



# 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”

June 18, 2021

Justin Meek, Zoning Administrator  
Community Development Department  
City of Watsonville  
250 Main Street  
Watsonville, CA 95076

## **SUBJECT: Sunshine Vista/Hillcrest Estates Project**

Dear Mr. Meek,

We have recently become aware of a proposed Subdivision Permit Amendment and Addendum to the Environmental Impact Report (EIR) for the Sunshine Vista/Hillcrest Estates project near Ohlone Parkway. We did not receive notice of this proposed Amendment, but have been made aware of it from a neighbor to the project. As a party who has expressed interest in this project and other related wetland projects and who is also a neighboring landowner, we are not sure why a formal notice of this public comment period for this process was not provided to our organization. We would request than all further public notifications for this project be sent to us.

We are concerned by the listed modifications to the grading plan and hazardous materials remediation plan that would include burial of significant quantities of contaminated soil on site, which is a significant change from the original plan to off-haul this material. We have not had the opportunity to review the specifics of this plan as they have not been provided to us as of yet. However, from what we understand presently, we feel the proposed change is unacceptable and have strong concerns that this could result in long-term environmental contamination to the wildlife and waters of Watsonville Slough System as well as the neighboring community. This appears to us to be well outside of acceptable environmental standards and goals within Santa Cruz County. We understand that burial of contaminated soil is not allowable at the Santa Cruz County landfill and is not legally permissible in an area designated for residential uses. Our organization is very concerned that a proposal to bury contaminated soils is even being considered for an area proximate and so central to the slough system and City. We hope that the City will not accept this proposal in consideration of its potential long-term impact on environmental quality of adjacent Watsonville Slough and community health.

In addition, we have the following questions:

1. What is the basis for determining that there will be no leaching into the surrounding water bodies? What studies have been performed to support this finding? What level of short and long-term monitoring is proposed to ensure that there will be no environmental

contamination? What would be the proposed remedial actions in the case that environmental contamination were to occur? What are the planned procedural steps to adopt this change? How have the Regional Water Quality Control Board and Santa Cruz County Environmental Health Service and all other responsible government agencies been notified of this potential change and what has been their response?

2. At minimum, the proposal has the potential to generate new impacts that were not discussed in the EIR for the project. Therefore, an EIR Addendum is not appropriate. What is the City's timeline for preparing a Supplemental EIR to analyze new impacts and release it for public review?

For responses, you can reach me at (831) 254-0614. Once we have an opportunity to review the proposed updated soils remediation plan, we may have further comments. Thank you for your consideration of these preliminary comments and your future responses to our questions.

Sincerely,

*Donna Bradford*

Donna Bradford, President  
Board of Directors  
Watsonville Wetlands Watch

cc: Suzi Merriam, Community Development Director

WWW/Plng & Conserv Comm/Hillcrest Estates Ltr 6-18-21/db/kct

# COW Notice of Filing - 511 Ohlone Parkway

External

Inbox



**Noriko Ragsac**

2:19 PM (26  
minutes ago)

to me, BOB, Matt, Justin, Francisco, rebecca.garcia, eduardo.montesino, cityclerk, aurelio.gonzalez, jimmy.dutra, lowell.hurst, ari.parker, relb4, kimt

Good Afternoon Suzi,

This email is my submission in writing to comments on the notice I received postmarked 06/09/2021.

Bob Culbertson and I reviewed the documents you provided us this morning at your office.

There are concerns regarding the "pit" that will be installed right along the backyard of the Paraiso Court town homes for the burial of the less hazardous contaminated soil.

There is a slope behind the backyard that may be destabilized by the excavation.

We are also in the San Andreas fault region and I'm sure an earthquake will cause major cracks and damage to the "pit".

Bob has a copy of the Development Agreement from you and he will be reviewing it over the next few days.

In our meeting you mentioned the EIR report will be brought up at the Council Meeting on July 6th.

My goal is to notify the Seaview Ranch Casita's neighbors on the plan to dig a massive "pit".

Communication, Transparency and Teamwork is what I hope to achieve from our city leaders throughout the construction process of the Hillcrest Estates.

Best Regards,

Noriko Ragsac

14 Paraiso Court