
APPENDIX A

PLANNING AREA BOUNDARY

The boundary of the Watsonville Planning Area is defined by twelve segments forming a perimeter of 24.5 miles. Figure 1-1 shows these twelve segments. A description of each boundary segment and the characteristics of current land use adjacent to those segments follows. Segments defined by roads include the full width of the right-of-way.

1. Casserly/Carlton Roads

The northeast boundary runs from the intersection of Green Valley Road and Casserly Road, east approximately 1.5 miles to the intersection with Mount Madonna Road then generally south and east for 4 miles along Casserly and Carlton Roads, to Coward Road. The rural setting has a wide variation in crop types. Greenhouses for flowers and ornamentals are spaced between strawberry fields, apple orchards and pasture. College, Kelly, Drew, and Tynan Lakes are located to the southwest but they are not visible from the roadways. The setting is agricultural but not isolated. Many homes on large suburban lots dot the landscape and the Salsipuedes School forms a prominent landmark on Casserly Road. The entrance to the Santa Cruz County Fairgrounds, a regionally significant recreational and cultural event facility, is located one-half mile southwest of the intersection of Casserly Road, Carlton Road, and East Lake Avenue (Highway 152).

2. Coward Road

The boundary continues along Coward Road for 1.6 miles from Carlton Road to Riverside Road (Hwy 129).

Along this segment the character of agriculture changes. Relative to Segment 1, the fields are larger and fewer homes are visible. Production is a mixture of berries, orchards, strawberries, and greenhouse crops.

3. Riverside Road

From the intersection of Coward Road and Riverside, the boundary traverses west for 1.1 miles

to a point directly opposite Lewis Road in Monterey County (Pajaro). The Salsipuedes Creek levee is visible to the right and the Pajaro River levee is visible to the left with row crops flanking both sides of Riverside Road.

4. Lewis Road

From Riverside Road, the Planning Area boundary continues south along Lewis Road for a distance of 8,000 feet (1.52 miles). This area is dominated by large holdings of row crops. The small community of Pajaro sits astride San Juan and Salinas Roads with the Watsonville Junction (Southern Pacific) railroad switching yards to the south.

5. Pajaro Crossing

The boundary runs from Lewis Road, west on a line for 2.18 miles to the Highway One/Pajaro River crossing (county boundary). This area is best viewed from Trafton Road. The land here is flat with a mixture of lettuce fields and strawberries. The Watsonville skyline is obscured by the Pajaro River levee and riparian woodlands.

6. Pajaro River

From the center of the Pajaro River bridge on Highway 1, the boundary follows the river west for 1.4 miles to a point directly opposite the intersection of Beach Road and San Andreas Road. This segment includes the Watsonville wastewater treatment plant which is surrounded by fields of lettuce and other row crops. The intersection of Lee Road and Beach Road is surrounded by a mixture of durable goods and food-processing plants. Widely separated farm houses and agricultural equipment storage buildings dot the landscape. The Santa Cruz Mountains form a scenic backdrop to the east.

7. San Andreas Road

From the Pajaro River, the boundary continues north for 3.7 miles along San Andreas Road to the intersection with Buena Vista Road. From

Beach Road to a point one-half mile north along San Andreas Road the terrain is very flat and cultivated with row crops. At this point the Watsonville Slough passes under San Andreas Road and the topography changes abruptly to gently sloping terraces. For the next mile cultivation is exclusively devoted to strawberries. The increasing elevation toward the east blocks any view of Watsonville, about two miles away.

8. Buena Vista Drive

From the intersection of San Andreas Road and Buena Vista Drive, the boundary follows Buena Vista Drive east and north for 2.3 miles to the southwest right-of-way line of Highway 1. The boundary then turns to the northwest and follows along the south right-of-way line of Highway 1 for a distance of 2,200 feet. At this point the boundary turns northeast, crosses Highway 1 perpendicular to the south right-of-way line and connects to the north right-of-way line of Highway 1. At Highway 1 the character of the land changes from agriculture to very steep tree-covered hills. Isolated home sites can be seen but the area is generally undeveloped.

9. Freedom Boulevard

The boundary continues to the north from the north right-of-way line of Highway One for 2.1 miles to the Freedom Boulevard/Corralitos Road intersection. At this point the pine and oak covered hills of the Buena Vista area give way to intensely cultivated farmland. Topography becomes almost level. A mix of row crops gradually gives way to apple orchards.

10. Corralitos Road

From the intersection of Freedom Boulevard and Corralitos Road, the boundary continues north along Corralitos Road for 1,800 feet (.34 miles) to Varni Road. Land along Corralitos Road is dominated by apple orchards. An occasional farm house is visible but the area is sparsely populated.

11. Varni Road

From the Corralitos and Varni Road intersection, the boundary jogs east and north for 4,000 feet (.76 miles) to the Amesti/Pioneer Road intersection. Elevation increases steadily along Varni Road until at the intersection of Varni and Amesti Roads, the village of Amesti appears. This concentration of older homes on small lots supports an estimated population of 500. At Amesti Road, Varni Road becomes Pioneers Road.

12. Pioneers Road

The final segment of the Planning Area boundary extends from the Amesti/Pioneer Road intersection, east for 1.7 miles, to the Green Valley/Cassery intersection. The rolling hills along Pioneers Road are grass covered and used for cattle and horse grazing. At Green Valley Road the land use changes from agriculture to a mix of single-family homes and open fields. Homes along Green Valley Road are generally modest, located on lots ranging from 6,000 to 7,000 square feet. Along Paulson Road for about one-half mile the landscape once again becomes rural. Looking south toward College Lake/Holohan Road the topographic depression that forms the College Lake basin is evident. Once across the Green Valley/Holohan/Airport intersection the character of land use changes abruptly from a mix of suburban residential and agricultural uses to predominantly urban uses.

APPENDIX B

AGRICULTURAL LAND CLASSIFICATIONS¹

Prime land typically produces the most abundant and successful crops, with a minimum of soil treatment and expense. Factors that affect productivity include physical and chemical properties of soils, water supply, climate, and local economic factors. Typically "prime" land has been defined as: land which qualifies for rating as Class I or Class II in the United States Soil Conservation Service (SCS) land use capability classifications; land which qualifies for rating 60-100 in the SCS Storie Index Rating; or agricultural preserves protected under Williamson Act contracts. In addition, Santa Cruz County LAFCO also considers prime lands to be lands which are mapped on the Agricultural Resources Map of the County of Santa Cruz as Commercial Agricultural Land. Further descriptions of these classification systems are provided below. Figure 9-1: Important Agricultural Lands within the Urban Limit Line, in the Environmental Resource Management chapter of *Watsonville 2005* shows the locations of land designated under each of these three classification systems.

Soil Conservation Service Agricultural Classifications: The Soil Conservation Service (SCS) classifies the agricultural suitability of soils by both the land Capability Classification and Storie Index. The capability classification groups soils in a general way to show their suitability for most kinds of farming, based on soil and climatic characteristics, such as soil depth, texture, and permeability; drainage; water holding capacity; soil chemistry such as salinity and alkali levels; erosion and flood hazards; slope; and climatic indicators. This land capability classification ranges from soils with few limitations (I) to soils unsuitable for agriculture (VIII). Soils classified as I or II are the most suitable for agriculture, with soils III and higher having severe to very severe limitations. Soils rated as Class I and II by the Soil Conser-

vation Service generally are considered prime agricultural lands.

The Storie Index is another classification system of the Soil Conservation Service used to rank the agricultural capability of soils. The Index numerically expresses the relative degree of suitability of a soil for general intensive agriculture based on a variety of soil characteristics, including depth, surface layer texture, subsoil characteristics, drainages, and alkali/salt content. The Storie Index grades soils on profile, texture, slope, and other conditions and assigns a grade from 1 to 6. Soils of grades 1 (Storie Index 80-100) and 2 (Storie Index 60-79) are most suitable for agriculture. Grades 5 and 6 soils (Storie Index 0-19) are generally not suitable for cultivation. Storie Index ratings of 80 to 100 (Grade 1) indicate the highest quality soils for agricultural uses and are usually considered prime soils.

Seventeen SCS soil types are found in the study area.² Three of these soil types are Class I and have high Storie Index ranking: Conjo, Elder, and Soquel soils. Conjo loam is a deep, well-drained soil with a Storie Index rating of 95. Elder sandy loam is an alluvial soil with a Storie Index ranking of 90. Soquel loam also is a deep alluvial soil with a Storie Index of 90. All soils are consistently highly productive for agriculture if properly managed. In areas with large parcels, these soils are intensively cultivated with chief crops being apples, lettuce, strawberries and bushberries. Within the study area, these soil types are found along Freedom Boulevard, within the East Lake and the Corralitos Creek areas, and along Riverside Drive.

Pinto loam and Watsonville loams are predominant soils found throughout the remainder of the study area and are formed on high terrace areas. Pinto soils are Class II and III with a Storie rating of 68,

¹ This classification system description is excerpted from the Revised Administrative Draft, Sphere of Influence Feasibility Study, prepared for the City of Watsonville, January 1992, by Stephanie Strelow, Environmental Assessment and Planning, Santa Cruz, California.

² The study area refers to the lands analyzed as part of the Revised Administrative Draft, Sphere of Influence Feasibility Study, January 1992, by Stephanie Strelow, Environmental Assessment and Planning, Santa Cruz, California and as shown in Figure 4-7 of the Land Use and Community Development chapter of *Watsonville 2005*.

while Watsonville soils are Class IV with Storie ratings of 36 and 50. These soils generally have subsurface impermeable layers which inhibit rooting depths and [result in] poor drainage and ponding conditions. Productivity for apples and row crops is generally lower on these soils than on other alluvial soils in the Pajaro Valley, but they are commonly used for orchards and row crops, as well as irrigated pasture (SCS 1979).

Agricultural Preserves-Williamson Act Contracts:

Agricultural preserves are areas devoted to agriculture, recreation, or open space uses or a combination of these uses which are under contract with the County for special tax provisions in return for continued use as such, pursuant to provisions of the California Land Conservation Act (Williamson Act).

Land under contract is classified as prime or nonprime/openspace. Prime land is defined as Class I or II in the Soil Conservation Service's Land Capability system, a Storie Index rating of 80-100, or any one of the three economic productivity requirements that generally equates with a gross production value of \$200+ per acre. These "Williamson Act" contracts are established in Santa Cruz County for a minimum of ten years. Once a notice of non-renewal is made by the property owner, the contract terminates in ten years. There is one existing Williamson Act agricultural preserve in the study area, on Calabasas Road.

Santa Cruz County Policies: Of the study area lands that are in agricultural production, the majority are designated for Agriculture in the County's General Plan. However, there are about 115 acres, located north and south of Buena Vista Drive and off of Atkinson Lane, that are within the County's Urban Service Line and have an Urban Reserve Overlay designation. This designation indicates potential suitability for urban development at some point in the future if commercial agriculture is no longer viable.

The Santa Cruz County General Plan establishes agricultural policies and resource designations to preserve and protect for exclusive agricultural use those lands best suited to the commercial production of food, fibre, and ornamental crops and to prevent the conversion of commercial agricultural land to non-agricultural uses. Under County designations

commercial agricultural lands are classified as Type 1, Type 2, or Type 3 agricultural lands on County Resource Maps and are zoned "Commercial Agriculture" (CA). Any lands zoned "CA" would be considered prime agricultural lands under Santa Cruz LAFCO policies. Type 1 lands are prime agricultural lands with little or no constraints. Type 2 lands also are considered prime agricultural lands although certain limiting factors may affect continued productivity, such as parcel size, topography, or geographic location. Type 3 lands are prime agricultural lands located within the County's coastal zone. A table in the Stewlow report, *op. cit.*, provides further definitions of these agricultural resource classifications. Non-commercial agricultural lands are zoned "A" in the County and are not ranked according to the system in the table.

County agricultural resource classifications are mixed throughout the study area. Type 1 lands are found along Freedom Boulevard and in the Corralitos Creek, East Lake, Beach Road and Riverside Drive areas. Two parcels in the Buena Vista Drive area are designated Type 2, but are also located within the County's Urban Service Line. Agricultural lands within the East Lake, Corralitos Creek and Riverside/Lee Road/Beach Road areas are zoned "CA". However, the majority of the agriculturally designated lands in the Buena Vista Drive area are zoned "A", a non-commercial agricultural zone district.

APPENDIX C

SPECIAL STATUS SPECIES DESCRIPTIONS*

PLANTS

Gairdners yampah. This plant species occurs on Watsonville loam soils in grasslands and coastal prairie communities, and blooms between June and August.

Santa Cruz Tarplant. Santa Cruz tarplants are an annual herbaceous plant and a member of the composite family. The tarplant is native to the central coast of California including the counties of Contra Costa, Monterey, and Santa Cruz (Havlik 1986, California Department of Fish and Game 1987).

Santa Cruz tarplants grow in sandy clay soil and are usually found in fields, pastures, or grasslands on level ground or on gentle slopes (California Department of Fish and Game 1987). Fewer than 40 occurrences of this tarplant are known, about half of them being noted in Santa Cruz County. The tarplant has declined throughout its range (California Department of Fish and Game 1987). Several known populations occur in the Watsonville area (NDDDB 1988). The Santa Cruz tarplant flowers from late June through October.

WILDLIFE

California Tiger Salamander. Adult tiger salamanders occur in grasslands and open woodlands of foothills and valleys. The salamander breeds in reservoirs, ponds, large temporary rain pools, lakes, and slow-moving streams (Stebbins 1972).

The California tiger salamander is expected to be listed as state threatened or endangered within the next two years (Brode personal communication).

Santa Cruz Long-Toed Salamander. The Santa Cruz long-toed salamander (SCLTS) is a relict form of subspecies which is now restricted to the Santa Cruz area. This Salamander has adapted to conditions very different from those which the species is adapted to in the rest of the range (Santa Cruz Long-toed Salamander Recovery Team 1976).

Adult long-toed Salamanders spend the nonbreeding phase of their life cycle in small animal burrows

or under fallen logs in woodland or chaparral habitats (Reed 1978, Santa Cruz Long-toed Salamander Recovery Team 1976). After the first fall rains (September and October), adult salamanders begin their annual migration to a suitable breeding pond. Salamanders migrate only on rainy, misty, or extremely foggy nights (Santa Cruz Long-toed Salamander Recovery Team 1976).

The Salamanders arrive at their breeding ponds from November through February, with most arriving in January and February. The peak breeding time is during January and February because the earlier rains usually do not fill ponds. Females lay and attach their eggs on submerged stalks of aquatic vegetation in ponds (Santa Cruz Long-toed Salamander Recovery Team 1976). After breeding, the adults leave the ponds and return to their upland habitat (Reed 1978, Santa Cruz Long-toed Salamander Recovery Team 1976).

As the ponds begin to dry in summer, the juvenile salamanders seek underground refuge near the pond. During the rainy season the juveniles disperse to an area farther from the pond (Santa Cruz Long-toed Salamander Recovery Team 1976).

Suitable breeding habitat includes relatively shallow, ephemeral ponds with adequate submerged and emergent vegetation as substrate for breeding, egg-laying, and nursery purposes. This vegetation provides food for larvae and young salamanders as well.

The salamander requires dense vegetative cover adjacent to or within easy migrating from the breeding pond. The SCLTS can migrate up to a mile (Santa Cruz Long-toed Salamander Recovery Team 1976) and possibly up to 2 miles from a breeding pond (Sorenson personal communication).

Western Pond Turtle. The only native turtle on the central coast, pond turtles are almost always found in or near ponds, rivers, marshes, streams and ditches. Western pond turtles can grow to 7.5 inches in length and are gray, brown or olive in color, usually with a network of dark spots or lines on each shell plate.

Red-Legged Frog. Red-legged frogs occur in ponds, reservoirs, marshes, and well-shaded streams (Stebbins 1959). These frogs breed from January through March (Stebbins 1959).

Black-Crowned Night Heron. An uncommon visitor in Santa Cruz County from August through May. Historically, Black-crowned night herons were residents and rookeries existed at Pinto Lake and Santa Cruz and possibly along Soquel Creek and the Pajaro River.

Black-Shouldered Kite. Black shouldered kite birds are common in grasslands, pastures, and marshes of coastal valleys. Kites nest in groves of oaks, willows, cottonwoods, sycamores, and in other trees and large shrubs.

Burrowing Owl. Widespread cultivation has reduced the amount of suitable habitat for the burrowing owl in the region (Roberson 1985). The burrowing owl occurs in a variety of habitats including grasslands and agricultural lands (Zarn 1974). Burrowing owls nest in burrows excavated by rodents, particularly ground squirrels.

California Horned Lark. A uncommon transient and winter visitor that may also be a rare resident. Nest sites may exist in the southeast part of Santa Cruz County. Horned larks are ground dwelling birds, rarely found away from fields or dunes.

Ferruginous Hawk. Largest of the native buteos, Ferruginous hawks are rare transients and visitors from September to April. Not known to nest in Santa Cruz County.

Golden Eagle. A rare resident of Santa Cruz County, most commonly seen in the Watsonville-Corralitos area. The largest bird of prey in the county, Golden eagles were once more common, but there are now probably only one or two active nest sites. Nests are found in tall trees or along cliffs.

Loggerhead Shrike. A striking gray, white and black heavy bodied bird, Loggerhead shrikes are very rare

residents of Santa Cruz County. A few possible nesting sites are found in the southeast part of the county.

Merlin. Formerly known as the Pigeon hawk, this small falcon is a rare transient and visitor from September to April. It is not known to nest in Santa Cruz County.

Northern Harrier. Northern Harrier birds are widespread and abundant during winter and less common during summer in coastal valleys (McCaskie et al. 1979). Harriers require dense, wet meadows and tall grasslands for nesting on flat and gently sloping terrain. They use open fields and agricultural areas for foraging (Call 1978).

Peregrine Falcon. A medium-sized falcon, Peregrine falcons are rare migratory transients from September to April. In Santa Cruz County, Peregrine falcons stay near the coast, where they find abundant prey (birds) along the coast and in estuaries and lagoons. Although Peregrine falcon nest sites were recorded near Davenport and Wilder Ranch as late as 1947, there are no recent nesting records for the county.

Short-Eared Owl. Short-eared owls are not a regular breeding species in coastal valleys (McCaskie et al. 1979) and none is known to be breeding in Santa Cruz County (Suddjian personal communication). A few occasionally migrate through the county (Suddjian personal communication).

Tricolored Blackbird. Tricolored blackbirds nest in dense wetland vegetation and forage in grasslands and agricultural fields (Grinnell and Miller 1944).

Yellow Warbler. Summer resident and breeder from April to October, Yellow warblers are dependant on riparian vegetation.

Steelhead. An anadromous form of Rainbow trout, Steelhead are found in most large drainages throughout the county, albeit in much reduced numbers from pervious years.

*The following Special Status Species descriptions were excerpted from the Draft Subsequent Environmental Impact Report for the Franich Annexation, City of Watsonville, California, dated September 7, 1989, prepared by Jones and Stokes, Sacramento, California: Santa Cruz Tarplant, California Tiger Salamander, Santa Cruz long-toed salamander, Red legged frog, Black-Shouldered Kite, Burrowing Owl, Northern Harrier, Short-Eared Owl, and Tricolored Blackbird. Descriptions of the other species are from the Santa Cruz County Planning Department, 1994.

GLOSSARY

Abbreviations

AMBAG: Association of Monterey Bay Area Governments
BMP: Basin Management Plan
CBD: Central Business District
CDBG: Community Development Block Grant
CEQA: California Environmental Quality Act
CIP: Capital Improvements Program
CMP: Congestion Management Program
CNEL: Community Noise Equivalent Level
dB: Decibel
dBA: A-weighted sound level in decibels
EIR: Environmental Impact Report
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
FIRM: Flood Insurance Rate Maps
gpd: gallons per day
GMI: Gross Monthly Income
HCD: Housing and Community Development - Department of the State of California
HUD: U.S. Department of Housing and Urban Development
JPA: Joint Powers Authority
LAFCO: Local Agency Formation Commission
Ldn: Day and Night Average Sound Level
LOS: Level of Service (traffic)
LULAC: League of United Latin American Citizens
mgd: millions of gallons per day
MBUAPCD: Monterey Bay Unified Air Pollution Control District
MST: Monterey-Salinas Transit
PVUSD: Pajaro Valley Unified School District
PVWMA: Pajaro Valley Water Management Agency
RTP: Regional Transportation Plan

SCCRTC: Santa Cruz County Regional Transportation Commission

SCMTD: Santa Cruz Metropolitan Transit District

SOI: Sphere of Influence

SRO: Single Room Occupancy

TDM: Transportation Demand Management

TSM: Transportation Systems Management

WHIP: Watsonville Housing Improvement Program

Acceptable Risk

A hazard which is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. At an acceptable level of risk the majority of residents will not request additional protective actions.

Access/Egress

The ability to enter a site from a roadway (access) and exit a site onto a roadway (egress) by motorized vehicle.

Acre Foot

A unit of measure for water equaling 325,830 gallons.

Acre, Gross

The entire acreage of a site.

Acre, Net

The portion of a site remaining after public or private rights-of-way and land not developable are subtracted from the total acreage, used for density calculations.

Active Fault

A fault that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Affordable

Capable of purchase or rental by a household with moderate, low, or very low income (as defined in this glossary), based on the

household's capacity to make initial monthly payments necessary to obtain housing. Housing is affordable when a household pays 25-30% or less of its income for housing.

Agriculture-related Business

Feed mills, dairy supplies, poultry processing, food processing plants, auction yards, veterinarians and other business supporting local agriculture.

Air Quality Standard

A health-based standard for air pollution established by the federal and state governments.

All-Weather Road Surface

A minimum of five inches of compacted aggregate base rock, Class 2 or equivalent.

AMBAG

Association of Monterey Bay Area Governments – a voluntary association of local governments organized under the California Joint Powers Authority for the purpose of providing regional planning services in the areas of the economy, transportation, land use, housing, air quality, and water quality.

Ambient Air Quality

Existing air quality for an air basin or basin.

Ambient Sound

Existing background sound.

Approach Zone

The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and which should be free from obstruction.

Aquifer

The underground layer of water-bearing rock, sand, or gravel through which water can seep or be held in natural storage. Such water holding rock layers hold sufficient water to be used as water supply.

Average Daily Traffic (ADT)

The average number of vehicles traveling (in both directions) on a particular section of road during a 24-hour period.

Arterial

Major arterials are relatively-high-speed (40-50 m.p.h.), relatively-high- capacity (up to 50,000 average daily trips) roads providing access to regional transportation facilities and serving relatively long trips. Minor arterials are medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roads which provide intra-community travel and access to the county-wide arterial highway system. Access to arterials should be provided at collector roads and local streets, but some direct access onto arterials exists.

Bicycle Lane

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles. Identified by the state as a Class II facility.

Bicycle Path

A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads, but typically are separate from them by landscaping. Identified by the state as a Class I facility.

Bicycle Route

A facility shared with motorists and identified only by signs. A bicycle route has no pavement markings or land strips. Identified by the state as a Class III facility.

Bikeways

A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Blight

A condition of deterioration of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

Buffer

An area of land separating two distinct land uses, such as residential and commercial or residential and agricultural, and which softens or reduces the effect of one land use on another. For instance, landscaping and/or distance is some-

times used to "buffer" or reduce the effects of a commercial area on nearby residential units.

Building Intensity

The maximum permitted level of development in a land use category. Generally defined by floor area ratios, height limits, number of dwelling units per acre, and/or other land development restrictions.

California Environmental Quality Act (CEQA)

A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for an adverse environmental impact, an Environmental Impact Report (EIR) must be prepared.

California Fully Protected

Bird and mammal species protected under California Fish and Game law that may not be hunted, taken or possessed; except that the State Fish and Game Commission may issue a special permit to allow collecting for necessary scientific research.

Caltrans

California Department of Transportation.

Capital Improvements Program

A program, administered by the City government and reviewed by the Planning Commission, which schedules permanent improvements five or six years into the future to fit the City's projected fiscal capability. The program generally is reviewed annually, and the first year of the program is adopted in the City's annual budget.

Central Business District (CBD)

A business area defined by the U.S. Census of Retail Trade and often referred to as "Downtown." In Watsonville the CBD corresponds to census tract 1103.

Channelization

The straightening and/or deepening of a watercourse for purposes of storm run-off control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete.

City Limit

Encompasses incorporated territory where land use is controlled by the City.

Clear Zone

A trapezoidal shaped area which extends at ground level beyond the end of a runway to a point or points where the approach surface slope is 50 feet above the elevation of the runway end (or 50 feet above the ground, if the terrain drops away from the runway end). Land use is restricted.

Clustered Development

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Collector

Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) street, typically two lanes, which provides circulation within and between neighborhoods. Collectors usually serve relatively short trips and are meant to collect trips from local streets and distribute them to the arterial network.

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development (HCD). This grant allots money to cities and counties for housing and community development. Jurisdictions set their own program priorities within specified criteria.

Community Noise Equivalent Level (CNEL)

The noise rating adopted by the State of California for measurement of airport noise. It represents the average daytime noise level during a 24-hour day, measured in decibels and adjusted to an equivalent level to account for the lower tolerance of people to noise during the evening and nighttime periods.

Community Park

Land with full public access intended to provide recreation opportunities beyond those supplied

by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Conservation

The management of natural resources to prevent waste, destruction, or neglect.

Corridor, Scenic

The land area which can be seen from the road (also see Scenic Corridor).

Critical Structures and Facilities

Structures or facilities whose continued use during and after a disaster are critical or whose failure might be catastrophic. Examples of critical structures including large dams, plants manufacturing or storing toxic chemicals or explosives, hospitals, medical buildings, public utilities, transportation and communications facilities, fire and police stations, bridges, and structures which can accommodate large numbers of persons such as schools, hotels, civic buildings, and civil defense shelters.

Decibel (dB)

A unit used to express the relative intensity of a sound as it is heard by the human ear. The decibel measuring scale is logarithmic. Zero (0 dB) on the scale is the lowest sound level that a normal ear can detect under very quiet ("laboratory") conditions and is referred to as the "threshold" of human hearing. On the logarithmic scale, 10 decibels are 10 times more intense, 20 decibels are 100 times more intense, and 30 decibels are 1,000 times more intense than one decibel. A jet takeoff at 200 feet measures approximately 120 dB.

dBA

A-Weighted Sound Level – the sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

Dedication

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for City approval of a development.

Dedication, In Lieu of

Cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot or square foot of land or building area, and referred to as in-lieu fees.

Density

Density is comprised of two factors: the number of dwelling units per acre and the number of persons per dwelling unit. Dwelling units include all residential units having kitchen, bath, and toilet facilities including single-family homes, mobile homes, townhomes, townhouses, duplexes, condominiums, and apartment units.

Density Bonus

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Development

Any physical alteration and/or improvements of the land which leads to subdivision of land; construction of any building or structure; road development; installation of utilities; grading; mineral extraction; the deposit of refuse, debris, or fill materials; or the clearing of natural vegetation cover with the exception of agricultural activities. Routine repair and maintenance activities are exempted.

Dual Water System

Two pipe systems: one for potable water and one for non-potable water.

Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one family on a long-term basis.

Easement

Usually the right to use property owned by another for specific purposes. Easements are either for the benefit of land, such as the right to cross A to get to B, or "in gross" such as a public utility easement. For example, "rear" lots without street frontage may be accessed via an easement over the "front" lots. Utility companies use easements over the private property of individuals to be able to install and maintain utility facilities.

Economic Development

A process to influence local economic conditions by stimulating private investment in existing and potential firms, thereby expanding an area's employment opportunities.

Encourage

For the goals, objectives, and policies discussed in the General Plan, the word implies a general endorsement, but not necessarily administrative, financial, or other city support.

Endangered Species, California

A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

Endangered Species, Federal

A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of Class Insecta determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an over-

whelming and overriding risk to humans. The status is determined by the U.S. Fish and Wildlife Service and the Department of the Interior.

Environment

CEQA defines environment as "the physical conditions which exist within the area which will be effected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR)

A report that assesses all the environmental characteristics of an area and determines what effect or impact will result if the area is altered or disturbed by a proposed action.

Erosion

The loosening and transportation of rock and soil debris by wind, rain, or running water. The gradual wearing away of the upper surfaces of the earth.

Exaction

A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Family Size

The U.S. Census defines a family as a group of individuals related by blood, marriage, or adoption. Family size is the number of such persons, usually living in the same dwelling unit.

Fault

A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Fault Zone

A zone consisting of interconnected, closely spaced faults and fault traces.

Federal Candidate Species, Category 1 (Candidate1)

Species for which the U.S. Fish and Wildlife Service has sufficient biological information to support a proposal to list as Endangered or Threatened.

Federal Candidate Species, Category 2 (Candidate 2)

Species for which existing information indicates that these species may warrant listing, but for which substantial biological information to support a proposed rule is lacking.

Female Headed Family

Family where the principal income-earner is a female with no spouse present, and there is one or more other related person living in the home.

Fixed Guideway

A transportation mode, usually for people, that travels on a rail, cable, or wire constructed in a permanent location.

Fixed-Route Service

A transportation mode that travels an assigned route, usually on an assigned schedule, but not a rail, cable, or wire constructed in a permanent location.

100-Year Flood

A flood stage that, statistically has a one percent probability of occurring in any given year.

100-Year Floodplain

The area encompassing the 100-year floodway and the 100-year floodway fringe.

100-Year Floodway

The channel of a river, creek or other water-course together with the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot. (The floodway is delineated on the Flood Boundary Floodway Map prepared by the National Flood Insurance Program.)

Floor Area

Total gross square footage of a building or structure, but not including any area within the building utilized for the required off-street parking.

Floor Area Ratio

The total area of a building on a lot divided by the total area of the lot.

General Plan

A compendium of the City's goals and policies regarding its long-term development, in the form of official diagrams, maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and is adopted by the City Council. The General Plan may be called a "City Plan," or a "Comprehensive Plan."

Geologic Review

The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Goal

The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose.

Gross Acre

See Acre, Gross.

Ground Failure

Mudslide, landslide, liquefaction, or the seismic compaction of soils.

Ground Rupture

A break in the earth's surface along a fault, also called surface rupture.

Groundwater

Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge

The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water holding rocks which provide underground storage.

Groundwater Recharge Area

An area which by nature of surface soil and underlying rock type is particularly important for allowing surface water to percolate to underground storage.

Growth Management

The use by a community of a variety of combined techniques to establish the amount, type, and rate of growth desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvements programs, public facilities, ordinances, urban limit lines, and other programs.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Handicapped

A person having a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Hazardous Material

An injurious substance, including (among others) pesticides, herbicides, poisons, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

Historic Preservation

The preservation of historically significant structures and neighborhoods until such time as restoration or rehabilitation of the building(s) to a former condition can be accomplished.

Historic Resources

Includes, but is not limited to, any object, building, structure, site, area, or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of California.

Home Occupation

A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Household

All persons residing in a single dwelling unit.

Household Size

All of the persons who occupy a housing unit.

Housing and Community Development, Department of the State of California (HCD)

The state agency principally charged with assessing whether, and planning to insure that, communities meet the housing needs of very low-, low-, and moderate-income households.

Housing and Urban Development, U.S. Dept. of

A cabinet-level department of the federal government (HUD) which administers housing and community development programs.

Housing Unit

The place of permanent or customary abode of a person or household. A housing unit may be a single-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or located in a multi-family dwelling, or any other residential unit considered real property under state law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fees

Fees levied on the developer of a project by the City as compensation for unmitigated impacts the project will produce.

Impervious Surface

Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased run-off.

Implementation

Actions, procedures, programs, or techniques that carry out policies.

Inactive Fault

A fault that has documented evidence of not displacing Quaternary deposits (soil or rock older than two to three million years).

Infill

Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Infrastructure

The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Building Intensity

The maximum permitted level of development in a land use category. Generally defined by floor area ratios, height limits, number of dwelling units per acre, and/or other land development restrictions.

Intermittent Stream

A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Joint Powers Authority (JPA)

A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Local Agency Formation Commission

Local Agency Formation Commission -- a local agency comprised of city, county, and at-large representatives; established by state law to review and approve city incorporations, special district formations, annexations to and detachments from local agencies, and other boundary changes involving local governments.

Land Banking

When a local government buys land and holds it for resale at a later date, usually for development of affordable housing.

Landscaping

Planting - including trees, shrubs, and ground covers suitably designed, selected, installed, and maintained so as to permanently enhance a site, the surroundings of a structure, or the sides or medians of a roadway.

Land Use

The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Large Family

A family of five or more related persons occupying one household.

Leapfrog Development

Development that occurs far beyond the existing limits of urban development, thereby leaving intervening vacant land behind. This passing over of the lands adjacent to the urban fringe results in the haphazard pattern of urbanization known as "sprawl."

Ldn

Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for environmental settings.

Level of Service (LOS)

A scale that measures the operating capacity likely to be encountered on a roadway or at the intersection of roadways, based on a volume-to-capacity ratio, with levels ranging from A to F, with A representing the lowest volume-to-capacity ratio and the highest level of service. (See "Volume-to-Capacity Ratio.")

LEVEL OF SERVICE A: Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed. Usually denotes a volume-to-capacity ratio of 0.00 to 0.60.

LEVEL OF SERVICE B: Describes a steady flow of traffic, with slight delays in vehicle movement and speed, with a volume-to-capacity ratio of 0.61 to 0.70.

LEVEL OF SERVICE C: Denotes steady, high-volume flow of traffic, with significant limitations on movement and speed and a volume-to-capacity ratio of 0.71 to 0.80.

LEVEL OF SERVICE D: The level where traffic nears an unstable flow, in which there is little

freedom of movement, with a volume-to-capacity ratio of 0.81 to 0.90. Queues develop and short delays occur.

LEVEL OF SERVICE E: Traffic characterized by slow movement and momentary stoppages. This type of congestion is not uncommon at peak traffic hours, with a volume-to-capacity ratio of 0.91 to 1.00.

LEVEL OF SERVICE F: Very congested traffic with frequent stoppages. Indicates forced flow or operation, with a volume-to-capacity ratio of 1.00+.

Liquefaction

A process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain.

Local Road

A road providing direct access to abutting land and designed to discourage through traffic.

Lower Income

Less than or equal to 80% of the county median income (i.e., combination of very low income and other low income).

Major Arterial, See Arterial

Manufactured Housing

Houses which are constructed entirely in the factory, and which since 1976 have been regulated by the federal Manufactured Home Construction and Safety Standards under the administration of the U.S. Department of Housing and Urban Development (HUD).

Marsh

Any area designated as marsh or swamp on the largest scale United States Geological Survey topographic map most recently published. A marsh usually is an area periodically covered with swallow water, either fresh or saline.

May

That which is permissible.

Minor Arterial, See Arterial

Mitigate

To ameliorate, alleviate, or avoid to the extent reasonably feasible. According to CEQA, mitigations include: (a) avoiding an impact by not taking a certain action or parts of an action; (b) minimizing an impact by limiting the degree or magnitude of the action and its implementation; (c) rectifying an impact by repairing, rehabilitation, or restoring the environment affected; (d) reducing or eliminating an impact by preserving and maintaining operations during the life of the action; (e) compensating for an impact by replacing or providing substitute resources or environments.

Mobile Home

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit when connected to required utilities.

Moderate Income

Between 81% and 120% of the county median income.

Monterey Bay Unified Air Pollution Control District

A multi-county agency with legislative authority to adopt and enforce all rules and regulations necessary to control non-vehicular sources of air pollutants in the area.

Mudslide (Mudflow)

A flow of very wet rock and soil.

Neighborhood Park

City-owned land of two to ten acres intended to serve the recreation needs of people living or working within a one-half mile radius of the park and also intended to contribute to a distinct neighborhood identity.

Net Acre

See Acre, Net

Noise Attenuation

Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour

A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Non-renewable Energy Resources

Sources whose natural supplies are depleted in producing work such as oil, gas, coal, and uranium.

Objective

A measurable goal; a statement of desirable accomplishment within a specific time frame that is definite enough to know when and if it has been achieved.

Open Space

Any open land or other space (such as a river) which is predominantly lacking in structural development. Open space includes natural areas, wetlands, open water, wildlife habitats, farmlands, grazing areas, and park recreation areas.

Overcrowding

A condition defined by the U.S. Census which exists when housing units provide insufficient living space to meet the needs of a household. A housing unit is determined to be overcrowded when there are 1.01 or more persons per room. Severe overcrowding is more than 1.5 persons per room.

Paratransit

Term variously used to describe transit systems which operate on flexible routes and/or provide demand responsive service. Generally vans, small buses, or taxis are used to provide this service, which is most frequently provided for elderly and handicapped passengers and/or in rural or semi-rural areas, as an alternative to fixed route transit.

Parcel

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Peak Hour

For any given traffic facility, the daily, 60-minute period during which traffic volume is highest.

Planning Area (Unincorporated Territory)

The planning area is land surrounding the city that "bears a relationship to the city's planning" as defined by state legislation. It represents the geographic area in which land use decisions may have an impact on the city, but which is governed by the county.

Policy

A specific statement guiding action and implying a clear commitment.

Potentially Active Fault

A fault along which the most recent major displacement occurred between 11,000 and 2,000,000 years ago.

Program

An action, activity, or strategy carried out in response to adopted policy to achieve a specific objective. Policies and programs establish the "who," "how," and "when" for carrying out the "what" and "where" of goals and objectives.

Promote

For the goals, objectives, and policies discussed in the General Plan, the word implies an endorsement reinforced with a moderate level of administrative, financial or other city support.

Recycle

The process of extraction and reuse of materials from waste products.

Restrict

To check, bound, or decrease the range, scope, or incidence of a particular condition.

Right-of-way

The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads, and utility lines.

Riparian Corridor

That area extending along the bank of intermittent streams, perennial streams, marshes, or other natural bodies of standing water.

Risk

The degree of danger or hazard.

Sanitary Landfill

A disposal site employing an engineered method of disposing of solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest particle volume, and applying cover material over all exposed wastes at the end of each operating day.

Scenic Corridor

A highway, road, bikeway, pedestrian path or equestrian trail recognized as having unusual or outstanding scenic qualities.

Section 8 Rental Assistance Program

A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seiche

An earthquake-induced wave in a lake, reservoir, or harbor.

Shall

That which is obligatory or necessary.

Should

Signifies a directive to be honored if at all possible.

Sign

Any representative (written or pictorial) used to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment.

Signal Pre-emption

A system used by emergency and public transit vehicles to change signal phasing from red to green, allowing faster cross-town access.

Siltation

(1) The accumulating deposition of eroded material; (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single-family Dwelling (Attached)

A dwelling unit occupied or intended for occupation by only one family that is structurally connected with other such dwelling units.

Single-family Dwelling (Detached)

A dwelling unit occupied or intended for occupation by only one family that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

Site

Land used or intended for one use or a group of uses and having frontage on a public or an approved private street.

Slope

Calculated as the vertical rise divided by the horizontal run, the incline or land gradient expressed as a percent. For example, a hill which rises 15 feet across a horizontal length of 100 feet has a slope of 15 percent.

Slough

A secondary branch of a natural drainage system where the current is sluggish when water is present.

Solar Access

The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solid Waste

A general category that includes garbage, trash, refuse, paper, ashes, metals, glass, plastics, construction debris, rock, soil, abandoned vehicles and machine parts, discarded appliances, yard wastes, manure, and other materials.

Solid Waste Facility

A disposal facility, disposal site (or) a solid waste transfer/processing station.

Specific Plan

A tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s) or a portion thereof.

Sphere of Influence

A plan, adopted by the Local Agency Formation Commission for each incorporated city, showing the probable physical boundaries and service area of that city. Land use within the unincorporated portion of the Sphere is controlled by the County in formal consultation or by joint action with the City.

State Scenic Highway

A segment of a state highway that has been officially designated by the Director of California Department of Transportation as part of the State Scenic Highway System.

Storm Run-off

Surplus surface water generated by rainfall that does not seep into the soil, but flows over the land to streams, rivers, or lakes.

Strip Development

The development of urban uses such as housing or commerce in narrow bands, generally one lot deep, along the frontage of roads and highways.

Substandard Housing

Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Support

For the goals, objectives, and policies discussed in the General Plan, this word implies an endorsement reinforced with a high level of administrative, financial, or other city support.

Surface Rupture

A break in the ground surface and associated deformation, usually the result of seismic activity.

Threatened Species, California

A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant that, although not currently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts required by Chapter 1.5 of the State Department of Fish and Game Code.

Threatened Species, Federal

A species which is likely to become an endangered species in the foreseeable future throughout all or a significant portion of its range.

Tourism

The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax, or restaurant sales.

Transit

Vehicles or systems engaged in the transportation of people by public or private conveyance, primarily rail or bus systems.

Transit-Dependent

Refers to persons unable to operate automobiles or other motorized vehicles, and to those who do not own motorized vehicles. Transit-dependent residents must rely on transit, paratransit, or owners of private vehicles for transportation. Transit-dependent residents include the young, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transportation Systems Management (TSM)

A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expand.

ing them. Objectives include reducing the number of vehicle trips, shortening trip lengths, and distributing the timing of trips throughout the day so as to ease congestion during peak travel times.

Trip

A one-way journey that proceeds from an origin to a destination by a single type of vehicular transportation.

Trip Generation

The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transit system and the impact of additional development or transportation facilities on an existing, local transportation system.

Truck Route

A path of circulation required for all vehicles exceeding set weight or axle limits. A truck route follows major arterials through commercial or industrial areas and avoids sensitive residential areas.

Tsunami

A wave, commonly called a tidal wave, caused by an underwater seismic disturbance, such as sudden faulting, landslide, or volcanic activity.

Urban Design

The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Limit Line

A planning boundary intended to contain urban development and discourage urban sprawl.

Urban Sprawl

Haphazard growth or outward extension of an urban area resulting from uncontrolled or poorly managed development.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged pursuant to the City's zoning ordinance and General Plan land use designation.

Vacancy Rate

The ratio of vacant available (for sale or for rent) housing units to the total housing stock in a given area which is used as an indicator of the general availability of housing.

Very Low Income

Less than 50% of the area or county median income.

Viewshed

The area within view from a defined, publicly accessible observation point.

Volume-to-Capacity Ratio

A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its design capacity. Abbreviated "v/c". At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity.

Watershed

An area or region drained or contributing water to, a spring, stream, river, lake, or other bodies of water.

Williamson Act

Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. Landowners were offered reduced property tax assessments if they agreed not to develop the land for ten years. The lowered assessments were based on the agricultural use of their land, or "use value," instead of "market value."

Zoning

The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that carries out policies of the General Plan.

Zoning District

A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Sources:

A Survey of Zoning Definitions, edited by Tracy Burrows, published by American Planning Association, Planning Advisory Service Report Number 421;

The California General Plan Glossary, edited by Naphtali H. Knox, AICP, and Charles E. Knox; published by The California Planning Roundtable;

Alexander & Associates; and

The City of Watsonville

ADOPTION

RESOLUTION NO. 137-94 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADOPTING THE WATSONVILLE 2005 GENERAL PLAN AND THE SPHERE OF INFLUENCE AMENDMENT

WHEREAS, the Watsonville 2005 General plan and Sphere of Influence Amendment prepared to establish a complete, integrated, consolidated, updated and consistent set of land use and planning policies for the City of Watsonville; and

WHEREAS, the Watsonville 2005 General Plan and Sphere of Influence Amendment has been forwarded to all applicable special districts, school districts, local and regional agencies and all applicable State and Federal agencies; and

WHEREAS, following public hearings and due discussion and deliberation of the Watsonville 2005 General Plan and Sphere of Influence Amendment, the City of Watsonville Planning Commission on November 1, 1993 did recommend to the City Council the adoption of the Watsonville 2005 General Plan and Sphere of Influence Amendment; and

WHEREAS, the City Council held a series of community meetings, study sessions, special meetings, and properly noticed public hearings on the Watsonville 2005 General Plan and Sphere of Influence Amendment and did consider all public testimony and written comments, and the recommendation of the Planning Commission; and

WHEREAS, the City Council at their November 30, 1993 meeting did conclude the public hearings of the Watsonville 2005 General Plan and Sphere of Influence Amendment and adopted the Plan "in concept" and did direct staff

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RESO NO. 137-94 (CM)

to prepare revisions to the Draft Plan and findings for adoption consistent with the City Council's action; and

WHEREAS, the City Council has certified the Environmental Impact Report and adopted a Mitigation Monitoring Program and Statement of Overriding Considerations for the Watsonville 2005 General Plan and Sphere of Influence Amendment.

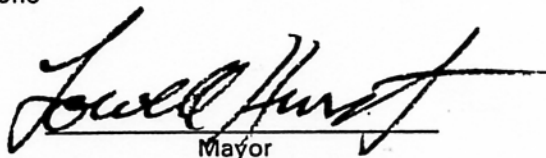
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. The City Council hereby adopts the Watsonville 2005 General Plan and Sphere of Influence Amendment consisting of the Draft Watsonville 2005 General Plan and the revisions prepared by Alexander & Associates, all of which are on file with the City Clerk's Office and incorporated herein by reference, and

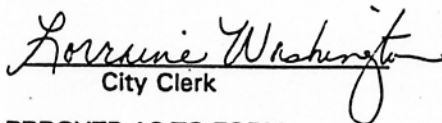
2. The Watsonville 2005 General Plan Amendment shall become effective thirty (30) days from and after the adoption of this resolution and thereby supplanting and taking precedence over all other planning studies, documents and policies previously adopted, approved or otherwise recognized as constituting the Watsonville General Plan for the purposes of planning the physical development of the City of Watsonville, and shall apply to all new development projects for which applications have not been accepted as complete by the City of Watsonville prior to the effective date.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Watsonville, held on the 24th day of May, 1994, by Council Member Alcala, who moved its adoption, which motion being duly seconded by Council Member Bobeda, was upon roll call carried and the resolution adopted by the following vote:

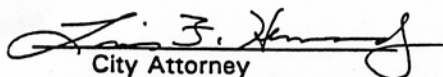
AYES: COUNCIL MEMBERS: Alcala, Bobeda, Campos, Hurst
NOES: COUNCIL MEMBERS: McFarren, Rios, Eves
ABSENT: COUNCIL MEMBERS: None


Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

The foregoing resolution was introduced at a regular meeting of the Council of the City of Watsonville, held on the 22nd day of May, 1994, by Council Member Alcala, who moved its adoption, which motion being duly seconded by Council Member Robada, was upon roll call carried and the resolution adopted by the following vote:

AYES:	COUNCIL MEMBERS:	Alcala, Robada, Campos, Hunt
NOES:	COUNCIL MEMBERS:	McFarren, Rice, Eves
ABSENT:	COUNCIL MEMBERS:	None


Mayor

ATTEST:

City Clerk
APPROVED AS TO FORM


City Attorney

RECEIVED BY THE CITY CLERK
MAY 23 1994

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