

**Response to Comments on the 547 Airport Boulevard
Project**

Initial Study/Mitigated Negative Declaration

SCH No. 2020080406

Prepared for:

City of Watsonville
Department of Community Development
250 Main Street
Watsonville, CA 95076

Prepared by:

MIG, Inc.
800 Hearst Ave
Berkeley, CA 94710



October 2020

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The City received one comment letter on the 547 Airport Boulevard Initial Study and Mitigated Negative Declaration (IS/MND) during the 30-day public review period, which ended on September 22, 2020. The commenter is listed below.

- Lowell Hurst, Councilmember, District 3. Former Mayor

The written response to the comments and the comment, is attached. The responses are included first and the comment is included after. The Errata for the Initial Study/Mitigated Negative Declaration follows.

The comment reflects community concern with the project but does not raise a CEQA issue.

P L A N N I N G | D E S I G N | C O M M U N I C A T I O N S | M A N A G E M E N T | T E C H N O L O G Y

800 Hearst Avenue • Berkeley, California 94710 • USA • 510.845.7549 • www.migcom.com

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Dear Councilmember Hurst,

An Environmental Site Assessment (ESA) was performed for the project covering the entire project parcel. A Phase 1 Environmental Site Assessment (or Phase I ESA) is completed to research the current and historical uses of a property as part of a commercial real estate transaction. This involves a review of records, a site inspection, and interviews with owners, occupants, neighbors and local government officials. The intent of the report is to assess if current or historical property uses have impacted the soil or groundwater beneath the property and could pose a threat to the environment and/or human health. A Phase II ESA assesses whether contamination is present through sampling and a laboratory analysis to confirm the presence of hazardous materials; a Phase II ESA may be recommended, if appropriate, based on conclusions of the Phase I report.

The Phase I ESA was prepared for the project site by AEI Consultants on March 18, 2020 (included as Appendix C in the IS/MND). While iron in the soil wasn't specifically measured for this project, there were no findings that the soil could pose a threat to human health. Additionally, the Phase 1 cites a Phase 2 site assessment from 2010 that sampled soils for metals, which did not yield dangerous levels of iron.

Additionally, Mitigation Measures HAZ-1 and HAZ-2 would mitigate any potential impacts from hazards materials to less than significant.

MIG Staff, October 12, 2020.

COMMENT LETTER

547 Airport Boulevard

City of Watsonville, California

October 2020

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8/26/2020

City of Watsonville Mail - 547 Airport Blvd - Notice of Intent.pdf



Justin Meek <justin.meek@cityofwatsonville.org>

547 Airport Blvd - Notice of Intent.pdf

1 message

Lowell Hurst <lowell.hurst@cityofwatsonville.org>

Wed, Aug 26, 2020 at 8:58 AM

To: Matt Huffaker <matt.huffaker@cityofwatsonville.org>


Cc: Suzi Meriam <suzi.meriam@cityofwatsonville.org>, Justin Meek <justin.meek@cityofwatsonville.org>

This will be an interesting project sandwiched between the Colonial Mobile Home Park and light industrial which may include cannabis, wine production, who knows what all, right up to the property line. I would expect they have a very high iron content to the soil.

I think a look at the existing residential house and rear trailers for occupant health and safety would be in order ASAP.

Lowell Hurst
Council Member District 3
Former Mayor
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Watsonville CA. 95076
Office 831-768-3008
Voice mail 831-768-3003

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