

GROWTH AND CONSERVATION STRATEGY

The Watsonville General Plan, adopted in 1969, set a goal for the city to expand as a compact, unified city and maintain a clear definition between rural and urban uses. *Watsonville 2005* continues the commitment to compact development, maintenance of a clear definition between rural and urban uses, and preservation of agriculture. It establishes a clear boundary between urban and rural uses.

In the 1980s, Watsonville became more compact as it continued to infill vacant land and as it increased the allowable density of development. For example, 1,372 multiple unit dwellings (apartments, condominiums, townhouses) were added to the city during the decade without expanding the city's boundary. The number of people per square mile in Watsonville increased from 4,204 in 1980 to 5,253 in 1990. Watsonville was able to accomplish compact development because it permitted building density much higher than permitted in other cities in Santa Cruz County. The City was able to efficiently deliver urban services because development was not permitted to sprawl over the countryside.

The City of Watsonville and the surrounding Pajaro Valley are in a period of growth and diversification. Population growth within the urban limit line is expected to average about 1.8 percent per year between 1992 and 2005. The growth projected for Watsonville is considerably slower than the population growth rate for the State of California during the 1980s - 2.3 percent per year - and the population growth rate of Watsonville during the 1980s - 2.8 percent per year. Projected growth is related to natural increase, in-migration, sustained agricultural activity, and a housing cost advantage relative to other portions of Santa Cruz County. Future diversification of the economic base is related to the increased variety of employment opportunities and businesses making up the city's local economy.

It is vital that the future expansion of the city be anticipated and planned for by managing the natural and built environment wisely. While compact growth is a positive trend relative to the preservation of agricultural land, there are limits to the ability of the city to increase its population density. For example, there is a limited capacity of the street network to absorb more traffic without necessitating major roadway improvements that have prohibitive costs, and there are limits to the availability of land for parks and schools. Another example of the limits to increases in population density is the desire to preserve the community character that distinguishes Watsonville from other areas.

The importance of achieving the General Plan goals within the urban limit line should be underscored. Watsonville should make the most of its opportunity to expand city boundaries to the urban limit line in order to satisfy the needs of its population because approval of unlimited expansion is unlikely.

The basis for the growth and conservation strategy follows:

- Continue to serve the needs of the existing and future population. These needs include:
 - a balance of land uses to satisfy the need for affordable housing, employment, and recreation
 - a supply of jobs in Watsonville that is sufficient to provide a living wage and that reduce the need to commute elsewhere for employment
 - elimination of the housing affordability gap
 - a sound financial foundation for the city.
- All urban development should take place under the City's jurisdiction. The City is best suited to provide urban services.
- Infill development, where feasible, can only meet a portion of the needs of the population.
- Expand the Sphere of Influence. Additional land outside the City limits will be needed to accommodate growth through 2005.

- Continue a compact development pattern in new annexed areas. The density and intensity of development within these new areas will equal or exceed that within the existing city. In that way, negative impacts on the environment and agricultural lands can be minimized while the housing, job, service, and recreation needs of the current and future population are accommodated.
- Link urban development within the expansion areas to the City's Capital Improvement Program and Public Services Budget to ensure that new development is economically feasible. New development shall "pay its own way." Development shall follow a logical outward sequence.
- Encourage the continuation of agriculture in the Pajaro Valley by providing for dense, compact, orderly development that minimizes impact on agricultural lands, while providing affordable housing and living wage employment for agricultural worker families and suitable areas for agricultural support businesses.
- Establish an urban limit line to provide clear separation between urban and agricultural uses.
- Intensify existing areas which are rezoned for a higher density to the maximum extent feasible.

PLANNING BOUNDARIES

Several boundary lines and a buffer area define the framework for separating urban and rural land uses. The first is the Watsonville Planning Area boundary line, which defines the outermost boundary for planning and encompasses land intended to remain in rural use as well as land intended for urban use. The second is the urban limit line which lies within the Planning Area boundary, and defines the area intended for urban use. The third boundary is the Sphere of Influence boundary, which delineates land eligible for annexation to the City of Watsonville. Land within the Sphere of Influence is intended for urban use.

The buffer area is a band of open space which separates urban land uses within the urban limit line from rural land uses beyond the urban limit line. The buffer area, called the greenbelt, is intended to: ensure compatibility of urban and rural uses, protect natural resources, define urban form, provide for recreation, and enhance the beauty of the city.

The City has three goals and six policies for maintaining its compact pattern of development and separation of urban from rural uses (listed at the end of the chapter).



Photo: Courtesy of the Register-Pajaronian

Farmworkers at harvest.

WATSONVILLE PLANNING AREA

The Watsonville Planning Area boundary, shown in Figure 3-1, encompasses land related to Watsonville's historical character and agricultural economy. Watsonville has served as the hub of agricultural support industries for the Pajaro Valley and plans to continue this role. The City of Watsonville is the center of commercial activity and provider of urban services not only for residents of the city, but also for the roughly 20,600 people outside of the city who live in the unincorporated part of the Planning Area. These people use Watsonville's roads, urban services, and commercial and industrial facilities. Watsonville and the surrounding area have become culturally linked over the years and will continue to be culturally linked as the city evolves into a center for its majority Hispanic population.

The City of Watsonville recognizes that the agricultural lands surrounding its urban limit line are important because these lands are the agricultural setting from which the city derives its identity and a vital part of its local economy. The lands of the Pajaro Valley which surround Watsonville define the city as a distinct place, separated from other urban areas by ample open space. The City is committed to the preservation of agriculture in the Pajaro Valley and thus supports the County's policies to promote agriculture on land beyond the city's urban limit line and outside of the city's special study area.

Part of the Planning Area is intended to remain rural and part is intended for urbanization. Land within the City limits is under City jurisdiction, while land outside of the City limits is under County jurisdiction. The boundary of the Planning Area was selected to encourage the County to consult the City relative to land use decisions being made in areas near the City's jurisdiction. The City supports the preservation of agricultural lands outside of city's special study areas, on land between the urban limit line and the Planning Area boundary, and beyond. Decisions about a variety of uses in this area (e.g. the County Landfill, the County Fairgrounds, Pinto lake, Kelly Lake, Drew lake, etc.) could have an impact on the city in the future. In addition, the County has already allowed urbanization beyond the city that impacts the city's planning. The City does not in any way support the expansion of these urban pockets.

The City desires to have the ability to comment on all proposed land use decisions affecting the Planning Area, including those uses mentioned previously.

The Watsonville Planning Area consists of all of the existing city area (3,789 acres), the 1990 Sphere of Influence area (1,000 acres), the unincorporated community of Pajaro in Monterey County (1,000 acres), and a rural portion of the Pajaro Valley (12,570 acres) which surrounds the city. The total land and water in the Planning Area is 18,359 acres or 28.7 square miles.

Approximately 60 percent of the people in the Planning Area lived in the City of Watsonville in 1990. Of the 51,681 people residing in the Planning Area, 31,099 people live in Watsonville and 20,582 live outside the city in the balance of the Planning Area. The 1990 population residing outside of the city in the balance of the Planning Area can be further divided between those residing in the City's Sphere of Influence (8,759) and those outside of the Sphere of Influence (11,823).

The goals and policies of *Watsonville 2005* anticipate future city growth and annexation, and address many environmental and public service issues that extend beyond the existing City limits, and in the case of Pajaro, across the County boundary. Urbanization of land in the Planning Area should only occur through annexation to the City of Watsonville. Absent such annexation, Santa Cruz County and Monterey County should avoid urban or rural residential development (i.e. ranchettes). Such development removes land from agricultural use and also removes the potential of urban development from land. This type of development is an extremely inefficient use of land because it can not support the extension of urban services with its low density of development, and because it consumes agricultural land with its small lot size of one acre, which is well below the threshold for viable agricultural use. It consumes a great deal of land with little benefit in terms of housing, jobs, and parks. Rural residential development defeats both preservation of agriculture and urban development and thus should be discouraged in the Planning Area.

A description of the boundary and the character of the Watsonville Planning Area can be found in

Appendix A, which is hereby incorporated by reference as an adopted part of *Watsonville 2005*.

URBAN LIMIT LINE AND GREENBELT

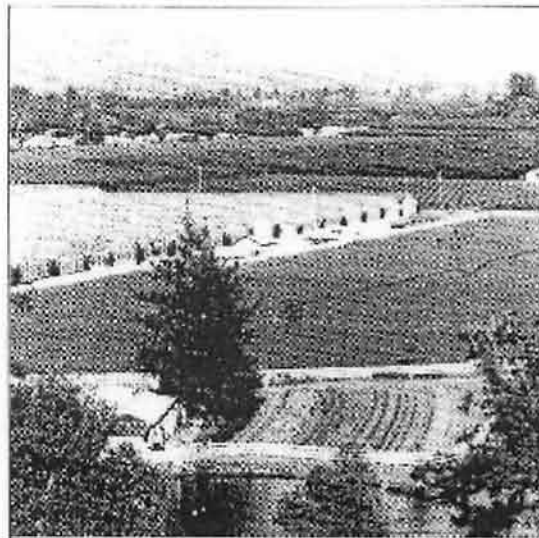
Watsonville 2005 establishes an Urban Limit Line to contain urban development and discourage urban sprawl. The Urban Limit Line encloses both the City and an urban expansion area within which development will occur. The purpose of the Urban Limit Line is to provide a boundary that identifies the outermost limit for urban development. The line is intended to help define the City and preserve agricultural land by not permitting urban development to encroach on agricultural land.

The Urban Limit Line is shown on the Land Use Diagram and Development Planning Areas and Urban Limit Line map. This Urban Limit Line was adopted by a vote of the people of Watsonville and, with certain exceptions described in Implementation Measure 3.C.3 of this Plan, cannot be amended except by a vote of the people until on or after November 1, 2027, for the 25-year Urban Limit Line and, should that Memorandum of Understanding (MOU) terminate, the westerly Urban Limit Line, and until on or after November 1, 2022, for the 20-year Urban Limit Line.

The Urban Limit Line generally follows parcel lines. On some large parcels, the Urban Limit Line travels through a parcel, following natural features or connecting parcel lines on adjacent parcels to form a logical boundary. Long-term commitment to the parcel-specific boundary coupled with a strong County policy for preservation of agriculture and open space beyond the Urban Limit Line adds certainty to the boundary and reduced pressures for

development beyond the Urban Limit Line.

Where feasible, the Urban Limit Line will



Conservation of the prime agricultural land that surrounds the City's Urban Limit Line is of primary concern when planning future growth in Watsonville.

be complemented by a greenbelt which is a band of land separating urban uses from those beyond the Urban Limit Line. This greenbelt lies within the Urban Limit Line and is schematically depicted on the Land Use Diagram. The exact width, location, and configuration is dependent upon the purpose(s) which it serves and the physical characteristics of the land. The greenbelt is a component of the City's open space system which may be used in the following ways:

- buffer farmland from urban land and vice versa
- protect natural resources, such as the groundwater recharge area along the Corralitos Creek
- serve as a recreation area
- serve as a corridor for the movement of

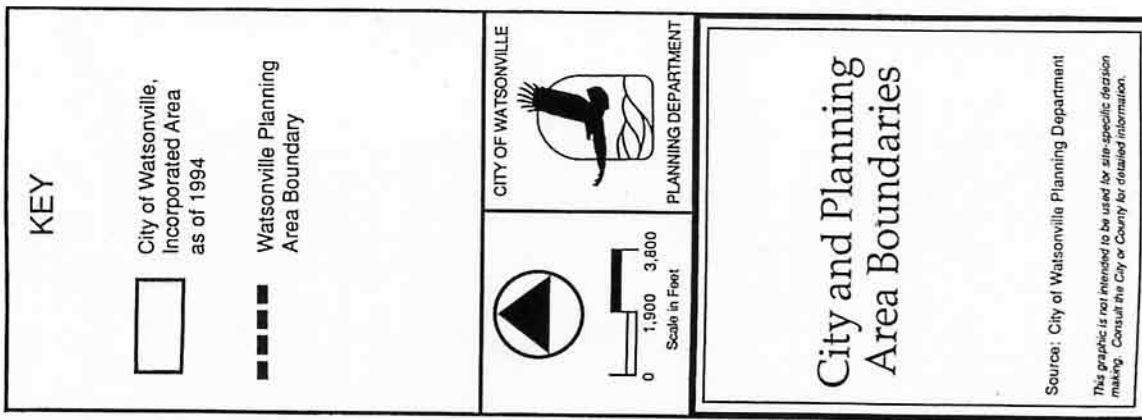
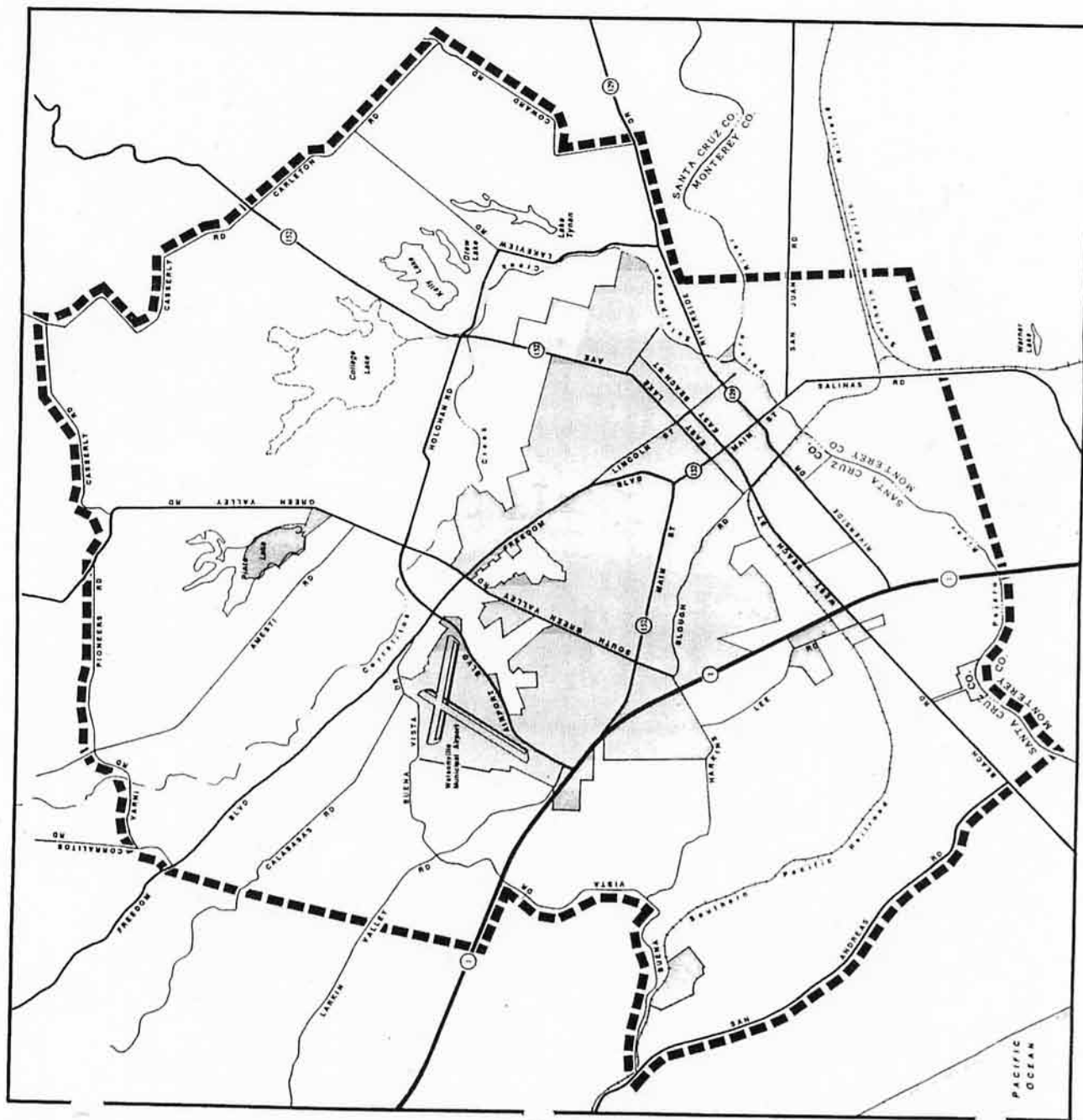



Figure 3-1

wildlifeferve as an area for community gardens, urban forests, agriculture which is compatible with adjacent urban development, drainage channels, overflow areas for flood control, and groundwater recharge ponds

- define urban form
- promote urban beautification
- buffer airport operations
- utilize land which is unsuitable for urban development due to the presence of a hazard (such as a floodway) or constraint to development (such as steep slopes or landslides).

The greenbelt prevents urban development from extending unchecked into surrounding open space, since private development cannot take place within the greenbelt. Its perimeter adjoins the Urban Limit Line and runs adjacent to the Urban Limit Line along parts of its length. Land owned by the California Department of Fish and Game, west of Highway 1, is an example of the greenbelt within the Urban Limit Line.

A key feature of the green belt is that density can be transferred from that portion of a property designated as greenbelt to the residentially-designated or industrially-designated portion of the same property. Where the City's borders expand following adoption of this Plan, it is intended that this greenbelt be established as a more-or-less continuous chain of open space along the outer boundary of areas of expansion. Recognizing that it is difficult to retrofit a



THIS PAGE INTENTIONALLY LEFT BLANK

greenbelt in previously developed areas at the edge of a city, there may be no greenbelt along portions of the urban limit line. At the time of development of partially developed areas within the city, or at the time of redevelopment, setbacks from creeks or the Pajaro River may fulfill some of the purposes of the greenbelt and therefore be designated as greenbelt. The urban limit line and land use designations for lands within the urban expansion area are shown on the General Plan Land Use Diagram.

SPHERE OF INFLUENCE

A Sphere of Influence (SOI) defines land eligible for annexation to a city. Annexation occurs with the consent of the City and the Local Agency Formation Commission (LAFCO). Since 1983, when the Sphere of Influence was established, virtually all of the city's growth was accommodated within existing city boundaries by building on vacant land and replacing single-family houses with apartments and condominiums. Watsonville has not extended its SOI since it was established in 1983. In 1992, it is clear that the city is running out of land sufficient to meet the needs of its future population and therefore will apply to LAFCO for an amendment to its SOI so the new Sphere boundary will coincide with the city's urban limit line.

THE PHASING OF GROWTH

Within the urban limit line, development will proceed in a compact, logical manner. Prior to development of large areas annexed to the city, after June 1994; specific plans shall be adopted consistent with implementation measures 4.A.5, 4.A.6, and 4.D.8. These plans shall include mechanisms for the phasing of development and provision of public services.

GOALS FOR GROWTH AND CONSERVATION

The following goals, policies, and implementation measures are intended to provide a framework for the management of growth within the existing city and the urban limit line. Guidelines are also set out

for the area within the Planning Area boundary beyond the city. The guidelines are intended to act as a framework for the City's comment to the County on various proposals.

Goal 3.1 Orderly Growth

Provide for orderly urban development that respects existing community character and provides for a clear separation between urban and agricultural land uses.

Goal 3.2 Containment of Urban Development

Discourage urban sprawl by maintaining a well-defined boundary to contain urban development.

Goal 3.3 Agricultural Land Use

Foster the continuation of agriculture in the Pajaro Valley.

POLICIES AND IMPLEMENTATION MEASURES

Policy 3.A City-Centered Development

Urban development in the Watsonville Planning Area should take place under the City's jurisdiction.

Implementation Measures

- 3.A.1 Governmental Cooperation** – The City shall work with Santa Cruz and Monterey Counties to establish mutually reinforcing goals of city-centered development to prevent the intrusion of rural residential uses and urban development into agricultural lands which are historically important to Watsonville's local economy and character.

Since annexation of Pajaro to Watsonville is not currently allowed under state law, development of those lands should be limited to infill by Monterey County. Urban expansion into lands adjacent to the boundary of Pajaro should not be permitted.

- 3.A.2 Governmental Regulation - The City shall strongly support regulatory measures to require city-centered development and to maintain the City's distinct character, which includes the agricultural land surrounding the City's Urban Limit Line in the Watsonville Planning Area.
- 3.A.3 Utility Extension and Annexation - The City shall fully utilize its powers of utility extension and annexation to support its policies of city-centered development and maintaining agriculture and open space surrounding the Urban Limit Line.
- 3.A.4 Urban Services - The City shall set priorities for providing urban services. New development in the City shall receive highest priority.
- 3.A.5 Adequate Supply of Land for Urban Needs - The City shall seek an expansion of its Sphere of Influence to coincide with the City's designated Urban Limit Line.

Policy 3.B Annexation

The City shall pursue annexation of undeveloped and underdeveloped land between the City limit boundary and Urban Limit Line (ULL) in phases to allow efficient expansion of urban infrastructure and promote development of lands within existing urban areas before development of lands in outlying areas. The segments of the ULL are defined in Implementation Measure 3.C.1 and shown in the General Plan Land Use Diagram. The City shall not initiate annexation applications to LAFCO or adopt rezoning ordinances for urban development unless the annexation or rezoning would be

consistent with the phasing policies in Implementation Measure 3.G.2; provided that, to the extent then applicable State law allows for simultaneous LAFCO approval of annexation of multiple areas subject to phasing conditions, the City may pursue such multiple annexations provided that the phasing is consistent with this policy. Except as provided in Implementation Measure 3.C.3, the City shall not initiate any annexation of land: (1) beyond the 25-year ULL until on or after November 1, 2027; (2) beyond the 20-year ULL until on or after November 1, 2022; or (3) beyond the westerly ULL as long as the Memorandum of Understanding between the City of Watsonville, Santa Cruz County, and the Coastal Commission (City of Watsonville Resolution 69-00 (CM), adopted March 14, 2000 ("MOU")) remains in effect. Should that MOU terminate for any reason, the City shall not initiate annexations of land beyond the westerly ULL until on or after November 2027 except as required to accommodate public facilities described in the MOU.

Implementation Measures

- 3.B.1 Sphere Adjustment - The City shall petition the Santa Cruz Local Agency Formation Commission (LAFCO) to amend the Sphere of influence to coincide with the Urban Limit Line shown in the General Plan Land Use Diagram.
- 3.B.2 Annexation of Land in an Adjacent County - The City shall urge the State legislature to adopt legislation permitting cities to annex unincorporated, urbanized land contiguous with a City lying in an

adjoining county.

Policy 3.C Urban Limit Line

The City's Urban Limit Line is shown on the Land Use Diagram of the General Plan.

Implementation Measures

3.C.1 Urban Limit Line Location - The Urban Limit Line has been delineated through the cooperative efforts of interested individuals and organizations and adopted by vote of the people of the City of Watsonville through the Watsonville Orderly Growth and Agricultural Protection Initiative. The specific location represents a shared vision, taking into account and balancing agricultural and open space lands preservation, economic development and stability, environmental integrity, and social equity. The location of the Urban Limit Line is based on practical considerations such as: the size of parcels, location of lot lines, existing development at urban densities, environmentally sensitive areas; and other natural features such as the Corralitos Creek, Salsipuedes Creek, Pajaro River, sloughs, and topography. The Urban Limit Line consists of three segments as follows:

Twenty Year ULL. Until on or after November 1, 2022, the 20 Year ULL may not be amended except by vote of the people or as provided in Implementation Measure 3.C.3. This segment of the ULL is in two parts and located as follows:

The first part commences near the most southwesterly corner of APN: 015-211-03, at the intersection of the north side of Highway 1 and City limits; then northwesterly along the north boundary of Highway 1 approximately 850 feet to a point where Larkin Valley Road leaves Highway 1 in a northerly direction; then northwesterly along Larkin Valley Road, to the intersection with Buena Vista Road; then northwesterly along Old Adobe Road to the most westerly corner of APN: 49-171-07; then leaving Old Adobe Road, northeasterly in a straight line to the northerly corner of APN: 49-171-21 (where the said line intersects with Calabasas Road); then northwesterly along Calabasas Road to the most westerly boundary of APN: 49-511-03; then northeasterly along said boundary $\pm 700'$ to the top of a ridge (identified as contour elevation 180 feet in the most recent applicable quadrant of the United States Geological Survey map); then southeasterly along the top of said ridge (said ridge runs parallel with Calabasas Road, more or less) to a point where said ridge line intersects the northwesterly boundary of APN: 49-181-19; then northeasterly along said northwesterly boundary to Freedom Boulevard at a point on Freedom Boulevard where said APN: 49-181-19 intersects the southerly right-of-way of Freedom Boulevard at which point the initial segment of the 20-year ULL ceases and the 25-year ULL commences.

The second part of the 20-year ULL commences at a point at the northerly intersection of the present City limits and East Lake Avenue, then southeasterly along existing City limits, to the northeasterly corner of Lot 578, Tract 719 Bay Village No. 6 (64 Maps at Page 47, Santa Cruz County Records); then easterly and southerly around the extension of the property described in Santa Cruz County Local Agency Formation Commission Resolution 883 (Village Associates/Delta Way Reorganization) to the most easterly corner of Lot 143, Tract 721, Pajaro Village Sub. No. 2 (64 Map, Page 13); then southeasterly along existing City limits to Salsipuedes Creek; then generally southerly and westerly along the City limits to its intersection of West Beach Street and Lee Road, where it ends (hereafter referenced as "20 Year ULL").

Twenty-five Year ULL. Until on or after November 1, 2027, the 25-year ULL may not be amended except by vote of the people or as provided in Implementation Measure 3.C.3. This segment of the ULL is located as follows:

Commencing at the most northerly corner of APN: 49-181-19; then southeasterly along Freedom Boulevard to its intersection with the City limits; then, northeasterly along said City limits to the intersection of

Corralitos Creek and Airport Boulevard; then along said Corralitos Creek to Green Valley Road; then northerly following the City limits, along Green Valley Road, to Holohan Road; then easterly, following the City limits, along Holohan Road to the most easterly corner of APN 19-861-23; then southerly along the easterly boundary of APN 19-861-23 and its extension along the City limits to its intersection with Corralitos Creek; then easterly along Corralitos Creek to the northeastern corner of APN: 19-241-23; then easterly along the northeastern boundary of APN: 48-231-01, the northern boundary of APN: 48-231-17 and approximately 446 feet along the northwestern boundary of APN: 48-231-18 to a point; then southerly, approximately 870 feet across APN: 48-231-18 to the northernmost point on APN: 48-251-09; then easterly and southerly along the easterly boundary of APN: 48-251-09 to the City limits; then continuing easterly and northerly along the City limits to the intersection of East Lake Avenue and Coleman Avenue (hereafter referenced as "25-year ULL").

Westerly ULL. This segment of the ULL constitutes the Eastern boundary of an area that currently remains undeveloped

as specified by a Memorandum Of Understanding between the City of Watsonville, Santa Cruz County, and the Coastal Commission (City of Watsonville Resolution 69-00 (CM), adopted March 14, 2000, hereafter referenced as "MOU"). As long as this MOU remains in effect, its provisions govern the City's planning and development policies in the area west of the Westerly ULL (Development Phasing Area G). Should that MOU terminate for any reason, the Westerly ULL, nonetheless, may not be amended until on or after November 1, 2027 except by a vote of the people or as provided in Implementation Measure 3.C.3 or for public facilities described in the MOU. This segment of the ULL is located as follows:

Commencing at the point on the City limits at the intersection of West Beach Street and Lee Road; then, along said City limits southerly, westerly and northerly to a point on Highway 1; then crossing Highway 1 to a point on the northeastern side; then westerly along Highway 1 approximately $\pm 1,000$ feet to a point on the City limits and Highway 1; then generally northwesterly to the intersection of Highway 1 and the extension of Larkin Valley Road (hereafter referenced as "Westerly ULL").

3.C.2 County Cooperation – The City shall participate in the revision of the Santa Cruz and Monterey

County General Plans and other planning efforts in the Watsonville Planning Area. The City shall encourage both counties to actively promote agricultural and open space land uses on lands beyond the Urban Limit Line and strictly prohibit further residential sprawl on lands beyond the Urban Limit Line within the Watsonville Planning Area.

3.C.3 Amendments to Urban Limit Line and Development Phasing Policies. The Urban Limit Line shown on the Land Use Diagram of the General Plan, the figure entitled "Development Phasing Areas and Urban Limit Line" and Policies 3.B, 3.C, and 3.G and their respective implementation measures, 3.B.1 and 2, 3.C.1 through 3.C.3, and 3.G.1 through 3.G.3 (collectively "ULL Maps and Policies"), were adopted by the people of the City of Watsonville through the Watsonville Orderly Growth and Agricultural Protection Initiative and may only be amended by a vote of the people of the City of Watsonville except as follows:

- a) The City Council may reorganize, renumber, or reorder the ULL Maps and Policies in the course of regular updates to the General Plan provided that these policies and

implementation measures remain in the General Plan.

- d) The City Council may amend the location of the ULL, provided that the amended boundary is inside the limits of the ULL as established by the Watsonville Orderly Growth and Agricultural Protection Initiative.
- e) On or after November 1, 2027, the City Council may amend the 25-year ULL shown on the Land Use Diagram of the General Plan and related ULL Maps and Policies. On or after November 1, 2022, the City Council may amend the 20-year ULL and related ULL Maps and Policies. Should the MOU terminate for any reason, the City Council on or after November 1, 2027, may amend the Westerly ULL and related ULL Maps and Policies, provided, however that earlier Council amendments of the Westerly ULL are permitted where necessary to accommodate public facilities as set forth in Policy 3.C.1 and the MOU. At the time of such amendments, the City may amend any other provision of the General Plan to conform to the amended ULL Maps and Policies.
- f) The Land Use Diagram in the General Plan and the other ULL Maps and Policies and related land use designations adopted pursuant to the Watsonville Orderly Growth and Agricultural Protection Initiative may be amended by the Watsonville City Council in their entirety if, within eighteen months of submittal by the City of a complete application (including

applicable environmental review documents), the Santa Cruz LAFCO does not amend the Watsonville Sphere of Influence to a configuration substantially corresponding to the ULL.

- g) The Land Use Diagram in the General Plan and the other ULL Maps and Policies and related land use designations adopted pursuant to the Watsonville Orderly Growth and Agricultural Protection Initiative may be amended by the Watsonville City Council in their entirety if, within one year of submittal by the City of a complete annexation application (including applicable environmental review documents) for land within the ULL that is consistent with the phasing of development and other provisions of Policy 3.G, the Santa Cruz LAFCO does not approve the annexation in a manner substantially corresponding to the application.

Policy 3.D Establishment of a Greenbelt

The City shall establish a greenbelt to serve one or more of the following purposes:

- a. Promote compatibility between urban and agricultural land uses by separating those uses with open space;
- b. Protect natural resources - groundwater recharge areas, riparian areas, rivers, creeks, sloughs, visual access to open space beyond the Urban Limit Line and wildlife habitat;

- c. Acquire land for active and passive recreation;
- d. Define urban form;
- e. Promote City beautification;
- f. Utilize land which is unsuitable for urban development due to the presence of a hazard (such as a floodway) or constraint to development (such as steep slopes or landslides) to act as the greenbelt, where appropriate;
- g. Buffer airport operations.

Implementation Measures

- 3.D.1** Establishment - Use all feasible measures to establish and protect the greenbelt.
- 3.D.2** Required Dedication - The City shall require new development to dedicate open space land for the greenbelt as a condition of development within City limits.
- 3.D.3** Density Transfer - The greenbelt shall be an overlay for residentially and industrially designated properties in order to permit property owners to have the opportunity to transfer development potential of land designated as greenbelt to another portion of the same site. In implementing the density transfer policy, the City intends that the density or intensity resulting from the transfer will not exceed that of the land use designation applicable to the total property. The transferable density for any given site may be less than the maximum if the City determines that the land is incapable of

accommodating the maximum density for reasons such as but not limited to slope, geologic hazard, floodplain, other environmental factors, or transportation impacts.

- 3.D.4** Greenbelt Extension - The City shall continue to extend the greenbelt as the opportunity presents itself.

- 3.D.5** Greenbelt Purchase - The City shall consider establishing a fund to acquire land for portions of the greenbelt that cannot be (1) established through dedication, (2) protected with a conservation, scenic, or agriculture easement, or (3) otherwise acquired by the City.

It is intended that the greenbelt can be, for the most part, established through land dedication in conjunction with annexations and the land development process. Therefore, the need for purchase of land for the greenbelt will be minimized.

- 3.D.6** Cooperation with County - The City shall work with Santa Cruz and Monterey Counties to ensure that buffers between agricultural uses and urban development are established.

Policy 3.E Design of Greenbelt

The greenbelt should be designed to fulfill the purposes for which it is established such as adequately buffering agricultural lands from urban use, serving as corridors for the

movement of wildlife, and other purposes described in Policy 3.D.

Implementation Measures

- 3.E.1** Width - the width of the greenbelt shall be adequate to serve the purpose(s) for which it was established. Accordingly, the width, size, configuration, and allowable activities of the greenbelt may vary in order to serve the purposes that a particular part of the greenbelt was established to serve.

For example: If buffering urban land from agricultural land is the objective, the width of the buffer should satisfy the standard of providing for compatibility between the urban and agricultural uses. If the purpose is to serve as a corridor for the movement of wildlife, the type of wildlife and necessary travel corridor should be identified in order to designate an adequate width. If groundwater protection is the purpose, the City's water manager, in consultation with the Pajaro Valley Water Management District, should identify the location and size of area to be protected.

- 3.E.2** Alternative Transportation Corridor - The public areas maintained in open space at the periphery of the Urban Limit Line may be identified for future development of bicycle and pedestrian paths where appropriate.
- 3.E.3** Visual Access - For properties adjoining the Urban Limit Line, including those adjoining the greenbelt, it is the intent of the City that projects shall be clustered and

designed to ensure visual access to the vistas beyond the Urban Limit Line.

Policy 3.F Agricultural Land Conservation

The City shall plan for the preservation and enhancement of important agricultural soils by encouraging the County and LAFCO to prohibit continued urbanization of lands beyond the Urban Limit Line and by encouraging the retention of land beyond the Urban Limit Line for long term agricultural purposes.

Implementation Measures

- 3.F.1** Urban Limit Line - In order to preserve agricultural uses outside the urbanized area, the City shall not support annexation or increased urbanization by the City or County outside the Urban Limit Line as identified on the *Watsonville 2005* Land Use Diagram.
- 3.F.2** Retention of Agriculture - the City shall encourage retention of agricultural use on those lands beyond the Urban Limit Line by restricting the extension of urban services to those areas.
- 3.F.3** Williamson Act - The City shall encourage landowners outside the Urban Limit Line to maintain agricultural production through the use of Williamson Act contracts.

3.F.4 Agricultural Support - The City shall encourage the retention of the following: agricultural support industries in Watsonville, suitable housing for agricultural labor, the management of water resources, and the provision of transportation infrastructure to support the agricultural base of the Pajaro Valley.

The goals and policies for growth and conservation in the Planning Area are expressed below in the form of a matrix. This matrix connects the broad community goals with the more specific policies for implementation.

		Policies					
		3A	3B	3C	3D	3E	3F
Goal	3.1	•	•	•	•	•	
	3.2	•	•	•	•	•	
	3.3			•	•		•

Policy 3.G Development Phasing.

In order to provide coordinated and comprehensive planning, actual development shall proceed according to the phasing schedule for the area or in the specific plan for the area.

Implementation Measures

3.G.1 Specific Plan Approval – The following areas, shown in Figure 4-11, shall require a specific plan approval prior to, or concurrent with, subdivision or other development approvals. Areas include:

- Buena Vista I, II, and III
- Atkinson Lane

3.G.2 Phasing of Development and Permitted Uses – The City shall include provisions in applicable development approvals to phase development of the lands shown on the map immediately following Section 3.G.2 (“Development Phasing Areas and Urban Limit Line”) in the manner described below.

Area A, Buena Vista, lies within the ULL and shall be processed for development in phases as follows:

Buena Vista I may be processed for development as soon as possible following completion of a specific plan calling for primarily residential uses, with some neighborhood commercial, light industrial, schools, open space and parks.

No final map for Buena Vista II may be recorded until after 2016, or after final maps have been recorded for fifty percent of the residential units in Buena Vista I, whichever is earlier, but in any event not before January 2010 and following completion of a specific plan.

No final map for Buena Vista III may be recorded until after 2016, or after final maps have been recorded for fifty percent of the residential units in Buena Vista II, whichever is earlier, but in any event not before January 2012 and following completion of a specific plan.

Area B, Atkinson Lane, lies within the ULL. No tentative map shall be approved until after January 1, 2010, and after completion of a specific plan. Uses in this area shall be restricted to residential with a requirement that at least fifty percent of the number of units be deed restricted affordable workforce housing with an emphasis on the housing of agricultural workers. "Affordable" shall mean a category of housing that may be purchased or rented by a household with very low (50% of annual Watsonville median household income ("mhi")), low (80% mhi), median (100% mhi), moderate (120% mhi) or above moderate (150% mhi) income.

Area C, the area South of Corralitos Creek, lies outside of the ULL, is subject to Annexation Policy 3.B and shall not be subject to planning or processing for development until on or after November 1, 2027.

Area D, the area East of East Lake Avenue, lies outside of the ULL, is subject to Annexation Policy 3.B and shall not be subject to planning or processing for development until on or after November 1, 2022.

Area E, the Villages, lies within the ULL and may be planned and processed for development as soon as possible pursuant to applicable State law and shall be used primarily for senior housing.

Area F, the Manabe/Burgstrom area, lies within the ULL and may be planned and processed for development as soon as possible pursuant to applicable State law. Uses in this area shall be restricted to industrial and other job-generating

uses.

Area G, the area west of the Westerly ULL, shall be subject to the MOU. Should that MOU terminate for any reason, the area shall, nonetheless, not be subject to planning or processing for development until on or after November 1, 2027, except for water service, waste water service, leachate lines or other public facilities, as provided in the MOU or as provided in Policy 3.C. and related Implementation Measures.

3.G.3 Unbuildable Land – Lands deemed unsuitable for development by the City of Watsonville shall not be approved for development. If development is not permitted, lands may be used as greenbelt and/or designated environmental management