



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Fwd: Response to Renewed Remedial Action Plan (2022), Hillcrest Development, 511 Ohlone Pkwy, Watsonville, Santa Cruz County

1 message

Justin Meek <justin.meek@cityofwatsonville.org>

Fri, Apr 22, 2022 at 3:42 PM

To: Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Cc: Suzi Merriam <suzi.merriam@cityofwatsonville.org>, Deborah Muniz <deborah.muniz@cityofwatsonville.org>, Samantha Zutler <samantha.zutler@cityofwatsonville.org>

Irwin,

Please upload the attached letter from CSCEHD regarding the Renewed RAP (2022).

Justin



Justin Meek, AICP | Principal Planner

.....
City of Watsonville
250 Main Street
Watsonville, CA 95076
p. 831.768.3077

----- Forwarded message -----

From: **Heather Hanna** <Heather.Hanna@santacruzcounty.us>

Date: Fri, Apr 22, 2022 at 3:35 PM

Subject: Response to Renewed Remedial Action Plan (2022), Hillcrest Development, [511 Ohlone Pkwy, Watsonville, Santa Cruz County](#)

To: senator.laird@senate.ca.gov <senator.laird@senate.ca.gov>, [Greg Caput](mailto:Greg.Caput@santacruzcounty.us) <Greg.Caput@santacruzcounty.us>, Greg.Bishop@waterboards.ca.gov <Greg.Bishop@waterboards.ca.gov>, angela.chesnut@sen.ca.gov <angela.chesnut@sen.ca.gov>, [Tony Gregorio](mailto:Tony.Gregorio@santacruzcounty.us) <Tony.Gregorio@santacruzcounty.us>, [Pat Hoban](mailto:pat@weberhayes.com) <pat@weberhayes.com>, [Lanphar, Tom@DTSC](mailto:Tom.Lanphar@dtsc.ca.gov) <Tom.Lanphar@dtsc.ca.gov>, [Justin Meek](mailto:justin.meek@cityofwatsonville.org) <justin.meek@cityofwatsonville.org>, [David Caneer](mailto:david.caneer@cityofwatsonville.org) <david.caneer@cityofwatsonville.org>, (Wat-Planning) [Suzi Merriam](mailto:suzi.merriam@cityofwatsonville.org) <suzi.merriam@cityofwatsonville.org>, [Mitcham, Chad J](mailto:chad_mitcham@fws.gov) <chad_mitcham@fws.gov>, steve.palmisano@cityofwatsonville.org <steve.palmisano@cityofwatsonville.org>, julie.pettijohn@dtsc.ca.gov <julie.pettijohn@dtsc.ca.gov>, [John Gerbrandt](mailto:John.Gerbrandt@santacruzcounty.us) <John.Gerbrandt@santacruzcounty.us>, [Lisa Li](mailto:casunshinerc@gmail.com) <casunshinerc@gmail.com>, john@cdmre.com <john@cdmre.com>

Please see attached response letter for the Renewed Remedial Action Plan (2022) for the Hillcrest Development located at [511 Ohlone Pkwy, Santa Cruz County](#).

Sincerely,

[Heather Hanna, P.G.](#)

Resource Planner, Environmental Cleanup

County of Santa Cruz Health Services Agency - Environmental Health Division

[701 Ocean Street, Suite 312, Santa Cruz, California 95060](#)

Phone: (831) 454-4813 – Cell: (831) 566-5403 - Website: <http://www.scceh.com/>



511OhlonePkwy.2022.04.20.RAPRvwLtr.pdf

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County of Santa Cruz

Health Services Agency ♦ Environmental Health



701 Ocean Street, Room 312, Santa Cruz, CA 95060
(831) 454-2022 TDD/TTY -Call 711 www.sceeh.com
EnvironmentalHealth@santacruzcounty.us

April 22, 2022

California Sunshine Development, LLC
c/o Ms. Lisa Li and Mr. John Frey
444 Airport Boulevard
Watsonville, California 95076
EMAIL: casunshinerc@gmail.com
EMAIL: john@cdmre.com

SUBJECT: *Response to Renewed Remedial Action Plan (2022), Former Clusters Storage Yard (Proposed Hillcrest Development), (GeoTracker Global ID T10000018717), 511 Ohlone Parkway, Watsonville, CA*

Dear Ms. Li and Mr. Frey:

The County of Santa Cruz Environmental Health Division (CSCEHD) has reviewed the following document for the subject site: (1) *Renewed Remedial Action Plan (2022)* (Revised Updated RAP, dated February 18, 2022, revised March 18, 2022, by Weber, Hayes & Associates [WHA]). Thank you for the submittal.

The Revised Updated RAP was modified by WHA pursuant to the CSCEHD letter dated September 16, 2021, which required the RAP to provide (1) adequate design plans for the cap which includes retaining impacted soil via mechanically stabilized earth and an engineered block wall and (2) long-term stewardship requirements based on state guidance for the remedial technologies of metals in soil (DTSC, 2008). It is our understanding the City of Watsonville has reviewed the design plans for the cap included in the Revised Updated RAP and is in the process of approving the plans.

Our agency concurs in principle with the work plan as long as the following conditions are met:

- The Revised Updated RAP included a draft regulatory remedial action agreement, but the agreement did not reference a contingency plan or an Operation and Monitoring (O&M) plan. Therefore, a contingency plan (addressing response actions in the event the cap fails) and an O&M plan is required to be submitted to our agency.
- You are required to notify our agency of any changes to the cap design due to site conditions revealed during construction. Our agency must approve any design modifications that affect the burial of the capped impacted soil prior to field implementation.
- In accordance with Title 23 of the California Code of Regulations, you are required to complete Electronic Submittal of Information (ESI) reporting for all applicable documents and data, including data in Electronic Deliverable Format (EDF), to the SWRCB GeoTracker electronic data

management system. Refer to the GeoTracker web page for electronic reporting requirements at https://www.waterboards.ca.gov/ust/electronic_submittal/index.html.

- Please note as of January 1, 2022, the California Health and Safety Code (HSC) Section 101480 has been updated. In accordance with HSC 101480, 30 days prior to issuing any letter certifying cleanup goals have been achieved and remedial actions have been completed at an environmental cleanup site, a public notice must be issued to the Department of Toxic Substances Control (DTSC), the California Central Coast Regional Water Quality Control Board (CCRWQCB), agencies with authority to issue building permits for land affected by the waste release, owners and occupants of the property impacted by the waste release, and the owners and occupants of all parcels adjacent to the waste release site and posted to the SWRCB's GeoTracker database under the global identification number established for the site, at minimum.

You are responsible for having the following documents submitted to our agency and GeoTracker **ninety (90) days prior to occupancy**: (1) a report detailing the implementation and completion of remedial action; (2) an O&M plan for post-construction site management containing a contingency plan should the cap fail; (3) completed financial assurance documentation for long-term monitoring and maintenance of the cap; and (4) a regulatory oversight agreement with the entity that will be periodically submitting O&M documentation to our agency on behalf of the development's future occupants. The agency approved O&M plan along with the completed financial assurance documentation and an executed regulatory oversight agreement is required to be included in a Land Use Covenant for the site, which must be recorded with the County of Santa Cruz's Recorder's Office prior to occupancy. The copy for our agency should be submitted electronically directly to my email (John.Gerbrandt@santacruzcounty.us).

If you have any comments or questions regarding this letter, you may contact me at the above email address or at (831) 454-2731, 8:00 a.m. to 9:30 a.m., Monday through Friday.

Sincerely,



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

Cc: Senator John Laird, (Senator.Laird@senate.ca.gov)
Supervisor Greg Caput, (greg.caput@santacruzcounty.us)
Mr. Greg Bishop, CCRWQCB (Greg.Bishop@waterboards.ca.gov)
Ms. Angela M. Chesnut, Senator John Larid's Office (angela.chesnut@sen.ca.gov)
Mr. Tony Gregorio, Analyst, Supervisor Caput, County of Santa Cruz
(tony.gregorio@santacruzcounty.us)
Mr. Pat Hoban, WHA (pat@weber-hayes.com)
Mr. Tom Lanphar, DTSC (tom.lanphar@dtsc.ca.gov)
Mr. Justin Meek, City of Watsonville, Building and Planning
(justin.meek@cityofwatsonville.org)
Ms. Suzi Merriam, City of Watsonville, Community Development Department Director
(suzi.merriam@cityofwatsonville.org)
Mr. Chad Mitcham, USFWS (chad_mitcham@fws.gov)
Mr. Steve Palmisano, City of Watsonville, Public Works & Utilities Director
(steve.palmisano@cityofwatsonville.org)
Ms. Julie Pettijohn, DTSC (julie.pettijohn@dtsc.ca.gov)

Reference:

California Department of Toxic Substances Control (DTSC). 2008. *Proven Technologies and Remedies Guidance, Remediation of Metals in Soil*, August 29, 2008, 420 p.
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County of Santa Cruz

Health Services Agency ♦ Environmental Health



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April 22, 2022

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Sincerely,



John B. Gerbrandt, P.G., R.E.H.S.
Professional Geologist
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Santa Cruz, CA 95060

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