

C/D/M



CROCKER-FRY

June 25, 2021

Via e-mail : naragsac@gmail.com

Ms. Noriko Ragsac  
14 Paraiso Court  
Watsonville, California 95076

Re: Hillcrest Estates Housing Project/511 Ohlone Parkway, Watsonville

Dear Ms. Ragsac:

We are writing in reply to your June 18, 2021, email communication to Suzi Merriam, Community Development Director of the City of Watsonville. This reply is concurrently copied to all recipients shown on your June 18 email. We appreciate this opportunity to respond to the concerns you have conveyed to Ms. Merriam.

Background.

The project site was previously used as an auto storage yard. To meet the community's pronounced need for new housing, 144 new homes are now proposed for the site. Together with the City staff, the project developer is absolutely committed to ensuring that any environmental matters attributable to the site's former use as an auto storage yard are fully and soundly addressed as an essential element of the site's transition to housing.

Remediation Plan.

The project developer is undertaken comprehensive environmental remediation plan for the site. The remediation Aslan anticipates and addresses all of the Environmental Division of the Santa Cruz County Health Department requirements and treats all environmental matters that might conceivably bear on the site's suitability for housing.

The remediation plan is based on all-inclusive studies and reports (e.g., a testing and soils analysis, a groundwater testing report, and a remediation action plan) issued by licensed experienced, and qualified environmental and geotechnical engineers. As reflected in the reports remediation plan will deploy state-of-the-art technology supported by "best practices" incorporating the highest professional and scientific standards.

The aforementioned studies and reports are available at the City of Watsonville for your scrutiny (and for that of the public generally) as part of the project application.

Plan Approval by Santa Cruz County Health Services Department.

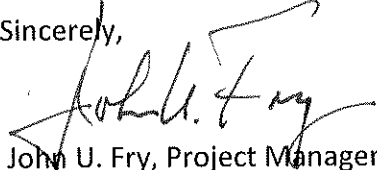
As a condition to granting the project final approval, the City required that the remediation plan was thoroughly reviewed and will be approved by the Environmental Health Division of the Santa Cruz County Health Services Department. This additional requirement should give the public confidence that all environmental matters have been carefully considered and addressed.

Collateral Benefits of the Remediation.

It is worth noting that the benefits of the remediation will transcend Hillcrest Estates to generate significant benefits for the project's neighbors and the community at large. Hillcrest Estates is the catalyst for performing the remediation now. Without the contemplated development, there would be neither a mandate for remediation, nor a plan (or the requisite funding) for remediation. Under the latter scenario, any environmental risks at the site, however minor, would linger indefinitely. But, as an integral part of the Hillcrest Estates project, the project developer stands ready, willing, and able to implement the remediation plan as soon as practical, at the developer's sole expense.

We trust this reply assuages your concerns and confirms to your satisfaction that the project developer, the County, and the City are in alignment with respect to the environmental aspects of the Hillcrest Estates project.

Thank you for your engagement in this process. Your involvement and that of other community members helps ensure that we will always remain responsive to the concerns of the community, which will, in turn, ultimately result in a first-rate project that is a lasting credit to both the developer and the City of Watsonville.

Sincerely,  
  
John U. Fry, Project Manager  
CDM/Crocker-Fry, Inc.,

**cc: Recipient list from Ragsac's 06-18-21 email**

- |                   |  |
|-------------------|--|
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| Suzi Merriam      | <a href="mailto:suzi.merriam@cityofwatsonville.org">suzi.merriam@cityofwatsonville.org</a>           |
| Justin Meek       | <a href="mailto:justin.meek@cityofwatsonville.org">justin.meek@cityofwatsonville.org</a>             |
| City Clerk        | <a href="mailto:cityclerk@watsonville.org">cityclerk@watsonville.org</a>                             |
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C/D/M



CROCKER-FRY

June 29, 2021

Via e-mail: [relb4@cruzio.com](mailto:relb4@cruzio.com)

Donna Bradford, Board President  
Watsonville Wetlands Watch  
P.O. Box 1269  
Freedom, CA 95019

Re: Hillcrest Estates Housing Project/511 Ohlone Parkway, Watsonville

Dear Ms. Bradford:

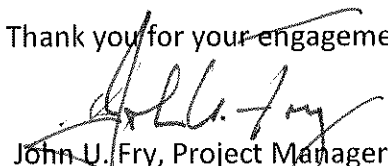
We are writing in reply to your June 18, 2021, correspondence to Justin Meek of the City of Watsonville. We appreciate this opportunity to respond to the concerns you have conveyed to Ms. Meek.

We previously provided you a copy of our June 26, 2021 email to Ms. Noriko Ragsac, addressing many of the points raised in your correspondence to Mr. Meek. As indicated in our June 26 email to Ms. Ragsac, the public file including the complete reports with sampling data, charts and maps for the *Updated Remediation Action Plan, [January 12, 2021]* and the Groundwater Impact Testing Report - Harper & Co., [May 20, 2021] is replete with information responsive to your expressed concerns. As a courtesy to you, we are attaching here for your convenient access the following Executive Summary reference materials prepared by qualified engineers:

- (1) Updated Remediation Action Plan, Executive Summary [39 pgs., January 12, 2021]
- (2) Groundwater Impact Testing Report, Executive Summary [12 pgs., May 20, 2021]

If, after reviewing the above-listed materials, you or your colleagues wish to discuss the materials with us, we would be very pleased to do so either before or after the July 6 City Council meeting.

Thank you for your engagement in this process.

  
John U. Fry, Project Manager  
CDM/Crocker-Fry, Inc.

cc: Bob Culbertson ([bculb@sbcglobal.net](mailto:bculb@sbcglobal.net))  
Suzi Merriam ([suzi.merriam@cityofwatsonville.org](mailto:suzi.merriam@cityofwatsonville.org))  
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