

This letter is written on behalf of the neighboring common interest development community, Seaview Ranch, south of the proposed subdivision at 511 Ohlone Parkway (“Hillcrest Estates”), item 11 on this evening’s City Council Agenda. We are the Board of Directors for the nonprofit mutual benefit corporation managing the community, namely Seaview Ranch Properties Home Owners Association, Inc. (“Association”). Please know the Association respectfully requests the City Council postpone or table consideration for approval of the Hillcrest Estates subdivision until analysis of the geotechnical report dated March 4, 2021 (“Geotechnical Report”), can be made by the Association’s geotechnical engineer.

The proposed modifications to the original Hillcrest Estates project include reduction in costs for soil remediation, grading and retaining walls. The Association is concerned these modifications may have an unhealthy effect on the geotechnical stability of the proposed project. Given the acknowledged history of landslides and seismic events in proximity to the project, and the identified risks in the Geotechnical Report,<sup>1</sup> additional analysis of the site is warranted.

The Association has concerns regarding the adequacy of the Slope Stability Analysis in the Geotechnical Report. The Geotechnical Report recommends additional analysis of section where significant fill is proposed.<sup>2</sup>

The Geotechnical Report found evidence of prior landslides on the project site. Our City has been repeatedly damaged by development of residential communities bordering the Slough and resultant landslides. With likely erosion of the northern and eastern slopes,<sup>3</sup> where they project connects to the Slough, a peer review from a consulting geotechnical engineer appears appropriate. The Association would respectfully request the City delay approval to afford time to accomplish such a review.

Finally, the Geotechnical Report did not include an environmental assessment of the site.<sup>4</sup> However, subsurface exploration discovered significant debris.<sup>5</sup> The impact of the debris on stability and support of the soil beneath the proposed project should be carefully examined to avoid damage to the proposed structures. An environmental assessment of the debris beneath the proposed project should be completed.

The Association requests postponement of the hearing to approve the subdivision until additional geotechnical analysis can be performed. Thank you for your consideration of this request.

Very truly yours,

*Holly Heath*

Vice President, Seaview Ranch Home  
Owners Association, Inc.

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<sup>1</sup> Section 5.0 of the Geotechnical Report.

<sup>2</sup> Section 3.1.1 of the Geotechnical Report.

<sup>3</sup> Section 5.11 of the Geotechnical Report.

<sup>4</sup> Section 8.0 of the Geotechnical Report.

<sup>5</sup> Section 4.4 of the Geotechnical Report.



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

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## Noriko's Speech

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**Noriko Ragsac** <naragsac@gmail.com>

Tue, Jul 6, 2021 at 3:05 PM

To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Good Afternoon,  
Attached is the speech I will be presenting at tonight's meeting.  
Thank you for your time and consideration.

All the best,  
Noriko :)

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 **Speech #6.docx**  
15K

July 6, 2021

Good Evening Mayor Dutra, City Council Members and Staff:

My name is Noriko Akiyama Ragsac and I live on Paraiso Court. As I have stated before I am not against the Hillcrest Estates Development.

BUT!!! I am against anyone who tries to deceive the city and the citizens of Watsonville to cut costs that may cause potential exposure to toxic chemicals.

I would like to reference 2 points from an August 2018 Santa Cruz Sentinel article regarding the development:

#1 – Construction will begin in four phases with model homes ready by the end of 2019.

#2 – There are 51,000 cubic yards of contaminated soil to be hauled to a site in Bakersfield.

BUT!!! The development was not completed, and not one tiny grain of soil was hauled away.

In November of 2019 the project's property was listed for sale at 15 million dollars.

Here I am speaking before you 2 years past the timeline.

With another time limit looming, the project has been pushed through the Community Development Department.

Do deadlines **MATTER** more than the health and safety of your very own **constituents**?

The **Updated Remedial Action Plan** proposes to dig a 35-foot-deep L shaped pit on Errington Road that will hold 25,000 cubic yards of contaminated soil. While standing in my backyard (which is about 100 feet away) I can see the slope of the road!

On page 2 of the **Geotechnical Evaluation** it is recommended to perform additional subsurface exploration and laboratory strength testing in the lower portions of the property along the Watsonville Slough. Part of the L shaped pit will be along the slough!

Please do not rush to make a poor decision. More time is needed to read all the reports, ask questions and to be provided with accurate answers.

Thank you for your time.



City Council &lt;citycouncil@cityofwatsonville.org&gt;

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**511 Ohlone Parkway - Major Modification to Major Subdivision - Hillcrest Estates**

1 message

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**Carolina Portillo Franco** <carolina1109@gmail.com>

Tue, Jul 6, 2021 at 2:03 PM

To: citycouncil@cityofwatsonville.org, deborah.muniz@cityofwatsonville.org, mayor@cityofwatsonville.org

Dear Mayor Jimmy Dutra and Members of Watsonville City Council:

RE: HILLCREST RESIDENTIAL SUBDIVISION

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. However, we continue to have concerns with dividing the peaceful community by extending Loma Vista Road and destroying the peacefulness of our little community. This area is used by the children and families in the area for recreational use. 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. 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 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.

Additionally, we are extremely concerned with burying contaminated soil on-site. While this may be cost savings for the developer and possibly reduce timelines and other obstacles, we hope the City Council is not considering approving this option. The City of Watsonville has been celebrated for being a leader in being "Green" and this action would be opposite of that. By leaving the contaminated soil on-site and burying it, it would send a clear message that the City leaders do not care about the environment, the health of what's left of the wildlife that resides here and the children and families that call Watsonville "home".

We urge you to have the developers properly remove the contaminated soil away from homes and watersheds and to have further soil samples taken etc. I understand there may be pressure to finalize decisions on this, but we hope that as a City Leader you will continue to uplift all communities--especially diverse communities such as Sea View Ranch....

We appreciate your time and efforts,

Carolina Portillo Franco

&amp; Ester D. Portillo Anderson



City Council &lt;citycouncil@cityofwatsonville.org&gt;

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**PUBLIC COMMENT 11.A**

1 message

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**Jovita Quezada** <qjovita3@gmail.com>  
To: citycouncil@cityofwatsonville.org

Mon, Jul 5, 2021 at 7:47 PM

**PUBLIC HEARINGS, ORDINANCES, & APPEALS**

To Mayor Dutra, City Councils and Staff

I'm writing you in regard to the City of Watsonville Notice of Filing I received postmarked June 9, 2021. If they destroy the gathering place on Paraiso and Del Rio Courts it will cost more to expand Loma Vista Drive going up the slope. It will impact my son and his family since his town home will be on the edge of the street. It was poor planning not to have Errington Road the proper width before building homes next to the road. There is a future existing road with a big sign on Lighthouse Street to connect to Errington Road.

Also, I understand they're planning on putting a round-about on Loma Vista Drive and Ohlone Parkway which will be close to Landmark's School. My grandson who is three years old was diagnosed with Autism last fall and is very active and I'm afraid he'll dart out on the street especially when people drive fast on the round-about.

I noticed the list of chemicals on the contaminated soil. It is very alarming to find out what each chemical can do not only to the Wetland Sough but also to the health of the residents. I've recently found out my classmates and their family who lived at Pine and Locust Street (1965-1975) were afflicted by cancers and other illnesses by chemicals milled to fine dust produced at 135 Walker Street (1908-1950) according to the Santa Cruz Sentinel dated February 16, 2003. I'm very concerned that the moving of contaminated soil from the Cluster's Cars Junkyard may have a similar affect to the surrounding area.

Sincerely,  
Jovita Quezada  
6 Paraiso Court