Remediation plan 511 Ohlone Parkway
Attachments: Request to reject mitigation plan- Hillcrest Estates.pdf; Bob Culbertson letter to Planning Commission.pages

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

County of Services Agency, Environmental Health Division
701 Ocean Street, 3rd Floor, Room 312
Santa Cruz, Ca 95060
john.Gerbrandt@santacruzcounty.us

July 20, 2021

Dear John Gerbrandt,

I request you reject the "Updated Remedial Action Plan" in relation to 511 Ohlone Parkway, Watsonville submitted to CSCEHD on 2/10/21 for the following reasons:

1) It contradicts the City's Environmental Justice Element

As per the City of Watsonville's website :

The City of Watsonville is developing its first Environmental Justice Element... as defined by the state as "the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies."

As we had discussed on the phone, the notice to the public that was provided consisted of only notices posted 200 ft. from the site plus emails limited to the townhouse residents. I own and live in Seaview Ranch and received my first & only notice in regards to a toxic clean in my community via an email from Decamara Management HOA the day of the City Council vote July 6, 2021._

If, as an educated person, I was challenged to find basic information just days before your decision, how much more difficult is it for disadvantaged Watsonville residents to have "meaningful involvement" ?

The City of Watsonville environmental justice plan is to address the needs of " Disadvantaged communities which refers to the areas that are disproportionately impacted by, or vulnerable to, environmental pollution"

The lack of outreach to the disadvantaged population in Watsonville suggests they have been denied their Due Process, their right to be fully informed and their voice in this matter.

Thus, the city's "Environmental Justice Element" is off to a very bad start. And it looks like the County Environmental Health Department may also rubber stamp a revised mitigation plan that is chock- full of holes in regards to environmental justice.

2) The developer has a history of violations and correction notices relating to health issues. Plus, substandard toxic waste management is disproportionately done in marginalized communities.

The city's website environmental justice plan states that the plan is supposed to "promote safe and sanitary housing"

Yet the developer has not proven a solid enough case in relation to safety issues.

Further, the city council's recent vote pushed through a "mitigation plan" by a developer (Lisa Li) who has a history of gross health violations (<https://pajaronian.com/two-large-watsonville-housing-projects-floundering/>) The method proposed, as we discussed, is

disproportionally *routinely* used in underserved populations over the safer method of removal. That is incongruent with state-required environmental justice plans.

*The Building Official, Rob Allen said “ I’m not going to allow residents to live in unsafe housing”
(Pajaronian article - see additional excerpts below)*

Fast-tracking an inadequate plan while the city has ignored the Wetlands non-profit and some of the public’s valid concerns is a recipe for potential environmental problems in the future, both for the wetlands and for the community. We discussed that in detail when I called you last week. Approving a plan with an unstable hillside and unanswered questions to seismic activity in relation to leaks/cracks in the containment may be a violation of environmental ethics and regulations.

3) The mitigation plan is inadequate to address safety concerns

The mitigation plan presented by Lisa Li and John Fry is grossly inadequate and serves the financial interest of the developer over the safety and welfare of the community. The plan is NOT “best practices” despite John Fry’s claim in his written response on June 25, 2021 to Noriko Ragsac’s letter of concern. (plus, see paragraph below entailing our discussion you and I had last week on “best practices”)

Attached is a letter that Bob Culbertson wrote to the Watsonville Planning Commission July 12, 2021. There is ample evidence in that letter for you to reject this plan. The facts that are clearly outlined in the letter.

4) A developer’s financial concerns are given precedence over the community safety and land protection

An environmental lawyer informed me that what you told me, that, as per state guidance, you need to “balance feasibility with public health concern” is completely incorrect.

I was told that if there are any concerns whatsoever over any risk to the public health and safety or risk to the wetlands’ inhabitants- *including ones raised by the public* - that those matters must take precedence over any financial concerns or risks for the developer. They must be thoroughly addressed by your agency. And I am concerned that they won’t be.

Your predecessor in your current position in the County, had stated that the toxins needed to be completely removed. The decision to not abide by the initial decision suggests that the “*developer’s* feasibility issues” may be taking precedence over the public’s safety. When I asked you which method was the “best practices” for 511 Ohlone Parkway, you said it was containment on site with full removal and not the current proposal of “capping” the toxins. Complete removal of the toxins was also the position as your predecessor.

Youth activists who attended the City of Watsonville council meetings stated “ There was so much evidence of valid health risk to the public and endangerment to the environment, but they (city council) did not seem to care. It looked like they had already made up their minds”.

I am not convinced that proper procedural safeguards have been followed in this case.

So far any kind of environmental justice plan for Watsonville does not seem to be taken very seriously by local governmental regulatory parties . When I spoke with a few people in the townhouses, a few said they work 2-3 jobs and did not have much time or information. Furthermore, I have been informed that a few people already moved due to this issue. Thus the issue of residents being displaced by development in Watsonville is already a concern.

I request you reject the mitigation plan and task the developer to do their due diligence in presenting a plan that will be accepted as authentically “best practices”.

As a psychologist, I have conducted psycho-educational assessments on children who had been exposed to lead and suffer from developmental, neurological and learning problems that last a lifetime. Both the developing brains of children and some of the species in the wetlands are vulnerable to these toxins.

For this reason, I do not pause to contact John Laird’s office or other pertinent state officials until a competent plan is presented to the public. If the developer can not afford to remove the toxins , then the entire development should be put on hold.

Sincerely,

Lisa DuPont
32 #B Vista Verde Circle
Watsonville Ca
95076

CC:
Dr. Marilyn Underwood, Director of Environmental Health, County of Santa Cruz Greg Caput, Fourth District Supervisor
City of Watsonville, Planning Commission

marilyn.underwood@santacruzcounty.us
greg.caput@santacruzcounty.us
cdd@cityofwatsonville.org

Pajaronian Dec 20, 2019 (in relation to developer Lisa Li's past project)

The \$35 million project, which had its groundbreaking in 2016, has stalled because of numerous building code infractions, Assistant Community Development Director/Building Official Rob Allen said.

According to more than 300 pages of city documents, the project has been plagued by violations since 2017, when it used an unpermitted crew to install gas lines. Since then, city building inspectors have issued dozens of correction notices to fix the faults, which include cracked foundations and faulty framing due to overexposure to the elements. A majority of those correction notices went unanswered, forcing Allen to completely halt the project last month.

"I'm not going to allow residents to live in unsafe housing," Allen said. "I can't do that."

County of Services Agency, Environmental Health Division
701 Ocean Street, 3rd Floor, Room 312
Santa Cruz, Ca 95060
john.Gerbrandt@santacruzcounty.us

July 20, 2021

Dear John Gerbrandt,

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The City of Watsonville is developing its first Environmental Justice Element... as defined by the state as “the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.”

As we had discussed on the phone, the notice to the public that was provided consisted of only notices posted 200 ft. from the site plus emails limited to the townhouse residents. I own and live in Seaview Ranch and received my first & only notice in regards to a toxic clean in my community via an email from Decamara Management HOA the day of the City Council vote July 6, 2021.

If, as an educated person, I was challenged to find basic information just days before your decision, how much more difficult is it for disadvantaged Watsonville residents to have “meaningful involvement” ?

The City of Watsonville environmental justice plan is to address the needs of “Disadvantaged communities which refers to the areas that are disproportionately impacted by, or vulnerable to, environmental pollution”

The lack of outreach to the disadvantaged population in Watsonville suggests they have been denied their Due Process, their right to be fully informed and their voice in this matter.

Thus, the city’s “Environmental Justice Element” is off to a very bad start. And it looks like the County Environmental Health Department may also rubber stamp a revised mitigation plan that is chock- full of holes in regards to environmental justice.

2) The developer has a history of violations and correction notices relating to health issues. Plus, substandard toxic waste management is disproportionately done in marginalized communities.

The city's website environmental justice plan states that the plan is supposed to "promote safe and sanitary housing"

Yet the developer has not proven a solid enough case in relation to safety issues.

Further, the city council's recent vote pushed through a "mitigation plan" by a developer (Lisa Li) who has a history of gross health violations (<https://pajaronian.com/two-large-watsonville-housing-projects-floundering/>) The method proposed, as we discussed, is disproportionately *routinely* used in underserved populations over the safer method of removal. That is incongruent with state-required environmental justice plans.

*The Building Official, Rob Allen said " I'm not going to allow residents to live in unsafe housing"
(Pajaronian article - see additional excerpts below)*

Fast-tracking an inadequate plan while the city has ignored the Wetlands non-profit and some of the public's valid concerns is a recipe for potential environmental problems in the future, both for the wetlands and for the community. We discussed that in detail when I called you last week. Approving a plan with an unstable hillside and unanswered questions to seismic activity in relation to leaks/cracks in the containment may be a violation of environmental ethics and regulations.

3) The mitigation plan is inadequate to address safety concerns

The mitigation plan presented by Lisa Li and John Fry is grossly inadequate and serves the financial interest of the developer over the safety and welfare of the community. The plan is NOT "best practices" despite John Fry's claim in his written response on June 25, 2021 to Noriko Ragsac's letter of concern. (plus, see paragraph below entailing our discussion you and I had last week on "best practices")

Attached is a letter that Bob Culbertson wrote to the Watsonville Planning Commission July 12, 2021. There is ample evidence in that letter for you to reject this plan. The facts that are clearly outlined in the letter.

4) A developer's financial concerns are given precedence over the community safety and land protection

An environmental lawyer informed me that what you told me, that, as per state guidance, you need to "balance feasibility with public health concern" is completely incorrect.

I was told that if there are any concerns whatsoever over any risk to the public health and safety or risk to the wetlands' inhabitants- *including ones raised by the public* - that those matters must take precedence over any financial concerns or risks for the

developer. They must be thoroughly addressed by your agency. And I am concerned that they won't be.

Your predecessor in your current position in the County, had stated that the toxins needed to be completely removed. The decision to not abide by the initial decision suggests that the "*developer's* feasibility issues" may be taking precedence over the public's safety. When I asked you which method was the "best practices" for 511 Ohlone Parkway, you said it was containment on site with full removal and not the current proposal of "capping" the toxins. Complete removal of the toxins was also the position as your predecessor.

Youth activists who attended the City of Watsonville council meetings stated " There was so much evidence of valid health risk to the public and endangerment to the environment, but they (city council) did not seem to care. It looked like they already had made up their minds".

I am not convinced that proper procedural safeguards have been followed in this case.

So far any kind of environmental justice plan for Watsonville does not seem to be taken very seriously by local governmental regulatory parties . When I spoke with a few people in the townhouses, a few said they work 2-3 jobs and did not have much time or information. Furthermore, I have been informed that a few people already moved due to this issue. Thus the issue of residents being displaced by development in Watsonville is already a concern.

I request you reject the mitigation plan and task the developer to do their due diligence in presenting a plan that will be accepted as authentically "best practices".

As a psychologist, I have conducted psycho-educational assessments on children who had been exposed to lead and suffer from developmental, neurological and learning problems that last a lifetime. Both the developing brains of children and some of the species in the wetlands are vulnerable to these toxins.

For this reason, I do not pause to contact John Laird's office or other pertinent state officials until a competent plan is presented to the public. If the developer can not afford to remove the toxins , then the entire development should be put on hold.

Sincerely,

Lisa DuPont
32 #B Vista Verde Circle
Watsonville Ca
95076

CC:

Dr. Marilyn Underwood, Director of Environmental Health, County of Santa Cruz
Greg Caput, Fourth District Supervisor
City of Watsonville, Planning Commission

marilyn.underwood@santacruzcounty.us
greg.caput@santacruzcounty.us
cdd@cityofwatsonville.org

Pajaronian Dec 20, 2019 (in relation to developer Lisa Li's past project)

The \$35 million project, which had its groundbreaking in 2016, has stalled because of numerous building code infractions, Assistant Community Development Director/ Building Official Rob Allen said.

According to more than 300 pages of city documents, the project has been plagued by violations since 2017, when it used an unpermitted crew to install gas lines. Since then, city building inspectors have issued dozens of correction notices to fix the faults, which include cracked foundations and faulty framing due to overexposure to the elements. A majority of those correction notices went unanswered, forcing Allen to completely halt the project last month.

"I'm not going to allow residents to live in unsafe housing," Allen said. "I can't do that."

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Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
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Attachment D.3: Follow-up E-mail from Bob Culbertson, former PVWMA employee and City of Watsonville resident, 07/20/2021, 2 pages

John Gerbrandt

From: BOB CULBERTSON <bculb@sbcglobal.net>
Sent: Tuesday, July 20, 2021 8:20 AM
To: John Gerbrandt; Jimmy Dutra; Suzi Merriam
Cc: Greg Caput; Rebecca Garcia; Ari Parker; Aurelio Gonzalez
Subject: 511 Ohlone Housing Project Safety
Attachments: 511 Ohlone 2.docx

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

To: Mr. John Gerbrandt; Santa Cruz County Health Services Agency

From: Bob Culbertson; Homeowner 15 La Paz Watsonville

RE: Remedial Action Plan Grading Permit 511 Ohlone Parkway

I am writing once again to ask you not to approve the proposed "Alternative 3": burial Envelope with Soils Cap, Which consists of excavating impacted shallow soils (less than 2 feet bgs) and deeper areas with KNOWN contamination and Burying the soils ON-SITE. WE need the housing to be build safely and "Alternative 2": Soil excavation & Off-site Disposal is the best practices alternative.

The problem is not the slow movement of contaminate through a stable burial pit to the groundwater as discussed in Thomas Harder & Co. Report . The problem is the pit itself located on unstable soils on the hillsides above residential housing on Paraiso Ct and above the Watsonville Slough.

I have seen no Geotechnical report to satisfy the Requirement on page 494 of the Development agreement included in the Mitigation and Monitoring Report. "Prior to issuance of grading permit."

MM GEO-2 Design-level Geotechnical Investigation and Final Grading Plan

Prior to issuance of a grading permit for phase two of the project, a design level geotechnical investigation shall be conducted and MUST show that slopes and retaining walls on the project site would be stable under both static and seismic conditions...

This requirement echoes the concerns about slope stability that were raised on Page 2 and page 11 of the Developers Geotechnical report By Miller Pacific engineering Group, concluding that additional cross sections should extend down to the Watsonville Slough to verify slope stability with the planned fill over native soils. Also mentioning that the prior Slope stability analysis was performed by Cornerstone Earth Group indentified placing additional fill WOULD reduce the overall slope stability.

The Seaview Ranch Homeowners Association offered to provide additional site analysis from Geologist John Wallace during the Watsonville City Planning Commission review of the Development Agreement. No action on this offer was taken that I am aware of.

Failure of the uncapped slope parallel to Pariaiso Court would bring the metal and oil bearing contaminated soil into the backyards of homes. Failure of the proposed 16 foot retaining wall would bring some of the 17,000 cubic yards of contaminated soil into Watsonville slough.

Please either extend the public comment period long enough to allow the additional safety studies required or deny the Alternative 3 proposal and continue with Alternative 2 as agreed to by the prior Safety review.

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511 Ohlone Parkway, Watsonville, California
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Attachment D.4: E-mail from Holly Heath, City of Watsonville resident, 07/20/2021, 2 pages

John Gerbrandt

From: Holly Heath <hollyheath123@gmail.com>
Sent: Tuesday, July 20, 2021 8:39 AM
To: John Gerbrandt
Subject: Fwd: Plan to bury toxic materials at 511 Ohlone Parkway

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Begin forwarded message:

From: Holly Heath <hollyheath123@gmail.com>
Subject: Plan to bury toxic materials at 511 Ohlone Parkway
Date: July 20, 2021 at 8:30:00 AM PDT
To: john.gerbrandt@santa-cruz.county.us

Dear John Gerbrandt:

RE: APN018-372-14. 600 Errington (511 Ohlone)

I am a homeowner in the Casitas townhomes which are adjacent to the planned development at 511 Ohlone Parkway, Watsonville. I am very distressed that burying toxin on the property line above our homes is the "mitigation plan" by the builders. At the Watsonville City Council meeting, John Fry representing the developers, said that it was just too expensive to haul the dirt out, as had been agreed to previously. The City Council member who proposed allowing this plan stated that they could okay the plan, because the County wouldn't allow it to go through if this wasn't safe. In other words, they put the responsibility on you to make that determination.

The notice we received about this plan was sent out only a week before the City Council meeting and we have been struggling to respond to this threat. At the least, we would like 30 days to have the geotechnical engineer that the homeowners have retained to be able to review the report that the development company commissioned, which states that more testing needs to occur to assure the safety of this action.

Lastly, many of the homeowners most affected by this placement of toxic materials are people who are the least able to advocate for themselves, in affordable housing, many very limited English speakers who are exactly the people most easily exploited. The toxic materials are right above their houses and present a real danger to them and to the slough next to them.

The developers are building 144 houses which will sell for conservatively \$120 million. The argument that they can't afford to move the toxic dirt, which they agreed to previously, is questionable.

Thank you for your time,

Holly Heath
124 La Paz Ct.
Watsonville, CA 95076

(831)201-8121

Response to Comments
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Attachment D.5: E-mail from Jeanie O'Donnell, 07/20/2021, 2 pages

John Gerbrandt

From: Jeanie O'Donnell <jodonnell@Graniterock.com>
Sent: Tuesday, July 20, 2021 3:39 PM
To: John Gerbrandt
Subject: 511 Ohlone Parkway - Public Notice of Remedial Action

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.********

Good afternoon, John.

I wanted to express my concerns about the proposed remediation actions proposed for 511 Ohlone Parkway and the housing development Sunshine Gardens. I am concerned if partial removal of the contaminated soil and construction of a concrete barrier sufficient in the case of an earthquake. I understand this is the most cost-effective way for the developer to deal with the issue, as a community we have neglected our responsibility to protect this wonderful area by ignoring the original source of this pollution. We could say we didn't know better in the era of said event, but we know better now and should do everything we can to protect the environment, the slough, the wildlife that depend on the slough for survival and the people who call Watsonville home, why take chances with our health. It may be off the subject, but if this developer is determined to do something in Watsonville there is a housing development that has been stalled and now unrepairable without starting over from scratch. The county and the city should make sure this is finished correctly before starting another project.

Thank you for your time.

Sincerely,

Jeanie O'Donnell



Attachment D.6: E-mail from Lucia Haro, City of Watsonville resident, 07/20/2021, 1 page

John Gerbrandt

From: haro_lucia <haro_lucia@yahoo.com>
Sent: Tuesday, July 20, 2021 9:43 PM
To: John Gerbrandt
Subject: Hillcrest Estates concerns

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Mr. Gerbrandt I live in the Seaview community. I live on Paraiso CT, and we are so concerned with the contaminated soil that will be dug up and be transported behind the same area. How will this affect our neighborhood and especially my family. We have been through such hard times with the Pandemic and now we will have to worry for our health again. Now we will be dealing the the Covid 19 Pandemic and the contaminated soil that we will be breathing. With my family being coopted up for more than 18 months my backyard was our refuge to take a breathe of fresh air. As well as care for my little garden. We usually have our windows open for the fresh air. Will we need to change our life when they start digging. Will we still be able to take our walks around our neighborhood? Will the contaminated soil digging affect our pets? Will we the contaminated soil affect children especially infants? I have a 14 month old granddaughter and I'm very concern for the whole family. I would like to request an extension. Thank you very much for your time.

Sincerely,
Lucia Haro
22 Paraiso CT
Watsonville CA 95076

831 234-7996

Sent from my Galaxy

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Attachment D.7: E-mail from Frank Gemignani, City of Watsonville resident, 07/21/2021, 3 pages

John Gerbrandt

From: Frank Gemignani <frankgemignani@yahoo.com>
Sent: Wednesday, July 21, 2021 10:38 AM
To: John Gerbrandt
Cc: naragsac@gmail.com
Subject: 511 Ohlone Parkway 30 day extension to explore remedy for contaminated soil at the Hillcrest Estate site

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

John Gerbrandt,

I am a resident in the Casitas development off Ohlone Parkway in Watsonville. The California Sunshine Development headed by Ms. Li and Mr. Fry has been approved to move forward with the Hillcrest Estate development, and in doing I don't feel comfortable with their decision to cap contaminated sediment, leaving it on site.

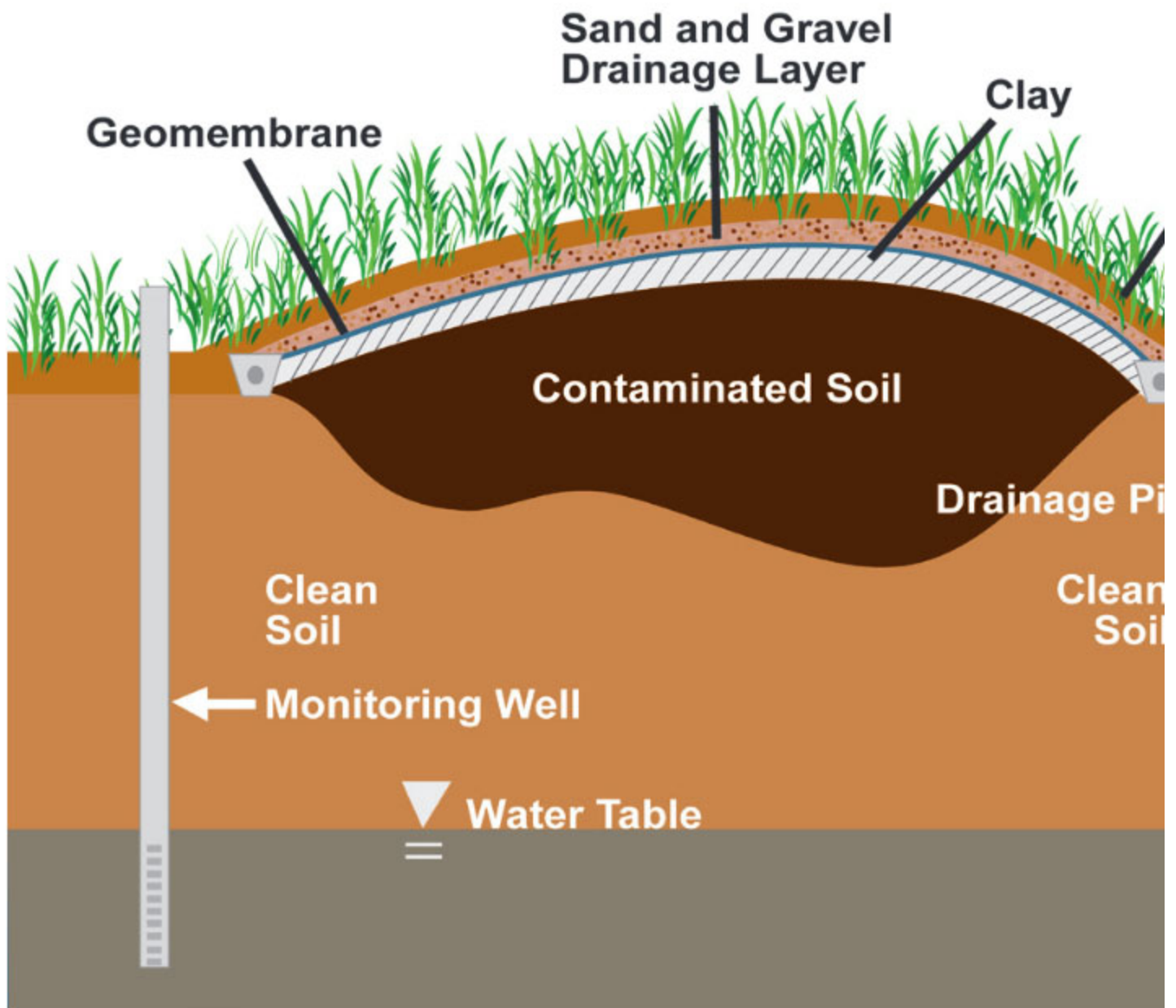
I understand that when properly built, a cap can keep contamination in place, as long it the area remains undisturbed and doesn't erode. I also understand that regular inspections should be made as well as the process of placing groundwater monitoring wells to indicate if leaks have occurred over time. Though I haven't heard this language used in the proposal to cap the contaminated soil, only "regularly checked." Further, in the illustrated photo showing the monitoring wells, the number used and should also be discussed. In a flat 2 dimension drawing two wells appear to be fair, but in our 3-dimensional world, 2 wells will not guarantee detection of leakage.

I am generally concerned about the contamination being capped, rather than being removed, and I fear that a cap isn't enclosing it, as there is only an estimate of how deep the contamination is, and how widespread it is. I'm not an expert but I feel that having it completely dug up and removed is the only safe solution. For example, toxicity information is regularly updated, and if contaminants previously **un**regulated can later become so, leading to the risk assessment and cleanup decisions to change.

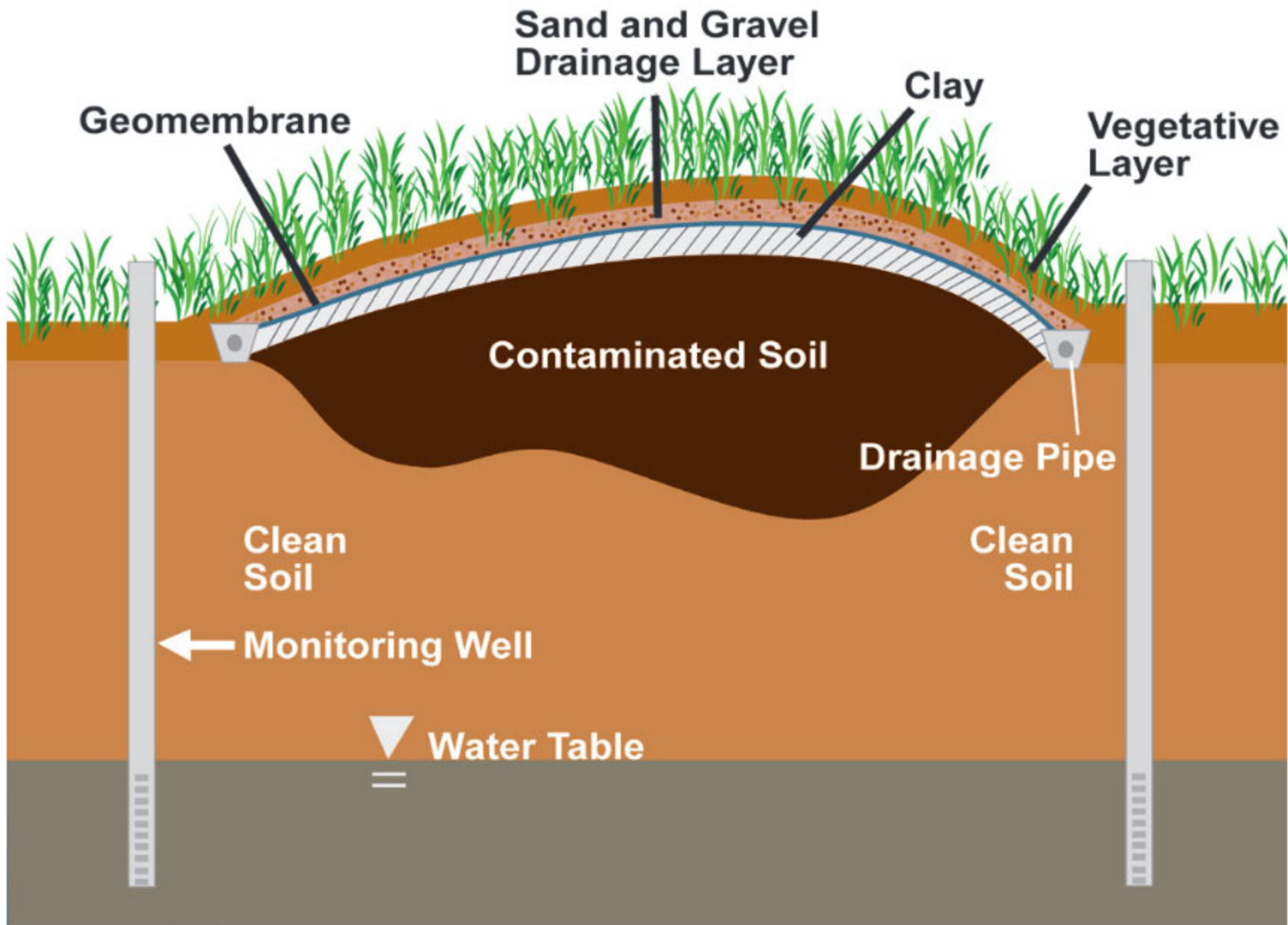
Fellow neighbors and I are asking for a 30-day extension to further research that the solution is correct for the contaminated soil on Errington Road.

The Casitas has a great number of renters, whose landlords I feel remain removed from the issues that impact the neighborhood. This being said, it is important not to underestimate our concerns, as the homeowners that speak out represent a greater number of neighborhood households.

Frank Gemignani
12 Valle Vista Ct.
Watsonville, CA. 95076
831-254-3833



find Frank at..
<https://www.facebook.com/frank.gemignani.773>



Response to Comments
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Attachment D.8: E-mail from Jovita Quezada, City of Watsonville resident, 07/21/2021, 1 page

John Gerbrandt

From: jovita snyder <jovitaquezada@hotmail.com>
Sent: Wednesday, July 21, 2021 9:45 PM
To: John Gerbrandt
Subject: PUBLIC NOTICE of REMEDIAL ACTION ACTIVITIES

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Site: 511 Ohlone Parkway, Watsonville, California

To John Gerbrandt, County of Santa Cruz Health Services Agency, Environmental Health Division

We do need housing but not where there's contaminated soil which will affect the Wetland Slough and the residents surrounding the Cluster's Car Junkyard.

During the past 30 days, California was shaken by 1 quake of magnitude 6.0, 2 quakes between 5.0 and 6.0, 6 quakes between 4.0 and 5.0, 105 quakes between 3.0 and 4.0, and 577 quakes between 2.0 and 3.0. There were also 4261 quakes below magnitude 2.0 which people don't normally feel according to Volcano Discovery. I called the United States Geological Survey and he said the number were about right. Were in the San Andreas fault region and it can cause major cracks and damage if they bury the contaminated soil in a cement sealed pit on the edge of the Cluster's Car Junkyard. There is a slope where the Seaview Ranch Casitas residents are at the bottom which will impact them if there is an earthquake. It will also impact the Wetland Slough.

I noticed the list of the chemicals on the contaminated soil. It is very alarming to find out what each chemical can do to the Wetland Slough and to the health of the surrounding residents. I had found out early July that my classmates and their family who lived at Pine and Locust Street, Watsonville, CA (1965-1975) were afflicted by cancers and other illnesses by chemicals produced at 135 Walker Street, Watsonville, CA (1908-1950) according to the Santa Cruz Sentinel's dated February 16, 2003. Also, I found various articles from the Register-Pajaronian which the oldest article is 1998 which I will take to your office tomorrow. When I read the articles I was dumbfounded to find out the devastations these families went through. I'm very concerned that the moving of contaminated soil or if there is a big earthquake and crack or damage the cement sealed pit it may have a similar affect to the surrounding area.

Also, I understand they're planning on putting a round-about on Loma Linda Drive and Ohlone Parkway which will be close to Landmark's School. My son and his family live at 6 Paraiso Court and my grandson who was diagnosed with Autism last fall is very active and I'm afraid he'll dart out on the street especially when people drive fast on round-about.

Thank you for your time,
Jovita Quezada
6 Paraiso Court
Watsonville, CA 95076

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Attachment D.9: E-mail from Caryl Smith, City of Capitola resident, 07/22/2021, 1 page

John Gerbrandt

From: caryl smith <cpeacethrutouch@gmail.com>
Sent: Thursday, July 22, 2021 8:53 AM
To: John Gerbrandt
Subject: Ohlone Parkway

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dr. Mr.Gerbrandt,

I'm a concerned citizen of Santa Cruz County who recently heard of the dumping and burying of toxic chemicals by 511 Ohlone Parkway, Watsonville.

I'm asking you to at LEAST help pass the 30 day extension so more suggestions can be heard on an alternate decision to this !!

We NEED a better plan on how to get rid of waste that's so destructive to our neighborhoods, earth, and people with toxic leaks, and waste.

I love going out to Watsonville to explore the Sloughs and area, but due to STILL all the chemicle spraying on all the farms, I hardly can go .

My eyes burn, my skin itches and I can actually TASTE it in my mouth..

Any and all help with ridding our environment of chemicles should be on the TOP of our representatives lists to work with returning our lands to it's natural life.

Thank you for this consideration,

Caryl Smith

resident of Capitola

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Attachment D.10: E-mail from David Caneer, Principal Engineer, City of Watsonville Public Works & Utilities, 07/22/2021, 3 pages

John Gerbrandt

From: David Caneer <david.caneer@cityofwatsonville.org>
Sent: Thursday, July 22, 2021 2:23 PM
To: John Gerbrandt
Cc: Justin Meek; Suzi Merriam; Maria Esther Rodriguez
Subject: 511 Ohlone Parkway, Watsonville, CA (Hillcrest Subdivision) - Comments on the 1/12/21 Updated Remedial Action Plan
Attachments: Updated Remedial Action Plan Review Comments to County_20210722.pdf

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear John;

Please find attached my comments and concerns re: the subject remediation activities per your 6/25 request.

Thank you,

David Caneer, PE, QSD
Principal Engineer
City of Watsonville Public Works & Utilities
[250 Main St.](#)
[Watsonville, CA 95076](#)

phone 831-768-3115
fax 831-763-4065
cell 831-915-5517
email david.caneer@cityofwatsonville.org



City of Watsonville

"A Community of Opportunities"

July 22, 2021

John Gerbrandt
County of Santa Cruz Health Services Agency
Environmental Health Division
701 Ocean Street, Room 312
Santa Cruz, CA 95060

Via Email: John.Gerbrandt@santacruzcounty.us

Re: 511 Ohlone Parkway, Watsonville, CA – Comments on the 1/12/21 Updated Remedial Action Plan

Dear John,

I am writing in response to your June 25, 2021 letter requesting "comments or concerns regarding the remediation activities proposed for this case" as described in Weber, Hayes & Associates' (WHA) subject *Plan* and am providing them as follows:

1. Page 3, "ESTIMATED BURIAL VOLUMES" – With the elevation of the road surface at ± 51 , a 1.4' pavement section, a $35' \pm$ depth of contaminated soil, and 15' min. depth of "capped materials" from bottom of contaminated soils to high water mark (El. 11), that places the contaminated soil 11.4' below the groundwater, which violates the 15' separation of "capped materials to groundwater" called out in the first paragraph on Page 30.
2. Page 29, "Alternative 3 – Burial Envelope with Soil Cap" - How is the $35' \pm$ depth of contaminated soil to be contained within the impervious street area and not under the abutting lots and pervious areas? Will vertical sheet piles be driven $35' \pm$ deep along the perimeter of the burial site or what? How is horizontal groundwater migration prevented from entering the remediation pit?
3. With the containment soil burial site being retained by a "233 \pm LF 16' MAX WALL" along its northerly boundary (i.e. – "the remediation pit wall") and the Project Geotechnical Engineer opining that "MSE retaining wall with a stacked block face will be more cost effective" than "typical reinforced concrete or CMU retaining walls", will the containment soil design pressure be 40 pcf per the retaining wall design criteria? If a MSE wall is to be built here, are its "interbedded geogrids" compatible with the compacted contaminated backfill's chemical make-up or "on-site *chemicals of potential concern* COPCs"?
4. The project's 06/04/2021 REMEDIATION PIT GRADING PLAN, Sht. C5.1, refers to "STRUCTURAL PLANS FOR WALL DESIGN" and to "PLACE GEO-GRID REINFORCEMENT MATERIAL AS DIRECTED BY THE STRUCTURAL PLANS", but we are not aware of the existence of any structural plans. It also calls for a "FINAL IMPERVIOUS SURFACE CAP OF CONCRETE OR ASPHALT" but doesn't specify the material or its thickness.



City of Watsonville

"A Community of Opportunities"

5. The project's IMPROVEMENT PLANS are missing critical soil remediation site details and cross-sections of the remediation pit showing the high water mark, soils excavation depths, contaminated soils zone, liner, cap, pavement section, etc. to enable it to be constructed.
6. Section 8.0 LIMITATIONS in the revised June 28, 2021 project Geotechnical Evaluation states, "Our approved scope of work did not include an environmental assessment of the site. Consequently, this report does not contain information regarding the presence or absence of toxic or hazardous wastes. For a site identified with "contaminant impacts", the lack of consideration for environmental impacts and hazardous wastes as part of its geotechnical evaluation is of concern.
7. As specified in the project Geotechnical Evaluation, we will also need a) confirmation that the project Geotechnical Engineer has "reviewed the plans and specifications for the project when they are nearing completion to confirm that the intent of our geotechnical recommendations has been incorporated and provide supplemental recommendations, if needed", b) to be provided copies of the "environmental deed restriction" and "*Environmental Site Management Plan* that will provide clear direction for managing impacted soil beneath the cap during the construction phase of Site development and potential future subsurface utility work that may penetrate or alter the cap", per Section 7.0 **PRELIMINARY REMEDIAL DESIGN**, page 31, and c) confirmation that WHA reviewed the Remediation and Rough Grading Plans to ensure that they adhere to WHA's *Updated Remedial Action Plan*.
8. If this is the "**PRELIMINARY REMEDIAL DESIGN**", where is the final design?
9. Appendix A of the *Updated Remedial Action Plan* includes 10 of 11 "Design Plans", which are actually value engineering (VE) plans, dated 12/14/2020 - - six (6) months older than the project's current 26-sheet "SUBDIVISION MAP & IMPROVEMENT PLANS", dated 06/04 & 06/21/2021.

Thank you for considering my comments and concerns and providing us with responses and answers to my questions.

Sincerely,

David Caneer, PE, QSD
Principal Engineer

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Attachment D.11: E-mail from Donna Bradford, President, Board of Directors, Watsonville Wetlands Watch, 07/22/2021, 8 pages

John Gerbrandt

From: Donna Bradford <relb4@cruzio.com>
Sent: Thursday, July 22, 2021 4:26 PM
To: John Gerbrandt
Cc: Mitcham, Chad J; greg.bishop@waterboards.ca.gov; Greg Caput; Jonathan Pilch
Subject: Comments on Updated Remedial Action Plan for 511 Ohlone Parkway, Watsonville
Attachments: Comments to Environmental Health 7.22.21.docx

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

John,
Attached are comments submitted by Watsonville Wetlands Watch in response to your Public Notice on the Updated Remedial Action Plan for
511 Ohlone Parkway, Watsonville, CA

--
Donna Bradford, President
Board of Directors
Watsonville Wetlands Watch
831.254-0614



Watsonville Wetlands Watch

P.O. Box 1239 • Freedom, CA 95019

www.watsonvillewetlandswatch.org

“Dedicated to protecting, restoring and appreciating the wetlands of the Pajaro Valley”

July 22, 2021

John Gerbrandt, REHS
County of Santa Cruz Health Services Agency
Environmental Health Division
701 Ocean Street, Room 312
Santa Cruz, CA 95060

SUBJECT: Updated Remedial Action Plan for 511 Ohlone Parkway, Watsonville, CA

Dear Mr Gerbrandt,

Thank you for the opportunity to allow the public to provide comments on the proposed remedial action activities for the site at 511 Ohlone Parkway, Watsonville, California. Watsonville Wetlands Watch (WWW) has spent a considerable amount of time reviewing the Updated Remedial Action Plan (Updated RAP) for the property which borders Watsonville Slough. We have also reviewed, the geotechnical evaluation, Revised: June 28, 2021 by the Miller Pacific Engineering Group; the Development Agreement between City of Watsonville and California Sunshine Development, LLC; and the numerous other documents attached to the City of Watsonville’s City Council agenda for their July 6, 2021 meeting, and the Planning Commission’s agenda for their July 13, 2021 meeting where the project was considered.

WWW supports the idea of new housing at the Ohlone Parkway site but believes development must be done in a manner that protects people and the environment from long-term impacts from hazardous materials. We do not believe the newly revised remediation approach of the Updated RAP will provide this protection. WWW continues to have concern’s regarding the stability of the soils adjoining the planned fill (contaminated soil burial pit) over native soils on hillsides above residential housing and Watsonville Slough. In addition, the piecemealing of the project by the removal of the 1.15-acre riparian area from the Updated RAP, is potentially dangerous because it provides no assurance of the minimization or elimination of potential future exposure of toxic contaminants to humans using this 1.15-acre area or the waters of the Watsonville Slough. These concerns are discussed in detail below.

Slope Stability:

The Miller Pacific Engineering Group, Geotechnical Evaluations states the following:

Page 2, Section 3.1 Slope Stability Analysis:

“... The following recommendations that should be incorporated into the final slope stability analyses.

1. An additional section should be analyzed based on the updated grading plans specifically, where significant fills are proposed. The cross section should extend down to the Watsonville Slough to verify adequate slope stability with the planned fill over native soils.”

Page 11, Section 5.11 Slope Instability/Landsliding:

“... Additionally, a new retaining wall up to 16-feet in height is proposed to bury on-site contaminated soils and create additional level space for recreational and parking space. The weight of this new fill may reduce the stability of the lower areas. The slope stability analysis performed by Cornerstone Earth Group identified placing additional fill would reduce the overall slope stability. “

To our knowledge, the recommended study to verify adequate slope stability has not yet been done.

On July 13, 2021 the Watsonville City Planning Commission adopted a resolution recommending the City Council approve the development agreement for the Hillcrest Estates subdivision at 511 Ohlone Parkway. The Development Agreement states the following:

Page 43, Exhibit B – Project Phasing Remediation Plan (also included in the Exhibit “B” Updated Remedial Action Plan)

“ The scope of work for remediation and rough grading of the project 11.3 acre site prior to construction site improvements includes three (3) phases...” These phases are designated as Phase I-(a) Approx. 1,500 cubic yards(cy) Class 1 HAZMAT lead soils off-haul
Phase I-(b) Approx. 8,240 cy Class 2 contaminate soils top 6 inches surface layer to Hollister, CA
Phase I-(c) Approx. 25,460 cy, the next 18 inches is placed on-site in the remediation pit.”

Page 50, Exhibit G – Mitigation Monitoring & Reporting Plan, MM GEO-2. Design-level Geotechnical Investigation and Final Grading Plan

“Prior to issuance of a grading permit for phase two of the project, a design-level geotechnical investigation shall be conducted and must show that slopes and retaining walls on the project site would be stable under both static and seismic conditions.”

The Updated RAP states the following:

Page 21 Section 5.2:

“...All necessary permits and approvals identified in this Updated RAP will be obtained prior to any removal activities. Specifically, Hillcrest subdivision development or its contractor will obtain a grading permit from the City of Watsonville prior to the commencement of grading and removal activities under this Updated RAP.”

These quotations from the various documents illustrate the consultants concerns with slope stability and the need for an additional geotechnical Investigation *before* remediation activities commence. However, the City's approval of the project earlier this month, without the results of these necessary studies, coupled with the project proponent's statements that remediation needs to begin in August 2021 show an outright disregard for carrying out the required studies. While multiple phases are referenced in the Updated RAP, GEO-2 of the Monitoring Plan makes it clear that the necessary geotechnical work needs to occur prior to, at least, the second phase occurring. Is the geotechnical investigation needed before soils are placed in the remediation pit Phase I-(c) or Phase 2? Is this additional geotechnical investigation in progress? When will it be completed? How will the public and your agency be provided with the results?

Additional Confirmatory Soil Sampling

Page 17 of the Updated RAP states:

"Figure 4c highlights those locations having detected exceedances at depths of greater than two feet below ground surface (bgs). Note: limited over-excavation is planned for these locations and confirmatory base/sidewall samples will be collected to confirm no exceedances are present following soil removal."

Page 19 of the Updated RAP also states:

"There were two (2) exceedances of cobalt ... Confirmation samples will be obtained at these apparently anomalous detection locations."

How are these "to do" items tracked during the remediation and rough grading? Is this spelled out in the permitting documents issued by Santa Cruz County Environmental Health?

Soil Cap:

The Updated RAP, Page 32 says the proposed pit would include an impervious cap of 6 inches of base rock overlain with 3 inches of asphalt or reinforced concrete (street and parking area) to prevent infiltration of rainwater. However, the report does not address the effects of street runoff and rainfall along the unarmored edges of the cap and how it will percolate into the soil. The slopes that lead into the backyards of the neighboring subdivision are not capped, nor is the slope to Watsonville Slough. We believe the Updated RAP should be revised to evaluate this issue of lateral movement of contaminants.

Other Mitigations for the Remediation Pit:

The Updated RAP states:

Page 31, Section 7.0 Preliminary Remedial Design

"This capping remedy will require an environmental deed restriction and the preparation of an Environmental Site Management Plan that will provide clear direction for managing impacted soil beneath the cap during the construction phase of site development and potential future subsurface utility work that may penetrate or alter the cap."

The Development Agreement (CC&R's) assigns the responsibility for maintaining the cap to the Hillcrest Estates subdivision's Homeowners Association. WWW appreciates the recommendation for a long-term management plan; however, without a prepared plan or even a specified set of performance standards for a future plan, the public has no idea of the effectiveness of such a plan. The Updated RAP should be revised to either include the basic elements of the management plan or prescribe the performance standards that a future plan must adhere to.

Walking Trail and Bird Watching Area:

The Updated RAP states:

Page 1, Executive Summary

"The northern and eastern perimeter of the property along the slough are part of a protected riparian corridor and are not included in this Updated RAP. These perimeter areas will ultimately be constructed as a public walkway (path) and are being separately assessed.

Page 7, 2.1 Site Description & land Use

"Note: The northern and eastern perimeter of the property along the slough is part of a protected riparian corridor and is not included in the current Updated RAP. These areas are being separately assessed and will be kept accessible for future characterization and remedial action."

Page 34, Preliminary Remedial Design

"The northern and eastern perimeter of the property along the slough is part of a protected riparian corridor and is not included in the current Updated RAP. These areas are being separately assessed and will be kept accessible for future characterization and remedial action."

Page 14, Additional Phase II Sampling Report (Trinity, 2016), Adjoining Perimeter Land

" This parcel is targeted for development as a public pathway and bird watching area (separate from the planned residential development). Observations of trenches completed as part of the 2016 assessment showed some debris fill and soil impacts that exceeded agency screening. This perimeter land is located in protected, sensitive habitat and further delineation sampling has recently been completed in accordance with an agency-approved Workplan (WHA, 2018). The perimeter walkway lands area will remain accessible for any necessary remedial actions during development activities that may be necessary, and upon approval of the California Department of Fish and Game."

The original Remedial Action Plan included both parcels, an area of 13+ acres. The Updated RAP only includes 11+ acres. Review of the Environmental Impact Report prepared for Hillcrest Estates noted in the project description that "An eight-foot wide asphalt-paved nature trail would be provided on two open space parcels along the northern and eastern area of the project site ... one end of the trail would begin at the northwest corner of the property and connect to existing residential development on Paraiso Court, west of the project site. The other end of the trail, at the southeast corner of the project site, would connect to the Sunshine Garden residential project. This trail would also be used by the Watsonville Public Works and Utilities Department for maintenance access to an existing sewer main."

It should be noted that the City of Watsonville Trails Master Plan includes a future bridge at this site of this existing sewer main for the eventual connection of the public access trail to Ramsey Park.

The Environmental Impact Report also specifically included Mitigation Measure MMBIO-2M (last paragraph) which states, "The soil remediation area below top of bank on APN 018-381-01 shall be capped due to leachable lead. It shall be excavated, capped with an impermeable asphalt or concrete cap, and then two feet of clean, import soil shall be placed over the cap in a stable configuration."

The Updated RAP, as currently written, makes it very clear that it does not provide any remediation for the 1.15-acre area that was part of the Cluster Auto Wrecking Yard parcel and the developer's original project site. By postponing remediation of this area, future development of the public pathway may be derailed by the high cost of future remediation of the contamination being left on the site. The approval of the development without the complete clean-up of this 1.15-acre site leaves the future residents of the development and Watsonville Slough at risk of exposure to toxic contaminants.

WWW would like to incorporate by reference our concerns and comments contained in our attached June 28, 2021 memo to Watsonville Planning staff.

Thank you for your consideration of these comments. WWW would like to be kept informed of future actions by your agency regarding the Updated RAP.

Sincerely,

Donna Bradford

Donna Bradford, President
Board of Directors
Watsonville Wetlands Watch

Attachment: WWW memo to Suzi Merriam, Watsonville Community Development Director and Justin Meek, Zoning Administrator dated June 28, 2021

cc: Central Coast Regional Water Quality Control Board
U.S. Fish and Wildlife
California Department of Fish and Wildlife
Supervisor Greg Caput

ATTACHMENT 1



Watsonville Wetlands Watch

P.O. Box 1239 • Freedom, CA 95019

www.watsonvillewetlandswatch.org

“Dedicated to protecting, restoring and appreciating the wetlands of the Pajaro Valley”

Date: June 28, 2021

To: Suzi Merriam, Community Development Director and Justin Meek, Zoning Administrator

From: Donna Bradford, President of the Board

Subject: Sunshine Vista/Hillcrest Estates Project

This follows our letter to you dated June 18, 2021 regarding the Hillcrest Estates project. Thank you for a copy of Remedial Action Plan for the project. Now that we have had an opportunity to review the plan, we have identified the following issues:

- **Revised Project and CEQA:** According to the post mark on a neighbor’s letter, the City mailed the public notice for the permit amendment in June even though it was dated a month earlier. No notice was provide to Watsonville Wetland Watch even though our organization is on record requesting notice of any hearings or administrative actions on the project. Will the City be extending the noticing period to rectifying the delayed mailing?

The notice states the revised project will include an Addendum to the EIR. EIR Addendums are only allowed under CEQA if, after completion of the original EIR, there are minor technical changes to a project that *do not have the potential to generate new environmental impacts or exacerbate impacts identified in the EIR*. An Addendum would only be legal and appropriate for Hillcrest Estates if burying toxic soils on the site was thoroughly discussed in the original EIR. Was a complete analysis of the on-site burial option included in the original EIR? If not, what is the basis for preparing an Addendum rather than analyzing the new burial alternative in a Subsequent EIR or a Supplemental EIR?

- **Updated Remedial Action Plan (URAP):** This new document dated January 12, 2021 was prepared by Weber, Hayes & Associates. The reason for the URAP, as stated on its page 2, is to provide a less costly method to deal with the contaminated soils rather than trucking it all off-site. In other words, there is no environmental benefit. The proposed change is to reduce cost. The new plan is to dig a 35-ft. deep elongated pit and bury the contaminated soil on site. The pit would be located under a proposed street and parking area in the northwest corner of the site adjacent to the slope that lies between Watsonville Slough and the development area. A glaring omission in the document is the lack of quantifying the distance between the proposed pit and the slough. Similarly, there is no quantification of vertical

separation between the finished grading and the slough. The URAP should be revised to quantify the horizontal and vertical distances between the slough and the proposed burial pit.

- **Toxics:** The URAP identifies four primary toxic chemicals in the soil - lead, diesel, motor oil and naphthalene. These toxics are "generally limited to" the upper 2 feet of soil on the site. This totals 33,195 cu. yds. of soil. URAP, Page 5 states 1,500 cu. yds. of these soils will be hauled away to a class 3 (HazMat) landfill. The report fails to state why this soil is not included in pit burial. Is it because this soil has the highest concentrations of toxics? Page 5 says of the total toxic soil, only about 18,111 cu yds. will be buried on-site due to spatial limitations. The remaining will be transported to "an appropriate landfill". Will this residual soil also be transported to a HazMat disposal site?

Page 17 states Figure 4b of the report shows locations of toxics lower than the top 2 feet of the soil horizon. Page 19 says there were 2 locations where cobalt was also detected at concentrations above the screening level for this toxic. Why is there no further discussion of the cobalt contaminated soil and how to remediate it?

- **Soil Cap:** The proposed pit would include an impervious cap of 6 inches of base rock overlain with 3 inches of asphalt (street and parking area) to prevent infiltration of rainwater. However, the report does not address the effects of street runoff and rainfall along the unarmored edges of the cap and how it will percolate into the soil. We believe the URAP should be revised to evaluate this obvious issue.

- **Other Mitigations for the Pit:** The report does not include a subsurface mobility analysis for the proposed pit. Rather on page 31, it says this study is currently in process. This is a shocking omission at this juncture. Without such an analysis now, no public agency or member of the public can review the contents of the study. Typically, this type of study along with the URAP would be incorporated into a Subsequent or Supplemental EIR. The report also states (page 32) a land use covenant/deed restriction and Long-term Management. Plan should be enacted for long-term protection. The necessity for this type of disclosure implies the pit will remain a hazardous location over the long-term. We appreciate the recommendation for a long-term management plan; however, without a prepared plan or even a specified set of performance standards for a future plan, the public has no idea of the effectiveness of such a plan. The UPAR should be revised to either include the basic elements of the management plan or prescribe the performance standards that a future plan must adhere to.

- **Implementation:** Page 34 of the report states site grading and remediation is planned for this summer. Considering incorrect public noticing and the need for revisions to the URAP, we think this is unrealistic schedule.

I look forward to discussing these items with you at our meeting on Friday, July 2, 2021.

cc: Watsonville Wetlands Watch Board and Planning and Conservation Committee

Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
Page 75 of 122

Attachment D.12: E-mail from Manuel Escobar, City of Watsonville resident, 07/22/2021, 3 pages

John Gerbrandt

From: manny831831 Woolfy <manny831831@gmail.com>
Sent: Thursday, July 22, 2021 5:46 PM
To: John Gerbrandt
Subject: Requesting a 30-day extension mon decision to cap contaminated soil at Hillcrest development.
Attachments: Screen Shot 2021-07-21 at 10.17.24 AM.png

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello John

I am a concerned owner at the Casitas townhomes, on this cap of contaminated soil!!

I'm concerned for myself and my family about the contaminated soil not being removed, Placing a cap on an area of soil doesn't guarantee it will remain put.

I'm asking for a 30-day extension to look further into this decision.

Mr Gemignani has said it all which I will add to this Mail.

Kind regards,

Manuel Escobar

16 Valle Vista Ct, Watsonville, CA 95076

I am a resident in the Casitas development off Ohlone Parkway in Watsonville. The California Sunshine Development headed by Ms. Li and Mr. Fry has been approved to move forward with the Hillcrest Estate development, and in doing I don't feel comfortable with their decision to cap contaminated sediment, leaving it on site.

I understand that when properly built, a cap can keep contamination in place, as long it the area remains undisturbed and doesn't erode. I also understand that regular inspections should be made as well as the process of placing groundwater monitoring wells to indicate if leaks have occurred over time. Though I haven't heard this language used in the proposal to cap the contaminated soil, only "regularly checked." Further, in the illustrated photo showing the monitoring wells, the number used and should also be discussed. In a flat 2 dimension drawing two wells appear to be fair, but in our 3-dimensional world, 2 wells will not guarantee detection of leakage.

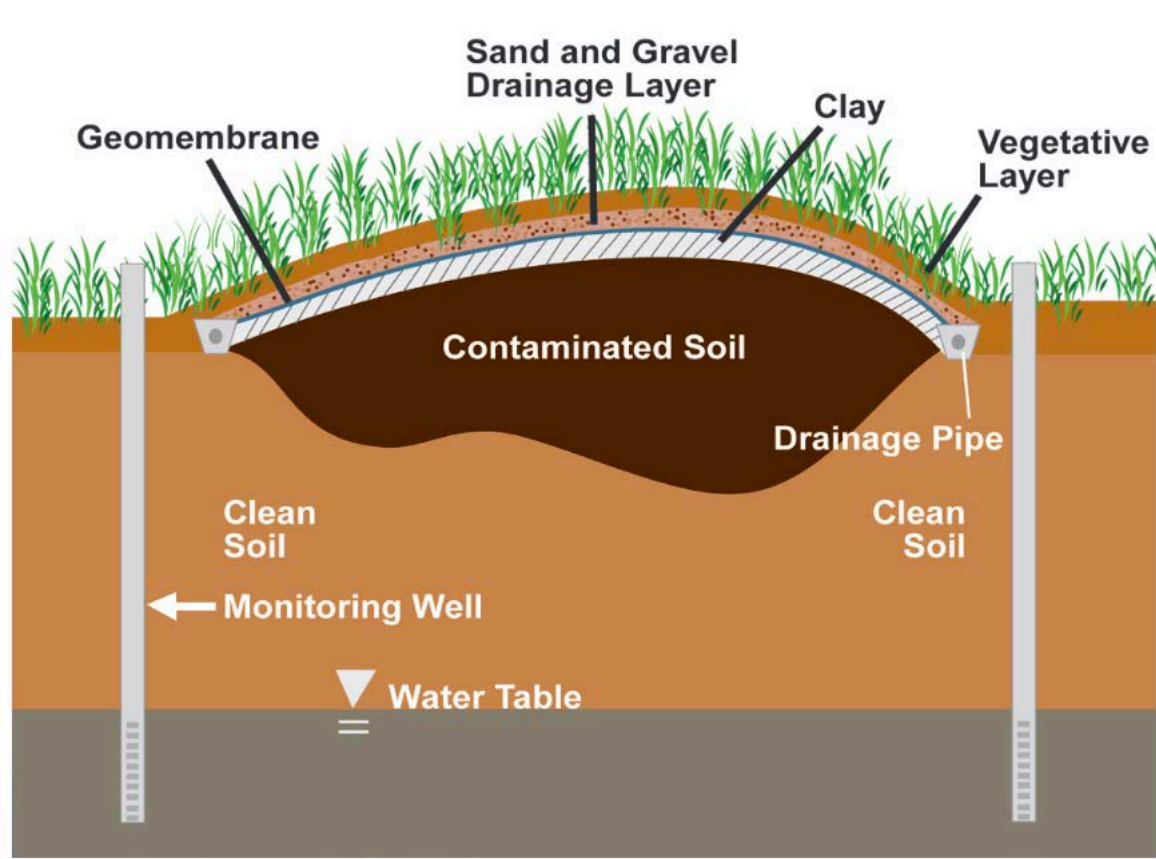
I am generally concerned about the contamination being capped, rather than being removed, and I fear that a cap isn't enclosing it, as there is only an estimate of how deep the contamination is, and how widespread it is. I'm not an expert but I feel that having it completely dug up and removed is the only safe solution. For example, toxicity information is regularly updated, and if contaminants previously **un**regulated can later become so, leading to the risk assessment and cleanup decisions to change.

Fellow neighbors and I are asking for a 30-day extension to further research that the solution is correct for the contaminated soil on Errington Road.

The Casitas has a great number of renters, whose landlords I feel remain removed from the issues that impact the neighborhood. This being said, it is important not to underestimate our concerns, as the homeowners that speak out represent a greater number of neighborhood households.

Frank Gemignani
12 Valle Vista Ct.
Watsonville, CA. 95076
831-254-3833





Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
Page 79 of 122

Attachment D.13: E-mail from John M. Wallace, Principal Engineering Geologist, Cotton, Shires and Associates, Inc., 07/23/2021, 9 pages

John Gerbrandt

From: John Wallace <jwallace@cottonshires.com>
Sent: Friday, July 23, 2021 7:56 AM
To: John Gerbrandt
Cc: Justin.Meek@cityofwatsonville.org; Suzi.Merriam@cityofwatsonville.org; cityclerk@cityofwatsonville.org; citycouncil@cityofwatsonville.org; Steven M. White; Dale Marcum; BOB CULBERTSON; Holly Heath; Noriko Ragsac; Bruno Kaiser; Ana Castillo; Al De Camara; Carolina Portillo Franco
Subject: Hillcrest Development
Attachments: Hillcrest Development Peer Review Report.pdf

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Mr. Gerbrandt, et al,

Please find the enclosed report summarizing our geologic and geotechnical peer review of the proposed Hillcrest residential development in Watsonville, California, performed by Cotton, Shires and Associates, Inc. We respectfully request consideration of the professional geologic and geotechnical opinions and recommendations provided herein, particularly considering the proposed scope and grading of the development, sensitivity of the site to geologic hazards, the environmental sensitivity of the slough areas, and the proposal for burying contaminated waste at the site immediately adjacent to residential living areas.

Thank you for your consideration,

John Wallace

John M. Wallace
Principal Engineering Geologist
Cotton, Shires and Associates, Inc.
330 Village Lane
Los Gatos, CA 95030
408-354-5542 ph
408-348-5688 cell
jwallace@cottonshires.com



July 23, 2021
E6291

TO: John Gerbrandt
COUNTY OF SANTA CRUZ HEALTH SERVICES AGENCY
Environmental Health Division
701 Ocean Street, Room 312
Santa Cruz, CA 95060
John.Gerbrandt@santacruzcounty.us

SUBJECT: **Preliminary Geotechnical Peer Review**
RE: Hillcrest Proposed Residential Development
Watsonville, CA

We performed a preliminary geotechnical peer review of the Permit application for the proposed Hillcrest residential development, using the following:

- Geotechnical Evaluation (report), prepared by Miller-Pacific Engineering Group, Inc., dated March 4, 2021; revised June 28, 2021;
- Subdivision Map and Improvement Plans (Civil) for Hillcrest Subdivision, 511 Ohlone Parkway, Watsonville (25 sheets) including: Site Layout and Tentative Map, Grading and Drainage Plans, Utility Plans, Remediation Pit Grading Plan, Stormwater Control Plan, Retaining Wall Profiles, prepared by Ramsey Civil Engineering, Inc., dated June 4, 2021;
- Architectural Plans, prepared by William Kempf Architects, dated June 4, 2021; and
- Landscape Plans, prepared by Michael Arnone and Associates, dated June 7, 2021.

In addition, we have reviewed pertinent reports, aerial photographs and maps from our office files.

DISCUSSION

The applicant proposes to construct a new 144-Lot residential subdivision east of Ohlone Parkway, and south and west of a portion of the Watsonville Slough. We understand that grading associated with the development will be significant, including 46,340 cubic yards of cut, and 52,180 cubic yards of fill. Grading will include the placement

of fill up to approximately 25 feet deep, and construction of retaining walls up to 16 feet in height. We understand that the site contains deleterious debris associated with a previous auto wrecking yard, and contaminated soil associated with the previous usage. The plans reveal that this material is to be excavated and stored in a burial pit on site at the northwest corner of the property, adjacent to the Sea View Ranch property. The plans depict approximately 19,000 cubic yards of contaminated soil to be placed in the burial pit, with retaining walls supporting the downslope side of the fill. The plans show that the upslope end of this fill is to be located on the Sea View Ranch property.

CONCLUSIONS AND RECOMMENDED ACTION

The residential subdivision site is potentially constrained by landsliding, soil creep, liquefaction, elevated groundwater, expansive soils, settlement/consolidation of native soils subjected to surcharge loads, deleterious debris and contaminated soils, and very strong seismic ground shaking. In general, these upland terraces between sloughs are generally suitable for residential development provided that grading and drainage are strictly controlled. Very large and damaging landslides have occurred in these slough areas due to improper fill placement and improper analysis of the slope design. The primary constraints listed above pertain primarily to the areas of proposed surcharge fill, contaminated soil placement, retaining wall construction, and groundwater characterization and its influence on slope stability.

It appears that the Miller-Pacific Engineering Group (MP) performed an 'Evaluation' of the site, which is a typical feasibility-level geotechnical document intended to provide initial input to the developer. This document does not provide the necessary geologic characterization and subsequent geotechnical analyses necessary to support final project layout and design (nor does it offer a peer reviewer sufficient data to evaluate the project design). We are particularly concerned that the slope stability analyses is not supported by detailed engineering geologic data (i.e., geologic map, geologic cross sections, sufficient site-specific subsurface data in the vicinity of the critical retaining walls, laboratory testing and sufficient groundwater evaluations) that provide the necessary background information for the analyses. In fact, the report was not signed by an engineering geologist, and for a project of this scope and geologic sensitivity, it is below the industry standards to not have a Certified Engineering Geologist involved. We provide a list of specific concerns regarding the slope stability analyses and other components of the evaluation at the end of this letter, but the over-riding concerns are the lack of supporting engineering geologic input and no recent subsurface exploration, sampling and laboratory testing in the critical areas of the subdivision (critical as pertaining to the recent development plans). Another concern is the assumed groundwater conditions by MP, and whether they account for the addition of 144 residential units and their landscape watering, as well as the infiltration/settling basins that collect stormwater runoff and direct it into the subsurface.

The entire proposed contaminated soil burial pit has not been critically evaluated with respect to the potential for instability; however, the analyses that have been performed indicate that this pit would be unstable during a seismic event and could be subjected to horizontal earth movements between 4 inches and 12 inches. This movement would be sufficient to expose this contaminated soil to ground cracking, wall cracking, water intrusion, and could enable contaminant mobility. Additionally, proposed fill placement associated with the contamination pit, appears to extend across the property line onto Sea View Ranch property, and an analysis of potential slope stability and settlement impacts of this area does not appear to have been performed.

In our experience, the use of private property for the purpose of burying a relatively large volume of contaminated soil is highly unusual, and very detailed investigations of the geology will be needed; plans for the pit need to be generated and critically reviewed by independent professionals (both geotechnically and environmentally); and instrumentation and monitoring plans need to be generated. These all would need to be critically reviewed by appropriate jurisdictional geotechnical and environmental agencies prior to permit issuance. (For example, a 16-foot wall is proposed to retain the downslope side of the contamination pit, which typically would be designed with a backdrain to limit lateral earth pressures. A typical wall backdrain cannot be included in the design due to the purpose of the pit, which is to contain contaminants).

It is our opinion that the following should be performed prior to approval of the Tentative Map:

1. **Detailed Geologic and Geotechnical Investigation** - The geotechnical consultant, in association with a Certified Engineering Geologist, should perform a detailed design-level investigation of the site utilizing the most updated plans, including, at a minimum, the following items:
 - A. **Site-Specific Subsurface Exploration** - A detailed geotechnical investigation should include site-specific, targeted subsurface exploration in the areas of particular concern (contamination pit, retaining wall sites, deep fill sites). Previous exploration performed by other consultants can be utilized, but should be augmented with the targeted exploration.
 - B. **Laboratory Testing Program** - A laboratory testing program should be performed to obtain critical earth material properties in the targeted areas of concern.
 - C. **Geologic Characterization** - Geologic characterization should be performed by a Certified Engineering Geologist, including generating geologic cross sections that depict all subsurface data gathered from the investigation and prior investigations. The engineering geologic cross

sections should illustrate the subsurface exploration (borings, cpts, trenches), the interpreted geologic units, anticipated groundwater, and the planned cuts and fills and retaining walls.

- D. **Detailed Slope Stability Analyses** – Detailed slope stability analyses should be performed utilizing the current grading and drainage plans, and the results of the targeted exploration and laboratory testing. The analyses should be performed on sections that correspond to the engineering geologic cross sections, so the computer modeled conditions can be compared to the engineering geologic sections.
- E. **Reporting** – A detailed investigation report should be generated that summarizes the result of the Geotechnical Investigation.

The following are selected comments from our review of the MP Geotechnical Evaluation report:

- Additional subsurface exploration is recommended by MP, and CSA agrees, particularly in the areas of fill placement and retaining wall construction;
- Additional laboratory testing should be performed in these areas;
- Geologic characterization should be performed including generating geologic cross sections that depict all subsurface data gathered from the investigation; to provide a basis for these analyzed cross sections, the geotechnical consultant should prepare engineering geologic cross sections that show the subsurface exploration (borings, cpts, trenches), the interpreted geologic units, the groundwater encountered, and the planned cuts and fills and retaining walls;
- Elevated perched and long-term groundwater levels should be anticipated due to subdivision landscaping, and contributions from infiltration ponds. The possible increase in groundwater due to these new sources of water should be modeled, and should be incorporated into the liquefaction and stability analyses;
- Updated slope stability analyses should be performed including the above items;
- Additional slope stability sections should be generated, and analyses performed in the area of the contamination pit, particularly in the area where fill is to be placed on/near the Sea View Ranch property. There has been no attempt to demonstrate that the proposed fill placement in the northwest area of the Hillcrest development will have no adverse impact on Sea View Ranch;
- Slope stability analyses were performed in March 2021, but plans are dated June, 2021. MP should perform updated investigations and analyses based upon the latest grading and drainage plans;
- The geotechnical consultant should reference any and all environmental studies that have been performed at the site, particularly studies that include recommended parameters for encapsulating the contaminated soils. The

- environmental containment recommendations should coincide with the retaining wall recommendations, and sensitivity to earth movements;
- Previous studies of the site documented contaminated fill up to 14 feet deep, yet we have not seen a map that delineates the distribution of fill and fill thickness; This has critical ramifications for grading and retaining wall design and construction;
 - We have seen reference to various professionals that have been involved in prior site investigations; however, none are tabulated in the MP list of references. It is unclear whether MP reviewed and included prior investigation information into their evaluation (for example, they indicate that 58 test pits that were performed by Trinity Source Group, but we do not see these data points on a map, logs of this test pits, nor is there reference to this information in their list of references;
 - The grading plans indicate that 24 inches of contaminated topsoil is to be excavated; however, it is unclear if the debris that is up to 14 feet deep is to be removed;
 - Clays with a very high expansion potential ($PI = 57$) have been documented to depths of at least 10 feet. Shallow foundation recommendations have been provided with 3 feet of over-excavation and replacement with select fill, or 3 feet of lime treatment. The consultant should determine the critical depth where moisture fluctuations are no longer able to produce damaging volume changes to shallow footings. Foundation recommendations should be re-evaluated acknowledging this critical depth, and a discussion of the benefits of various recommended foundation systems and their minimum depth criteria;
 - MP indicates there is no significant impact due to liquefaction, and no mitigation measures are anticipated. We note that the site has granular deposits, which can be susceptible to liquefaction depending on groundwater levels. The groundwater rise due to irrigation infiltration basins should be analyzed, and the liquefaction potential should be re-evaluated based on these results;
 - MP shows predicted settlement on Figure 6. The risk of settlement is judged to be less than significant with mitigation. We note that Figure 6 only addresses fill up to 20 feet in height, but MP states that the civil plans show up to 25 feet of fill. According to Figure 6, 20-foot-thick fill would have 5.2" of consolidation, plus 1.2" to 2.4" of fill settlement, so 6.4" to 7.6" of total settlement. What are the recommendations in the report that mitigate this level of risk for shallow foundations, retaining walls, utilities, and roadways?
 - MP states that the site has experienced previous landslides, yet the landslide risk is considered less than significant with mitigation. To help evaluate the landslide risk, the geotechnical consultant should provide the historical landslide information, such as the landslide locations, when they occurred, the estimated depths of the landslides (if known) and, if the landslides were repaired;
 - MP lists the results of their slope stability analyses, including anticipated seismic deformations that range from 0" to 12". MP says the deformations are expected to occur throughout the site, instead of in one location. The impact is listed as

- “less than significant with mitigation”. The consultant should provide information or data that was relied upon for the expectation that seismic deformations will be distributed throughout the site, instead of occurring across a short distance (such as at a landslide headscarp). The consultant should provide a discussion of the mitigations that will lower the risks that these movements pose to the structures and the utilities (and utility connections to the homes) to acceptable levels;
- Two cross sections were analyzed for slope stability (Section B-B', and the section “MSE Wall”). The native material below the ground surface (and below the existing fill) was labeled “native clay” having a constant $C=3,000$ psf, $\Phi = 0$ for both the static and pseudo static analyses. The thickness of this clay unit varied from +90' thick on B-B' section, to ~65' thick on the MSW section. There is one triaxial strength test taken from within this “native clay” unit, and the sample is listed as a silty sand. The following comments pertain to the slope stability analyses:
 - The geologic materials encountered in the borings below the existing fill are alluvial deposits consisting of interlayered clays, silts and sands. This is geologically consistent with our experience with other projects nearby. The consultant should discuss their reasoning to model the entire unit as a clay.
 - The consultant should provide a discussion about how the shear strength parameters for the static and seismic conditions of the fill (and debris), the native clay, and the dense sand were estimated.
 - It appears that an undrained strength of $C=3,000$ psf, $\Phi=0$ was also used for both the seismic and static stability analysis. The consultant should comment on the reasoning for using undrained strengths for long-term conditions, instead of, effective strength parameters.
 - The undrained strength of $C=3,000$ psf was used to model the clay to a depth of about 90 feet. The consultant should discuss the reasoning for modeling a uniform strength, instead of increasing the strength with depth (either using total strength parameters that include cohesion and friction, or subdividing the one layer into multiple layers with increasing shear strengths with depth).
 - It appears there was a global stability analysis of the MSE wall section, but it does not appear that a local analysis focusing on the wall(s) stability, was performed.
 - Section B-B' shows the clay to be on the order of ~90' thick. The MSE section shows the clay to be ~45' thick, over a deposit of dense sand. Since the maximum depth of the borings and CPT's included in the report was 54.5 feet, the consultant should provide the geologic evidence used for the different clay unit thicknesses, and the occurrence of the dense sand in one cross section, but not in the other.

- On the seismic analysis for the MSE Section (page 124 of the pdf), the critical shear surface appears to flatten from a circular surface to planar near the bottom of the section. The consultant should comment on whether the slope stability geometry model needs to be deepened.
- Sheet C5.0 appears to show grading on the Sea View Ranch property, north of Loma Vista. Fills up to 6' to 8' appear to be proposed, along with a possible wall. Has an agreement been made with Sea View Ranch for this grading, and has this grading been analyzed for possible impacts?
- Sheet C5.0 appears to show grading on the Sea View Ranch property, west of the contaminated fill burial pit. Fills up to 10 feet or more appear to be proposed, along with a wall downslope. Has an agreement been made with Sea View Ranch for this grading, and has this grading been analyzed for possible slope stability impacts? Contamination impacts?
- It appears there are several proposed surface water infiltration areas ("Storm Water Mitigation" Facilities). Has MP analyzed the effect of possible raised groundwater (perched and/or long-term) levels resulting from these proposed facilities on the proposed subdivision (expansive soils, water infiltration into foundation areas, slope stability)?

It is our opinion that prior to Tentative Map approval, a Detailed Geologic and Geotechnical Investigation should be performed, and should be coordinated with detailed environmental geologic studies, to demonstrate that the geologic and geotechnical hazards have been appropriately and thoroughly characterized, and any environmental conclusions and recommendations (such as burying contaminated soils on site) are based upon fully characterized geologic hazards. The coordinated Geologic, Geotechnical and Environmental Geologic studies can then be reviewed by jurisdictional agencies for planning approval of the subdivision in light of the fully characterized geologic hazards.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Sea View Ranch HOA in determining the possible impacts from the proposed Hillcrest development. Our services have been limited to review of the documents previously identified, and a aerial photographic review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.



John M. Wallace
Principal Engineering Geologist
CEG 1923



Dale R. Marcum
Principal Geologic Engineer
PE 65837

JMW:DRM:st

c.c. Justin Meek, AICP
City of Watsonville Principal Planner
250 Main Street
Watsonville, CA 95076
Justin.Meek@cityofwatsonville.org

Director Suzi Merriam
Community Development Director
250 Main Street
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Suzi.Merriam@cityofwatsonville.org

City of Watsonville City Council
c/o City Clerk
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citycouncil@cityofwatsonville.org

John U. Fry
Project Manager
CDM/Crocker-Fry, Inc.
401 Aptos Creek Road
Aptos, CA 95003

Attachment D.14: E-mail from Noriko A. Ragsac, City of Watsonville resident, 07/23/2021, 2 pages

John Gerbrandt

From: Noriko Ragsac <naragsac@gmail.com>
Sent: Friday, July 23, 2021 10:27 AM
To: John Gerbrandt
Subject: Hillcrest Estates-511 Ohlone Parkway-Watsonville,CA
Attachments: County of SC-Letter of Concern.pdf

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Good Morning John,
Attached is my letter for your review.
Please consider a 30 day extension to your deadline of July 25th to allow time for analyzing the reports that were received from the City of Watsonville's Planning Department.

Respectfully,
Noriko A. Ragsac :)

**Noriko A. Ragsac
14 Paraiso Court
Watsonville, CA 95076**

July 23, 2021

John Gerbrandt
County of Santa Cruz Health Services Agency
Environmental Health Division
701 Ocean Street, Room 312
Santa Cruz, CA 95060
john.gerbrandt@santacruzcounty.us

SUBJECT: Public Notice of Remedial Action Activities
SITE: 511 Ohlone Parkway, Watsonville, California

I have been a resident in the Sea View Ranch Development since 2005. As a single parent I did my best to raise my 3 children in a safe environment in the home that I own.

In 2018 my focus shifted to becoming the voice for my neighborhood when a housing development was planned to be built above my backyard. I am not writing you this letter because I am against more housing in the City of Watsonville. However, due to this planned development, it has made me become more aware and involved with the process of the city's government.

Please consider extending your July 25th deadline for 30 days so my neighbors and I can gather more information. There are several reports I received from the Community Development Department. The Updated Remedial Action Plan, Geotechnical Evaluation and Development Agreement. As a layperson it takes many hours of research to understand the technical aspects of each report.

My main concern is the Chemicals of Potential Concern that were listed in on page 18 of the Updated Remedial Action Plan. With over 60 years of automotive wrecking and dismantling on the 11.3 acres of land, it is horrifying to know that toxins have seeped 2 feet into the soil.

In addition, the Geotechnical Evaluation on page 11, Section 5.11 states that *"The project site has experienced previous landslides."* If a 35-foot L-shaped pit is dug into the ground then, 17,000 cubic yards of harmful dirt will fall into the backyards of my neighbors and into the Watsonville Slough.

Finally, if you refer to page 3 of the Development Agreement the Resolution adopted by the City Council lists #4 that the agreement *"will not be detrimental to the health, safety and general welfare;"* The City and Developer has not taken that statement into consideration by allowing contaminated dirt to be buried instead of hauled away. On page 4 -Table 1 lists that the approved project plans were to *"Off-haul approx. 35,000 cu. yards"* of soil.

I understand that the county must follow certain criteria for approving the remediation. But if there is any risk or danger to the public or ecosystem, then **safety and health should take priority over financial feasibility.**

Sincerely,



Noriko A. Ragsac
Concerned Citizen

Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
Page 92 of 122

**Attachment D.15: E-mail from Steven M. White, Esq., White & MacDonald, LLP, 07/23/2021,
10 pages**

John Gerbrandt

From: Steven M. White <smwhite@wm-llp.com>
Sent: Friday, July 23, 2021 11:08 AM
To: John Gerbrandt
Cc: Justin.Meek@cityofwatsonville.org; Suzi.Merriam@cityofwatsonville.org; cityclerk@cityofwatsonville.org; citycouncil@cityofwatsonville.org; 'Dale Marcum'; 'BOB CULBERTSON'; 'Holly Heath'; 'Noriko Ragsac'; 'Bruno Kaiser'; 'Ana Castillo'; 'Al De Camara'; 'Carolina Portillo Franco'; 'John Wallace'
Subject: 511 Ohlone Parkway, Watsonville, California
Attachments: Hillcrest Development Peer Review Report.pdf

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Mr. Gerbrandt,

We represent the Sea View Ranch Homeowners Association, which includes both the Casitas and Sea View Ranch communities that border the proposed Hillcrest development. This email is sent in response to your June 25, 2021, letter soliciting community concerns.

The Association has carefully reviewed the environmental and geotechnical reports submitted in relation to the development. Please recognize those reports recommend further studies and analysis before consideration of the development can occur.

In addition, the Association retained a firm of consulting engineers and geologists to examine the proposed development and the reports submitted in support of it, namely Cotton, Shires & Associates ("CSA"). CSA completed the attached peer review report, identifying concerns regarding the proposed development including, but not limited to, the lack of adequate geologic analysis to support the proposed development and the failure to properly evaluate the effect of a seismic event on the proposed pit burying contaminants on site. The CSA report concludes a myriad of additional studies and analysis are warranted before consideration of the proposed development can be accomplished within the standard of care in the industry.

On behalf of the Association, we respectfully request you require the responsible party to complete the analysis and additional studies its own consultants recommend, and consider the additional testing, studies and analysis CSA recommends as part of a complete geological investigation that meets the standard of care in the industry before further consideration of the proposed development.

Thank you,
Steven M. White



Steven M. White, Esq.

1530 The Alameda, Suite 215

San Jose, CA 95126

(408) 345-4000 telephone

(408) 345-4020 facsimile

www.wm-llp.com

This message contains confidential information intended only for the use of the addressee(s) named above and may contain information that is legally privileged. If you are not the addressee, or the person responsible for delivering

it to the addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message immediately thereafter. Thank you.



July 23, 2021
E6291

TO: John Gerbrandt
COUNTY OF SANTA CRUZ HEALTH SERVICES AGENCY
Environmental Health Division
701 Ocean Street, Room 312
Santa Cruz, CA 95060
John.Gerbrandt@santacruzcounty.us

SUBJECT: **Preliminary Geotechnical Peer Review**
RE: Hillcrest Proposed Residential Development
Watsonville, CA

We performed a preliminary geotechnical peer review of the Permit application for the proposed Hillcrest residential development, using the following:

- Geotechnical Evaluation (report), prepared by Miller-Pacific Engineering Group, Inc., dated March 4, 2021; revised June 28, 2021;
- Subdivision Map and Improvement Plans (Civil) for Hillcrest Subdivision, 511 Ohlone Parkway, Watsonville (25 sheets) including: Site Layout and Tentative Map, Grading and Drainage Plans, Utility Plans, Remediation Pit Grading Plan, Stormwater Control Plan, Retaining Wall Profiles, prepared by Ramsey Civil Engineering, Inc., dated June 4, 2021;
- Architectural Plans, prepared by William Kempf Architects, dated June 4, 2021; and
- Landscape Plans, prepared by Michael Arnone and Associates, dated June 7, 2021.

In addition, we have reviewed pertinent reports, aerial photographs and maps from our office files.

DISCUSSION

The applicant proposes to construct a new 144-Lot residential subdivision east of Ohlone Parkway, and south and west of a portion of the Watsonville Slough. We understand that grading associated with the development will be significant, including 46,340 cubic yards of cut, and 52,180 cubic yards of fill. Grading will include the placement

of fill up to approximately 25 feet deep, and construction of retaining walls up to 16 feet in height. We understand that the site contains deleterious debris associated with a previous auto wrecking yard, and contaminated soil associated with the previous usage. The plans reveal that this material is to be excavated and stored in a burial pit on site at the northwest corner of the property, adjacent to the Sea View Ranch property. The plans depict approximately 19,000 cubic yards of contaminated soil to be placed in the burial pit, with retaining walls supporting the downslope side of the fill. The plans show that the upslope end of this fill is to be located on the Sea View Ranch property.

CONCLUSIONS AND RECOMMENDED ACTION

The residential subdivision site is potentially constrained by landsliding, soil creep, liquefaction, elevated groundwater, expansive soils, settlement/consolidation of native soils subjected to surcharge loads, deleterious debris and contaminated soils, and very strong seismic ground shaking. In general, these upland terraces between sloughs are generally suitable for residential development provided that grading and drainage are strictly controlled. Very large and damaging landslides have occurred in these slough areas due to improper fill placement and improper analysis of the slope design. The primary constraints listed above pertain primarily to the areas of proposed surcharge fill, contaminated soil placement, retaining wall construction, and groundwater characterization and its influence on slope stability.

It appears that the Miller-Pacific Engineering Group (MP) performed an 'Evaluation' of the site, which is a typical feasibility-level geotechnical document intended to provide initial input to the developer. This document does not provide the necessary geologic characterization and subsequent geotechnical analyses necessary to support final project layout and design (nor does it offer a peer reviewer sufficient data to evaluate the project design). We are particularly concerned that the slope stability analyses is not supported by detailed engineering geologic data (i.e., geologic map, geologic cross sections, sufficient site-specific subsurface data in the vicinity of the critical retaining walls, laboratory testing and sufficient groundwater evaluations) that provide the necessary background information for the analyses. In fact, the report was not signed by an engineering geologist, and for a project of this scope and geologic sensitivity, it is below the industry standards to not have a Certified Engineering Geologist involved. We provide a list of specific concerns regarding the slope stability analyses and other components of the evaluation at the end of this letter, but the over-riding concerns are the lack of supporting engineering geologic input and no recent subsurface exploration, sampling and laboratory testing in the critical areas of the subdivision (critical as pertaining to the recent development plans). Another concern is the assumed groundwater conditions by MP, and whether they account for the addition of 144 residential units and their landscape watering, as well as the infiltration/settling basins that collect stormwater runoff and direct it into the subsurface.

The entire proposed contaminated soil burial pit has not been critically evaluated with respect to the potential for instability; however, the analyses that have been performed indicate that this pit would be unstable during a seismic event and could be subjected to horizontal earth movements between 4 inches and 12 inches. This movement would be sufficient to expose this contaminated soil to ground cracking, wall cracking, water intrusion, and could enable contaminant mobility. Additionally, proposed fill placement associated with the contamination pit, appears to extend across the property line onto Sea View Ranch property, and an analysis of potential slope stability and settlement impacts of this area does not appear to have been performed.

In our experience, the use of private property for the purpose of burying a relatively large volume of contaminated soil is highly unusual, and very detailed investigations of the geology will be needed; plans for the pit need to be generated and critically reviewed by independent professionals (both geotechnically and environmentally); and instrumentation and monitoring plans need to be generated. These all would need to be critically reviewed by appropriate jurisdictional geotechnical and environmental agencies prior to permit issuance. (For example, a 16-foot wall is proposed to retain the downslope side of the contamination pit, which typically would be designed with a backdrain to limit lateral earth pressures. A typical wall backdrain cannot be included in the design due to the purpose of the pit, which is to contain contaminants).

It is our opinion that the following should be performed prior to approval of the Tentative Map:

1. **Detailed Geologic and Geotechnical Investigation** - The geotechnical consultant, in association with a Certified Engineering Geologist, should perform a detailed design-level investigation of the site utilizing the most updated plans, including, at a minimum, the following items:
 - A. **Site-Specific Subsurface Exploration** - A detailed geotechnical investigation should include site-specific, targeted subsurface exploration in the areas of particular concern (contamination pit, retaining wall sites, deep fill sites). Previous exploration performed by other consultants can be utilized, but should be augmented with the targeted exploration.
 - B. **Laboratory Testing Program** - A laboratory testing program should be performed to obtain critical earth material properties in the targeted areas of concern.
 - C. **Geologic Characterization** - Geologic characterization should be performed by a Certified Engineering Geologist, including generating geologic cross sections that depict all subsurface data gathered from the investigation and prior investigations. The engineering geologic cross

sections should illustrate the subsurface exploration (borings, cpts, trenches), the interpreted geologic units, anticipated groundwater, and the planned cuts and fills and retaining walls.

- D. **Detailed Slope Stability Analyses** – Detailed slope stability analyses should be performed utilizing the current grading and drainage plans, and the results of the targeted exploration and laboratory testing. The analyses should be performed on sections that correspond to the engineering geologic cross sections, so the computer modeled conditions can be compared to the engineering geologic sections.
- E. **Reporting** – A detailed investigation report should be generated that summarizes the result of the Geotechnical Investigation.

The following are selected comments from our review of the MP Geotechnical Evaluation report:

- Additional subsurface exploration is recommended by MP, and CSA agrees, particularly in the areas of fill placement and retaining wall construction;
- Additional laboratory testing should be performed in these areas;
- Geologic characterization should be performed including generating geologic cross sections that depict all subsurface data gathered from the investigation; to provide a basis for these analyzed cross sections, the geotechnical consultant should prepare engineering geologic cross sections that show the subsurface exploration (borings, cpts, trenches), the interpreted geologic units, the groundwater encountered, and the planned cuts and fills and retaining walls;
- Elevated perched and long-term groundwater levels should be anticipated due to subdivision landscaping, and contributions from infiltration ponds. The possible increase in groundwater due to these new sources of water should be modeled, and should be incorporated into the liquefaction and stability analyses;
- Updated slope stability analyses should be performed including the above items;
- Additional slope stability sections should be generated, and analyses performed in the area of the contamination pit, particularly in the area where fill is to be placed on/near the Sea View Ranch property. There has been no attempt to demonstrate that the proposed fill placement in the northwest area of the Hillcrest development will have no adverse impact on Sea View Ranch;
- Slope stability analyses were performed in March 2021, but plans are dated June, 2021. MP should perform updated investigations and analyses based upon the latest grading and drainage plans;
- The geotechnical consultant should reference any and all environmental studies that have been performed at the site, particularly studies that include recommended parameters for encapsulating the contaminated soils. The

- environmental containment recommendations should coincide with the retaining wall recommendations, and sensitivity to earth movements;
- Previous studies of the site documented contaminated fill up to 14 feet deep, yet we have not seen a map that delineates the distribution of fill and fill thickness; This has critical ramifications for grading and retaining wall design and construction;
 - We have seen reference to various professionals that have been involved in prior site investigations; however, none are tabulated in the MP list of references. It is unclear whether MP reviewed and included prior investigation information into their evaluation (for example, they indicate that 58 test pits that were performed by Trinity Source Group, but we do not see these data points on a map, logs of this test pits, nor is there reference to this information in their list of references;
 - The grading plans indicate that 24 inches of contaminated topsoil is to be excavated; however, it is unclear if the debris that is up to 14 feet deep is to be removed;
 - Clays with a very high expansion potential ($PI = 57$) have been documented to depths of at least 10 feet. Shallow foundation recommendations have been provided with 3 feet of over-excavation and replacement with select fill, or 3 feet of lime treatment. The consultant should determine the critical depth where moisture fluctuations are no longer able to produce damaging volume changes to shallow footings. Foundation recommendations should be re-evaluated acknowledging this critical depth, and a discussion of the benefits of various recommended foundation systems and their minimum depth criteria;
 - MP indicates there is no significant impact due to liquefaction, and no mitigation measures are anticipated. We note that the site has granular deposits, which can be susceptible to liquefaction depending on groundwater levels. The groundwater rise due to irrigation infiltration basins should be analyzed, and the liquefaction potential should be re-evaluated based on these results;
 - MP shows predicted settlement on Figure 6. The risk of settlement is judged to be less than significant with mitigation. We note that Figure 6 only addresses fill up to 20 feet in height, but MP states that the civil plans show up to 25 feet of fill. According to Figure 6, 20-foot-thick fill would have 5.2" of consolidation, plus 1.2" to 2.4" of fill settlement, so 6.4" to 7.6" of total settlement. What are the recommendations in the report that mitigate this level of risk for shallow foundations, retaining walls, utilities, and roadways?
 - MP states that the site has experienced previous landslides, yet the landslide risk is considered less than significant with mitigation. To help evaluate the landslide risk, the geotechnical consultant should provide the historical landslide information, such as the landslide locations, when they occurred, the estimated depths of the landslides (if known) and, if the landslides were repaired;
 - MP lists the results of their slope stability analyses, including anticipated seismic deformations that range from 0" to 12". MP says the deformations are expected to occur throughout the site, instead of in one location. The impact is listed as

- “less than significant with mitigation”. The consultant should provide information or data that was relied upon for the expectation that seismic deformations will be distributed throughout the site, instead of occurring across a short distance (such as at a landslide headscarp). The consultant should provide a discussion of the mitigations that will lower the risks that these movements pose to the structures and the utilities (and utility connections to the homes) to acceptable levels;
- Two cross sections were analyzed for slope stability (Section B-B', and the section “MSE Wall”). The native material below the ground surface (and below the existing fill) was labeled “native clay” having a constant $C=3,000$ psf, $\Phi = 0$ for both the static and pseudo static analyses. The thickness of this clay unit varied from +90' thick on B-B' section, to ~65' thick on the MSW section. There is one triaxial strength test taken from within this “native clay” unit, and the sample is listed as a silty sand. The following comments pertain to the slope stability analyses:
 - The geologic materials encountered in the borings below the existing fill are alluvial deposits consisting of interlayered clays, silts and sands. This is geologically consistent with our experience with other projects nearby. The consultant should discuss their reasoning to model the entire unit as a clay.
 - The consultant should provide a discussion about how the shear strength parameters for the static and seismic conditions of the fill (and debris), the native clay, and the dense sand were estimated.
 - It appears that an undrained strength of $C=3,000$ psf, $\Phi=0$ was also used for both the seismic and static stability analysis. The consultant should comment on the reasoning for using undrained strengths for long-term conditions, instead of, effective strength parameters.
 - The undrained strength of $C=3,000$ psf was used to model the clay to a depth of about 90 feet. The consultant should discuss the reasoning for modeling a uniform strength, instead of increasing the strength with depth (either using total strength parameters that include cohesion and friction, or subdividing the one layer into multiple layers with increasing shear strengths with depth).
 - It appears there was a global stability analysis of the MSE wall section, but it does not appear that a local analysis focusing on the wall(s) stability, was performed.
 - Section B-B' shows the clay to be on the order of ~90' thick. The MSE section shows the clay to be ~45' thick, over a deposit of dense sand. Since the maximum depth of the borings and CPT's included in the report was 54.5 feet, the consultant should provide the geologic evidence used for the different clay unit thicknesses, and the occurrence of the dense sand in one cross section, but not in the other.

- On the seismic analysis for the MSE Section (page 124 of the pdf), the critical shear surface appears to flatten from a circular surface to planar near the bottom of the section. The consultant should comment on whether the slope stability geometry model needs to be deepened.
- Sheet C5.0 appears to show grading on the Sea View Ranch property, north of Loma Vista. Fills up to 6' to 8' appear to be proposed, along with a possible wall. Has an agreement been made with Sea View Ranch for this grading, and has this grading been analyzed for possible impacts?
- Sheet C5.0 appears to show grading on the Sea View Ranch property, west of the contaminated fill burial pit. Fills up to 10 feet or more appear to be proposed, along with a wall downslope. Has an agreement been made with Sea View Ranch for this grading, and has this grading been analyzed for possible slope stability impacts? Contamination impacts?
- It appears there are several proposed surface water infiltration areas ("Storm Water Mitigation" Facilities). Has MP analyzed the effect of possible raised groundwater (perched and/or long-term) levels resulting from these proposed facilities on the proposed subdivision (expansive soils, water infiltration into foundation areas, slope stability)?

It is our opinion that prior to Tentative Map approval, a Detailed Geologic and Geotechnical Investigation should be performed, and should be coordinated with detailed environmental geologic studies, to demonstrate that the geologic and geotechnical hazards have been appropriately and thoroughly characterized, and any environmental conclusions and recommendations (such as burying contaminated soils on site) are based upon fully characterized geologic hazards. The coordinated Geologic, Geotechnical and Environmental Geologic studies can then be reviewed by jurisdictional agencies for planning approval of the subdivision in light of the fully characterized geologic hazards.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Sea View Ranch HOA in determining the possible impacts from the proposed Hillcrest development. Our services have been limited to review of the documents previously identified, and a aerial photographic review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.



John M. Wallace
Principal Engineering Geologist
CEG 1923



Dale R. Marcum
Principal Geologic Engineer
PE 65837

JMW:DRM:st

c.c. Justin Meek, AICP
City of Watsonville Principal Planner
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John U. Fry
Project Manager
CDM/Crocker-Fry, Inc.
401 Aptos Creek Road
Aptos, CA 95003

Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
Page **103** of **122**

Attachment D.16: E-mail from Lin Florinda Colavin, volunteer and former board member of Pajaro Valley Loaves and Fishes, City of Santa Cruz resident, 07/23/2021, 1 page

John Gerbrandt

From: Lin Colavin <lincolavin@gmail.com>
Sent: Friday, July 23, 2021 2:46 PM
To: John Gerbrandt
Subject: Concerns regarding approval of Hillcrest Estates permit.

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Mr John Gerbrandt;

I am writing to express grave concerns about the proposed Hillcrest Estates project on land that was a well known junkyard for 60 years. The Pajaronian article of July 9, 2021 by Tony Nunez reports that the developer proposes to bury years of toxic waste in a sealed cement pit at the edge of the project. The project is right on the edge of the Slough. There will be families with children living in the proposed duplexes. How can we assume that this toxicity will not leak out from this pit impacting both the Slough (animals and plants) and the families and people who will be living in these units. In reality, the larger community of Watsonville, will be negatively impacted as well.

Earthquakes are always a risk in Watsonville. In the 1989 earthquake Watsonville was hard hit by that earthquake, parts of the city devastated. **With the proposal of burying toxic waste right near the housing and the Slough, there needs to be a seismic report to identify the stability of the slope before the project is given go ahead.** If the project is given the go ahead now, earthquake concerns will not be addressed.

Please do not give approval to this proposed development before the County Environmental Health report is completed. An Environmental Health report will give all a better sense of the risks involved in this project. If you walk around the slough near this property, you will see that there is already an abandoned development very close to the slough -- this has already impacted the slough.

Watsonville needs more housing, especially affordable housing, (which this project does not appear to be), but not at the risk to the health of the future families who will be living there and the community of Watsonville at large.

Thank you so much for considering my concerns.

Lin Florinda Colavin,
Long time Volunteer and Former Board Member,
Pajaro Valley Loaves and Fishes;
(150 2nd Street , Watsonville, CA 95076)
Home address: 434 Pennsylvania Avenue
Santa Cruz, CA 95062

Response to Comments
Updated Remedial Action Plan
Former Clusters Storage Yard (Proposed Hillcrest Project)
511 Ohlone Parkway, Watsonville, California
Page **105** of **122**

Attachment D.17: E-mail from Silvia Morales, Executive Director, Resource Center for Nonviolence, Santa Cruz, 07/23/2021, 3 pages

John Gerbrandt

From: Silvia Morales <smoralesjd@gmail.com>
Sent: Friday, July 23, 2021 2:49 PM
To: Senator.Laird@senate.ca.gov; John Gerbrandt
Cc: justin.meek@cityofwatsonville.org; cdd@cityofwatsonville.org; Greg Caput; Noriko Ragsac; isadupont14@gmail.com; BOB CULBERTSON; Holly Heath
Subject: Development Agreement Hillcrest Estates Subdivision (Application No. P155)

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John Laird

State Senator, 27th District
Senator.Laird@senate.ca.gov

City of Watsonville Planning Commission

cdd@cityofwatsonville.org

Justin Meek

City of Watsonville Environmental Justice Element Committee
AICP Principal Planner
justin.meek@cityofwatsonville.org

John Gerbrandt

County of Santa Cruz Health Agency /Environmental Division
John.Gerbrandt@santacruzcounty.us

Greg Caput

Santa Cruz County Supervisor, 4th District
greg.caput@santacruzcounty.us

July 23, 2021

Re: Development Agreement Hillcrest Estates Subdivision (Application No. P155)

We appeal to the above named individuals in their respective capacities as well to the Environmental Justice Element to intervene on behalf of the Watsonville community to ensure “the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” as guaranteed by the State of California.

As you know, the Hillcrest Estate Subdivision is classified as a “disadvantaged community” as defined by the California Communities Environmental Health Screening Tool due to the already existing disproportionate impact by, or vulnerable to, environmental pollution. Due to this classification, any attempt to “balance feasibility with risk to public health”, would be a blatant disregard of the safeguards established by the State of California Senate Bill 1000 that ensures through, The Planning for Healthy Communities Act, that cities and counties address environmental justice. This includes reducing exposure to pollutants and providing safe and sanitary housing.

As a next step, we request that the Planning Commission reject the proposed Development Agreement for the Hillcrest Estates Subdivision as it is written due to the following reasons;

-
-
- The project was approved by the Watsonville City Council on July 6, 2021 without adequate public notice; residents received actual notice on July 5, 2021
-

-
-
-
- The project was approved ahead of the Planning Commission's hearing of the County Environmental Health's final report which greatly prejudiced the outcome.
-

-
-
- There are serious and egregious inaccuracies in the current agreement that have the potential of endangering current and future residents that have been previously raised
-

-
-
- The agreement proposes to bury 17,000 cubic yards of lead and naphthalene contaminated soil rather than adhere to the safer action previously required by Santa Cruz County Health Environmental Division as an unnecessary and unacceptable remedy
-

-
-
- The existing plan risks contaminating the Watsonville slough and surrounding wildlife knowing that any type of sediment entering the slough will affect this sensitive protected area
-

-
-
- The agreement is against best practices in the removal of toxic material which raises racial and social equity issues in a disadvantaged community
-

- The agreement poses potential health hazards to the community as per concerns presented by citizens to the city of Watsonville
- and other governmental regulatory agencies. Concerns raised include but may not be limited to: unstable hillside; effect of potential landslides & seismic activity, leakage of toxins, lateral contamination.
-

Our desire is that we work together to address the issues raised to interrupt the longstanding tradition of ignoring the health needs of the disenfranchised and the natural environment in our community.

Please be advised that we are actively bringing awareness of this issue to the general public as well as organizations such as Santa Cruz County Coalition to Overcome Racism (SCCCOR), NAACP Santa Cruz, ACLU Santa Cruz Chapter; Regeneracion Pajaro Valley and others.

No justice, no peace!

Community Support

Silvia Morales JD
Executive Director
Resource Center for Nonviolence

Lisa DuPont, M.S
32 B Vista Verde Circle, Watsonville

Bob Culbertson
Owner 15 La Paz, Watsonville

Noriko Ragsac
14 Paraiso Court, Watsonville

Holly Heath
Casitas Resident, Watsonville

Dorah Rosen Shuey
122 Kirby St, Santa Cruz

Lisa DuPont, M.S
32 B Vista Verde Circle, Watsonville

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Attachment D.18: E-mail from Caroline Portillo Franco and Ester D. Portillo Anderson, City of Watsonville residents, 07/23/2021, 2 pages

John Gerbrandt

From: Carolina Portillo Franco <carolina1109@gmail.com>
Sent: Friday, July 23, 2021 3:20 PM
To: John Gerbrandt
Cc: Mom
Subject: 511 Ohlone Parkway

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear John Gerbrandt:

I'm writing to you on behalf of myself and my mother, Ester. We own a property on La Paz Court. We want to make it clear that we are not against developing the neighboring lot for housing. Some City leaders are trying to say that the Sea View Ranch community doesn't want homes built. That has never been the case. The community has just been asking for responsible building and to take the neighbors livelihood and health into consideration.

We are concerned with extending Loma Vista Road through an established community and thus dividing it. This green area is used by children and families in our Sea View Ranch Casitas community for recreation; we never received the park that the builders/realtors told us would be built for this section of the neighborhood. Just another bait and switch that seems to be a running theme with what is communicated to the Sea View Ranch homeowners.

Unfortunately, the realtor did not disclose that this section of the community would eventually become a road, otherwise we would have NEVER purchased a house here.

More importantly, we are very concerned with the discussion of a pit being created instead of removing toxic soil. Sadly, when this was mentioned to the City Council and the Developer during the City Council meeting, City Council member Lowell Hurst said he'd be concerned too if he lived in the area but since he doesn't, apparently it wasn't a concern for him. Additionally, the developers representative mentioned that there was a possibility of contamination, but in his off-the-cuff answer he stated that it would possibly be a 1,000 years before contamination happened. This extreme estimate and nonchalant answer, made me realize that the developer was not concerned if there was any possibility of contamination to the watershed/environment/people now or at any point in the future.

We are also concerned about the hillside sliding along Paraiso. As mentioned in section 5.11 Slope Instability/Land sliding, this area is prone to landslides. Why would we even risk causing a future slide and possibly contaminating the watershed? Is the City, County, or the developer willing to be financially responsible to all the homes on Paraiso and the neighboring streets should a landslide occur and damage our homes and watershed? Please don't say this is what house insurance is for.

Lastly, we aren't sure if you will be reviewing the roundabout, but the majority of our community opposes this roundabout. With the previous builders (Lisa Lee) we had come to an agreement that a roundabout would not be built and instead a four way stop sign or a modern solar traffic light would be installed. A roundabout encourages speeding and is difficult to navigate for children, senior citizens and those with physical and mental disabilities. Our community is made up of these individuals who utilize the sidewalks along Ohlone Parkway to access shopping centers, parks, schools, bus stops, walking paths, and bike paths.

While roundabouts are touted as being safer for driving traffic in larger metro areas, they are not necessarily safer for foot traffic or smaller communities. Roundabouts disregard the overall safety needs of pedestrians. Bicyclists are also being disregarded, as a roundabout makes it difficult for them to merge with traffic; and having bicyclists use the sidewalks is also dangerous.

The City of Watsonville referenced the roundabout at Clifford in Watsonville as an example of what our community can expect. Clearly, these people don't walk or drive in that area. The roundabout at Clifford is confusing, congested with visual pollution of traffic signage, and is completely unsafe for pedestrians walking.

A four way stop sign or solar traffic light would promote safe walking in the community which I believe is part of the overall goal for Santa Cruz county in their efforts to be more environmentally friendly. It would be a long term investment in the overall livelihood of the community.

We understand there may be pressure to finalize decisions on development since the City of Watsonville Planning Division and City Council have told us that you will be making the final decision on any changes and have basically passed the buck on responsibility, however, we trust that as a County leader you will continue to uplift all communities--especially diverse communities such as Sea View Ranch.... and scrutinize the plans for this development to ensure the health and safety of the community.

We appreciate your time and efforts,

Carolina Portillo Franco

& Ester D. Portillo Anderson

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**Attachment D.19: Follow-up E-mail from Lisa DuPont, City of Watsonville resident, 07/23/2021,
8 pages**

John Gerbrandt

From: Lisa D <lisadupont14@gmail.com>
Sent: Friday, July 23, 2021 3:26 PM
To: John Gerbrandt
Cc: Greg Caput; Noriko Ragsac; Silvia Morales; Bob Culbertson; Dorah; Holly Heath
Subject: Residents' concerns documentation- 511 Ohlone Parkway Watsonville
Attachments: Residents' concerns 511 Ohlone Pky-remedial plan.pdf

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear John Gerbrandt and Supervisor Caput,

Please find attached 7 pages of 33 signatures primarily of residents' adjacent to the proposed Hillcrest Estates (511 Ohlone Parkway) in opposition to the "Updated Remedial Action Plan" that has been submitted to John Gerbrandt, SC County Health Services Agency, Environmental Health Department for review.

CC: Noriko Ragsac
Silvia Morales
Bob Culbertson
Dorah Rosen Shuey
Holly Health

July 21. 2021

County of Santa Cruz Health Services
Environmental Department

Dear John Gerbrandt,

We are not in agreement with the "Updated Remedial Action Plan" to bury toxins located at 511 Ohlone Parkway, Watsonville.

We request you to make the decision that will be the safest for ourselves and for the natural environment- which was the previous recommendation by the County of Santa Cruz, Health Services Environmental Health department- to contain and completely remove the toxic soil.

Furthermore, we believe this mitigation plan goes against state and local efforts toward environmental justice.

Signed

MARILYN L. NEWKIRK

7 LA PAZ COURT

Alex Ramirez

18 Paraiso Ct.

Patricia Montiel

11 Paraiso Ct.

Longino Diaz

11 Paraiso Ct

Kerib Mercedes

[Signature]

11 Paraiso Ct.

8 Valle Vista Ct.

Aiyanda [Signature]

15 Paraiso CT

July 21. 2021

County of Santa Cruz Health Services
Environmental Department

Dear John Gerbrandt,

We are not in agreement with the "Updated Remedial Action Plan" to bury toxins located at 511 Ohlone Parkway, Watsonville.

We request you to make the decision that will be the safest for ourselves and for the natural environment- which was the previous recommendation by the County of Santa Cruz, Health Services Environmental Health department- to contain and completely remove the toxic soil.

Furthermore, we believe this mitigation plan goes against state and local efforts toward environmental justice.

Signed

Ana Maria Pascencia 32 La Paz Ct, Watsonville
Debra St 32 La Paz Ct, Watsonville
Sofia A 32 La Paz Ct, Watsonville
MA 32 La Paz Ct Watsonville
Oscar G Velasco 28 La Paz Ct. Watsonville
Chad 23 La Paz Ct Watsonville
R M 14 PARAIISO CT WAT

July 21. 2021

County of Santa Cruz Health Services
Environmental Department

Dear John Gerbrandt,

We are not in agreement with the "Updated Remedial Action Plan" to bury toxins located at 511 Ohlone Parkway, Watsonville.

We request you to make the decision that will be the safest for ourselves and for the natural environment- which was the previous recommendation by the County of Santa Cruz, Health Services Environmental Health department- to contain and completely remove the toxic soil.

Furthermore, we believe this mitigation plan goes against state and local efforts toward environmental justice.

Signed

Marinelle Victorio 30 Paraiso Ct Watsonville, CA 95076

NELSON CATINDIG 30 PARAIISO CT. WATSONVILLE CA 95076

Morivic Catindig 30 Paraiso Ct.

Maeritta Victorio 30 Paraiso Ct Watsonville CA

Silbiano Cruz 38 Paraiso ct Watsonville CA

Cydney Cruz 38 Paraiso Ct. Watsonville, CA

Darien Cruz 38 Paraiso Ct. Watsonville, CA

July 21. 2021

County of Santa Cruz Health Services
Environmental Department

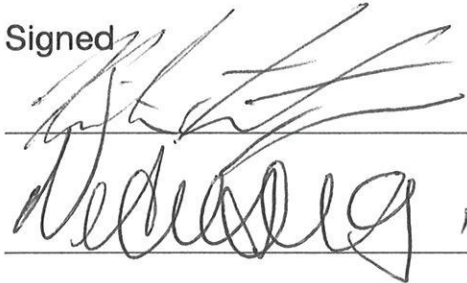
Dear John Gerbrandt,

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We request you to make the decision that will be the safest for ourselves and for the natural environment- which was the previous recommendation by the County of Santa Cruz, Health Services Environmental Health department- to contain and completely remove the toxic soil.

Furthermore, we believe this mitigation plan goes against state and local efforts toward environmental justice.

Signed



Samuel Sessum 330 Seeridge rd Apt 4 95003

21 de Julio, 2021

Condado de Santa Cruz- Servicios de Salubridad Ambiental

Estimado John Gerbrandt,

Nosotros no estamos de acuerdo con el "plan de mitigación" para enterrar las toxinas situados en 511 Ohlone Parkway, Watsonville.

Queremos que Usted haga la decisión mas segura para nosotros y para el ambiente natural(incluyendo el estuario) - cual es la recomendación previa del departamento del Condado de Santa Cruz- Servicios de Salubridad Ambiental- que era contener and completamente llevarse a las toxinas .

Ademas, nosotros creemos que esto (el "plan de mitigación) va contra los esfuerzos del estado de California y local para la justicia ambiental.

Firmados

Ulpiano Aguirre

12 La Paz

Maria Rocha

10 Paraiso ct

Jeremias

10 Paraiso ct

El Norey

18 paraiso ct.

Maria Marguy

26 Paraiso CT

21 de Julio, 2021

Condado de Santa Cruz- Servicios de Salubridad Ambiental

Estimado John Gerbrandt,

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Ademas, nosotros creemos que esto (el "plan de mitigación) va contra los esfuerzos del estado de California y local para la justicia ambiental.

Firmados

Karla Blas 100 Ceja Pr. Watsonville CA

Yunuen Sanchez 213 Alvarado St Watsonville CA

Jesús Rodry 10 Paraiso Ct Watsonville CA 95076

21 de Julio, 2021

Condado de Santa Cruz- Servicios de Salubridad Ambiental

Estimado John Gerbrandt,

Nosotros no estamos de acuerdo con el "plan de mitigación" para enterrar las toxinas situados en 511 Ohlone Parkway, Watsonville.

Queremos que Usted haga la decisión mas segura para nosotros y para el ambiente natural(incluyendo el estuario) - cual es la recomendación previa del departamento del Condado de Santa Cruz- Servicios de Salubridad Ambiental- que era contener and completamente llevarse a las toxinas .

Ademas, nosotros creemos que esto (el "plan de mitigación) va contra los esfuerzos del estado de California y local para la justicia ambiental.

Firmados

Ruben Torres

~~1481~~ 20 La Paz Ct

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**Attachment D.20: Second Follow-up E-mail from Lisa DuPont, City of Watsonville resident,
07/23/2021, 1 page**

John Gerbrandt

From: Lisa D <lisadupont14@gmail.com>
Sent: Friday, July 23, 2021 3:54 PM
To: John Gerbrandt
Subject: Complete Rejection OR Request for 30 Day extension- 511 Ohlone Pky mitigation plan

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.********

Hi John

Please consider a complete rejection of the proposed Development Agreement (Application No. P155) for the Hillcrest Estates Subdivision.

If you do not reject the plan, please submit to your supervisor (as you had mentioned as a potential action) a 30 day extension for additional reviews, evaluations and more public input based on the issues raised by citizens , plus the issues in the report " Hillcrest Development Peer Review Report" submitted to you by Cotton, Shires & Associates July 23, 2021.

Thank you

Lisa DuPont
32B Vista Verde Circle
Watsonville Ca