



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

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## 12B Development Agreement for Hillcrest Estates

1 message

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

Sun, Apr 24, 2022 at 1:50 PM

### 12B PUBLIC COMMENT

To Mayor Parker, City Council and Staff,

On Easter Sunday I was enjoying my grandchildren Easter Egg Hunt on the Seaview Ranch Casitas community lawn when I noticed a sign that was tilted on a bush (I understand it was put on Good Friday). If they put a road on the community lawn there's will be no more community gathering for the La Casitas residence since there's no playground.

I noticed the list of chemicals on the contaminated soil. It's very alarming what the chemical can do to the Wetland Slough and the residences surrounding the Cluster's Car Junkyard if they bury the contaminated soil in a pit with a cement cap along the fence. I'm very concerned that if there's a earthquake it can crack or damage the cement cap which will affect the Wetland Slough and the surrounding residences. According to Volcano Discovery in the past earthquakes in CA, USA: January 1 - April 22, 2022.

- \*12 quakes about magnitude 4
- \*156 quakes between magnitude 3 and 4
- \*1019 quakes between magnitude 2 and 3
- \*12868 quakes below magnitude 2 that people normally don't feel

Thank you,  
Jovita Quezada  
6 Paraiso Court



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

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**City Council Meeting - 04/26/2022 - Agenda Item 12.b**

1 message

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

Mon, Apr 25, 2022 at 3:08 PM

To: cityclerk@cityofwatsonville.org

Cc: citycouncil@cityofwatsonville.org, BOB CULBERTSON &lt;bculb@sbcglobal.net&gt;, Lisa D &lt;lisadupont14@gmail.com&gt;

Good Afternoon,

Attached are 93 signatures from community members and the SeaView Ranch Casita's residents.

Please consider taking more time to understand the dangerous impacts that the Hillcrest Estates development agreement will have for our neighborhood.

Especially to bury toxic soil in a 35 foot deep pit that was not properly designed for potential collapse into the slough and my backyard.

Respectfully,

Noriko Ragsac

**Signatures for Letter-4.25.2022.pdf**

518K

April 22, 2022

**Protect Watsonville from Toxic Poisons!**

To the City Council of Watsonville,

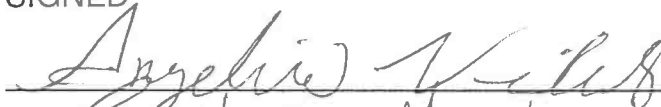
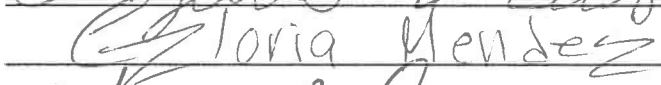
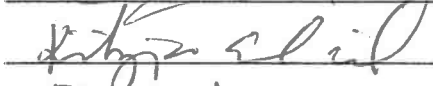
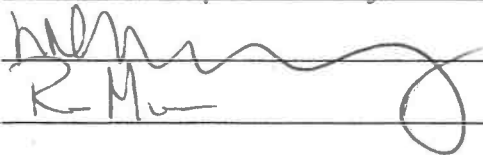
We want you to take action.

We insist that the developer of : 511 Ohlone Parkway ( the proposed Hillcrest Estates subdivision ) haul the 2 feet of identified toxic soil away.

*This toxic soil has been identified over the 11- acre site of the site of future housing. The current plan- to remove only six inches off the top away to a landfill and to bury 17,999 cubic yards on site does NOT solve the danger to health!*

We want more housing in Watsonville and yet we insist on safe living conditions for our city and our wetlands.

SIGNED

	139 E Riverside DR
	133 Sonoma St.
	53 La Jolla St.
Edgar Ayala	200 Ross Ave APT 7
Valer Vasquez	180 Hudson Landing Rd
Florina Hernandez	180 Hudson Landing Rd
Lucia Harris	22 Pariso CT WAT. CA.
Elena Cabada	28 Pima St. Wet. CA
Leticia Zavan	111 Meidl Ave., Wats
	451 W. Wether Dr WAT
R. Mu	14 PARISO CT WAT.

April 22, 2022

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SIGNED

Roberto R. Vargas  
Ashley Bridges 65 Villa St, Watsonville.  
Miriam Jacobs 12 LA PAZ Ct WATSONVILLE  
Bibiana Silva 111 Hathaway ave wats.

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SIGNED

Marcus Echem 16 Valle Vista Ct

Armando Pae 15 paradise Ct

[Signature] 8 Valle Vista Ct

Maria and Jose Gudino 15 Via del Rey

Xavier Moore 11 via del rey ct Watsonville CA,

[Signature] 7 Via Del Rey Ct.

[Signature] 3 Via Del Rey Ct.

[Signature] 66 del rio Ct.

[Signature] 58 Del Rio Ct

[Signature] 59 Del Rio Ct

[Signature] 54 Del Rio Ct.

April 22, 2022

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SIGNED

Margaret Velasco 28 La Paz Ct Watsonville CA  
[Signature] 03 La Paz Ct. Watsonville CA  
[Signature] 19 LA PAZ CT. WATSONVILLE CA  
Gillia Scott 15 La Paz Ct Watsonville, CA 95076  
[Signature] 7 La Paz Ct. Watsonville CA  
[Signature] 3 La Paz Ct Watsonville, CA  
Condissa Jones 3 La Paz Ct Watsonville, CA 95076  
Marivic Linares 30 Paraiso Court Watsonville CA  
Nathan Becerra 6 Paraiso Ct Watsonville CA 95076  
[Signature] 7 Paraiso Ct Watsonville, CA 95076  
Rosa Ortiz 15 Paraiso Ct Watsonville, CA 95076

April 22, 2022

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SIGNED

Mariela Lara	110 Kearney St. Watsonville
Yudith Villagrana	110 Kearney St.
Jana Kutzan	118 Logan St. Watsonville
Jazmyne Brown	222 Berry Knoll Ct
Ashley Jimenez	427 Carmel St
Amoibe Garcia	12 A Miller
Christian Sanchez	2 porte drive
Nancy Butt	40 Peckham Rd
Kyle Butt	40 Peckham Rd
Guadalupe Rodriguez	140 Pajaros Cor Freedom.
Russell Perdomo	146 Pajaros Cir Freedom

22 de Abril, 2022

Al Ayuntamiento de Watsonville ( *Watsonville City Council* )

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:

Efrén González 605 TUTTLE AV APT # 1  
Ana Hernández PO Box 2842 Santacruz - CA 950  
Carly Mary Sanchez 629 Main St #130 Wat. CA 95070  
Leonardo Reyes 604 Rodrigues  
Eblia alba 238 Lewis Rd Wat  
Lucho alba 238 Lewis Rd Wat  
Angelina mendoza  
NOEMI CASAS 115 Browns Valley Rd  
Melissa Renteria 131 Montebello Ct.  
Kristal Vargas 434 2nd st.  
Teresa Vazquez



April 22, 2022

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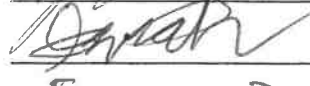
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SIGNED

	
Maria Perez	3257 Airport Blvd
Travis Walker	445 Main St. apt 301
Jessica Carrasco	445 Main St. apt 301
Wanda Alonzo	141 Ames Rd
Arth Martinez	71 Winding Way
Jennifer Flores	71 Winding Way
	280 Pennsylvania Dr.
	340 Jefferson St.
Fernanda Jordan	734 Cypress St.
Taylor Simpson	43 Fletcher Ct.

April 22, 2022

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Jose Gomez 23 Del Rio Ct

Lidia Silva 19 del Rio Ct

Longino Nieves 11 Paraiso Ct.

Kevin Nieves 11 Paraiso Ct.

Yonatan Nieves 11 Paraiso Ct.

Paulina Hernandez 11 Paraiso Ct.

Jesus Ramirez 18 Paraiso

Silviano Cruz 38 Paraiso Ct

12 Valle Vista Ct.

Monya Fernandez 12 Valle Vista Ct

NORIKO RABAL 14 PARADISO COURT

Wm A. Rio

22 de Abril, 2022

Al Ayuntamiento de Watsonville ( *Watsonville City Council* )

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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:

Silvia Vazquez 118 College Rd

Florencia Luengos 1701 E lake Ave

Ines Morales 38 white st Apt c

Israel Miranda 10 brooklyn st

Aurora Lopez 10 brooklyn st

Ramona 231 Mendocino ave

Cesar Gonzalez 41 41

Zaira Celis

Guadalupe A 27 Kilburn st A D

June Aguirre 12 la paz ct.

22 de Abril, 2022

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Firmados:

*Maria Rocha 10 Paraiso Court*

*Luis Angel Rocha 10 Paraiso Court*

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City Council <citycouncil@cityofwatsonville.org>

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## Santa Cruz Sentinel Article on Hillcrest Estates

1 message

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

Mon, Apr 25, 2022 at 8:53 PM

To: cityclerk@cityofwatsonville.org

Cc: citycouncil@cityofwatsonville.org, BOB CULBERTSON <bculb@sbcglobal.net>, Lisa D <lisadupont14@gmail.com>

Good Evening,  
Attached is an article for your review.  
Tomorrow we will discuss the city's significant liability.

cc: Legal File



**Watsonville\_ Hillcrest Estate residents could be liable for soil contamination issues – Santa Cruz**

**Sentinel.pdf**

1982K

NEWS > ENVIRONMENT

# Watsonville: Hillcrest Estate residents could be liable for soil contamination issues

City Council to vote on a “development agreement” during a Tuesday meeting



Hillcrest estate homes are shown in a video rendering. (Hillcrest Estate Rendering)

By **HANNAH HAGEMANN** | [hhagemann@santacruzsentinel.com](mailto:hhagemann@santacruzsentinel.com) |

Santa Cruz Sentinel

PUBLISHED: April 25, 2022 at 5:06 p.m. | UPDATED: April 25, 2022 at 5:21 p.m.



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WATSONVILLE – The Watsonville City Council could [approve a development agreement at its Tuesday meeting](#) that would make future residents of a 144-unit housing project – dubbed Hillcrest Estates – financially responsible to maintain and improve a pit of contaminated soil, a move environmentalists are calling precedent setting.

The 11-acre site – previously known as Sunshine Vista – neighbors the community of Sea View Ranch as well as the Watsonville Slough and wetlands. Prior to being slated for development, the property was a junkyard. Sixty years of auto-wrecking activities likely triggered high levels of lead, arsenic, hexavalent chromium, nickel and petroleum hydrocarbons in soils.

Levels of lead – a known human carcinogen – have been found at concentrations up to 5,400 parts per million, according to a 2021 Webber Hayes & Associates report — a consultant retained by the developer, Hillcrest Estates, L.L.C. That’s more than 160 times higher than a San Francisco Bay Regional Water Quality Control Board soil screening level, established to assess long-term risks to human health.

Motor oil levels, or total petroleum hydrocarbons, were found at 97,000 ppm, well beyond the state’s 100 ppm screening threshold. Other metals such as nickel and cadmium have also been found at levels exceeding state board levels.

Developers plan to bury some 20,000 tons of contaminated soil on site. The group argues that by excavating and moving contaminated soil to the edge of the property, where they would bury it in a 35 foot deep pit sealed with clean soil and a concrete cap, they’d protect residents and surrounding waterways from toxic impacts. But environmentalists and community members are voicing concerns.

“They’re basically going to build a toxic waste dump on site,” said Jane Williams, director of California Communities Against Toxics who’s familiar with the project.

If the structure fails, future homeowners could be liable to fix it and potentially pay a high price to clean up contaminated soil. They would also be responsible for regularly paying for maintenance of such a structure if the city council votes to approve the development agreement.

“This is a bold move, by the developers and the County of Santa Cruz,” Williams said. “You really think a homeowner is going to understand that they are signing up for potentially millions in liability when they’re buying their house? That 20, 30 years down the road when a retaining wall fails and there’s lead and cadmium all over the neighborhood, they’re liable?”



Former site project manager John Fry, of CDM Crocker Fry likened the covenant to a guarantor on a car loan, or a sewer system that is maintained by a homeowners association. Fry said he left the project three months ago due to “ownership concerns.”

“The city is putting in the sewer but they say, ‘We’ll inspect it but we don’t want to maintain it, and by the way homeowners you’re going to have to fix it if something goes wrong, we don’t want to do it,’ ” Fry said.

City of Watsonville Community Development Director Suzi Merriam explained that if the development agreement is passed by the city council, the future Hillcrest Estates Homeowners Association would be financially responsible for “maintaining all improvements to the development, including the remediation pit and retaining walls.” When a future buyer purchases a property in the development such a covenant will be recorded as a deed restriction, Merriam wrote in an email.

Resident Bob Culbertson owns a property adjacent to Hillcrest estates and is worried about the developer’s plan to leave most of the contaminated soil on site, rather than haul it away to landfills.

“We need houses – I’m not against a subdivision,” Culbertson said. “City council likes to say you’re some kind of tree hugger who doesn’t want new houses – no. It’s the toxic metals from the junkyard that they haven’t cleaned up appropriately.”

Another neighbor, Lisa DuPont wrote in an email to the Sentinel, “I think the city council is grossly underestimating the health risks associated with this plan.”

The Santa Cruz County Department of Environmental Health did not respond to requests for comment before print deadline.

## IF YOU GO

What: Watsonville City Council Meeting

When: Tuesday, 4 p.m.

Where: City Council Chambers, 275 Main Street, Watsonville. Also streamed online at <https://cityofwatsonville.org/>.

At-issue: A 144-unit housing project, Hillcrest Estates



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Tags: **Newsletter**



## Hannah Hagemann

Hannah Hagemann covers environment, water, wildfire impacts and all things south county for the Santa Cruz Sentinel. Hagemann has a master's in science journalism from UC Santa Cruz and recently earned her Type II Wildland Firefighting certification. She lives with her fiancé and cat in Felton.

hhagemann@santacruzsentinel.com

 Follow Hannah Hagemann [@hannah\\_hagemann](https://twitter.com/hannah_hagemann)

## Join the Conversation

We invite you to use our commenting platform to engage in insightful conversations about issues in our community. We reserve the right at all times to remove any information or materials that are unlawful, threatening, abusive, libelous, defamatory, obscene, vulgar, pornographic, profane, indecent or otherwise objectionable to us, and to disclose any information necessary to satisfy the law, regulation, or government request. We might permanently block any user who abuses these conditions.





City Council <citycouncil@cityofwatsonville.org>

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## Development Agreement for Hillcrest Estates

1 message

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**Donna Bradford** <relb4@cruzio.com>  
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Tue, Apr 26, 2022 at 3:45 AM

Dear Mayor and Council Members,  
In regards to the April 26, 2022 Agenda Item 12.b - Development Agreement for Hillcrest Estates, I submit on behalf of Watsonville Wetlands Watch the attached letter of comments on Appendix G included in the staff report.

Sincerely,  
Donna Bradford, President  
Board of Directors  
Watsonville Wetlands Watch

831.254-0614

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 **Hillcrest Estates Ltr t Council 4-25-22-2.docx**  
83K



# Watsonville Wetlands Watch

P.O. Box 1239 • Freedom, CA 95019

[www.watsonvillewetlandswatch.org](http://www.watsonvillewetlandswatch.org)

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

April 25, 2022

Mayor Parker and Members of the City Council  
City of Watsonville  
250 Main Street  
Watsonville, CA 95076

## **SUBJECT: April 26, 2022 Agenda Item 12.b - Hillcrest Estates Project**

Dear Mayor and Council Members,

As a steward of Watsonville Slough which adjoins the site of the Hillcrest Estates Project, Watsonville Wetlands Watch believes the project should be approved in a manner that ensures the contaminated soils proposed to be buried at the project site will not contaminate the slough over the long-term.

Our Board members have reviewed Appendix G to the staff report, titled “*Model Land Use Covenant Template (deed restriction) Financial Assurance Details, and Soil Management Plan*”. We have the following concerns regarding the content of this part of the staff report.

- No actual deed restriction has been prepared for the properties encumbered by the burial pit for contaminated soils. Rather, Appendix G only provides a sample deed restriction that was used as a template for another project in Santa Cruz (city).
- No document providing financial assurances for long-term monitoring (or emergency remediation) has been provided. Rather, a guide on how to establish such financial assurances, authored by the State's Department of Toxic Substances Control, is included in this Appendix.
- No Remedial Action Agreement with the County has been established to guide future actions in case toxic discharges from the burial pit are discovered in the future. Rather, a 2-1/2 page letter from County of Santa Cruz Environmental Health, regarding another project in Santa Cruz (city), is provided to prescribe how an Agreement of this type should be prepared.
- Most surprisingly, there is no long-term "soil management plan" or monitoring plan even though the term "soil management plan" is included in the title of Appendix G.

The omission of these preceding four (4) important documents, specific to the Hillcrest Estate Project, misleads the public into a false confidence that long-term maintenance and monitoring of the burial pit will be done in an effective manner that protects the important natural resource of Watsonville Slough and protects the public living near the project site.

Documents addressing the four bullet points above should be prepared specifically for the project and made available for public review prior to approval of a Development Agreement by the Council. We

Agenda Item 12.b - Hillcrest Estates  
April 25, 2022  
Page 2

hope that you, as stewards of the public health and welfare of the City, agree. In addition, the project developer should be willing to prepare these documents prior to your approval of the Agreement as a sign of transparency and good faith to surrounding neighbors and the public at-large.

Thank you for your consideration of these comments.

Sincerely,

*Donna Bradford*

Donna Bradford, President  
Board of Directors  
Watsonville Wetlands Watch

cc: Suzi Merriam, Community Development Director