

City of Watsonville 2005 General Plan

Adopted: May 24, 1994

Resolution No.: 137-94 (CM)

List of Amendments

Date	Resolution	Type	Summary
11/7/95	299-95	Map	Redesignated property at 451 East Beach Street (APN 017-052-11) from Medium-Density Residential to General Commercial to allow the property to be used for a variety of retail commercial uses serving the immediate neighborhood
3/25/97	89-97	Map/ Text	Changed the City's Urban Limit Line to include approximately 500 acres of land west of Lee Road owned by Vincent Tai (APNs 052-081-24, 25, 26, 27, 28, 29, 34, 35, 36, 37, 38, & 39; 052-071-05; 052-061-11 & 23); changed the designation of lands west of Lee Road from "Special Study Area" to "Specific Plan Area"; and deleted the Urban Reserve Overlay from the land south of Corralitos Creek. [This amendment was later undone by Resolution no. 71-00.]
7/22/97	235-97	Map	Redesignated property at 527 Center Street (APN 017-061-13) owned by John Fiorovich from Public/Quasi-Public to Medium-Density Residential to allow the construction of a 4-unit townhome project
11/4/97	335-97	Map	Redesignated property at 567 Auto Center Drive (APN 016-173-37) owned by Robert Erickson from Public/Quasi-Public to General Commercial to allow the property to be used by a wide variety of commercial uses needing a general commercial thoroughfare location; and redesignated 13 parcels (APNs 015-181-04, 015-321-02, 015-321-03, 015-331-45, 016-172-26, 016-172-38, 016-173-37, 016-271-02, 017-341-03, 018-032-59, 018-101-10, 018-194-31, 019-053-29, 019-054-10) to correct inconsistencies between the General Plan Land Use Map (sic) and Zoning Map
4/28/98	132-98	Map	Redesignated 98 parcels in the vicinity of Airport Boulevard and Loma Prieta Avenue
4/28/98	134-98	Map	Redesignated 141.2 acres outside city limits in the Freedom/Carey Annexation area
12/8/98	311-98	Map	Redesignated property at 298 Green Valley Road (APNs 019-861-20 & 21) as part of a mixed-use hospital reuse project

Date	Resolution	Type	Summary
7/27/99	224-99	Text	Amended the Housing Element (1991-1996)
3/10/00	71-00	Map/ Text	Eliminated the lands west of Lee Road (APNs 052-081-14, 24, 25, 26, 27, 28, 29, 34, 35, 36, 37, 38, & 39; 052-071-04 & 05; 052-061-23) as a "Special Study Area" from the Land Use Diagram and Figure 4-7 (Areas Under Consideration for Amendment to Sphere of Influence); and amended page 55 of Chapter 4 (Land Use and Community Development) by deleting the lands west of Lee Road as a "Special Study Area"
8/22/00	245-00	Text	Amended the Local Coastal Program to allow development of the New Millennium High School
6/21/01	142-01	Text	Amended the Housing Element
6/26/01	170-01	Text	Amended the Local Coastal Program Land Use Plan to make minor modifications to Figure 2A (Coastal Zone Area C – Constraints), Subsection (p) of Policy C.3 (Performance Standards of All Development) and Policy C.4 (Criteria for Non-agricultural Use)
1/8/02	10-02	Text	Amended the Local Coastal Program, involving the restoration of Figure 2A (Coastal Zone Area C – Constraints) as it was before the adoption of Resolution no. 170-01, the amendment of Policy C.4 by adding one sentence at the end of said policy, and the affirmation and ratification of Subsection (p) of Policy C.3 contained in Resolution no. 170-01
2/26/02	52-02	Map	Redesignated property at 640, 646, & 652 Main Street (APNs 018-151-14, 28, 29, & 30) from Central Commercial to Public/Quasi-Public
3/12/02	63-02	Map	Redesignated property at 20 Holm Road (APN 015-321-04) from Industrial to Medium-Density Residential to allow the construction of a 25-unit townhouse project
9/24/02	245-02	Map	Redesignated property with APN 015-201-04 from Public/Quasi-Public to Low-Density Residential (comprising 12,000 square feet) and Environmental Management – Open Space (sic)
11/5/02	n/a	Text/ Map	Voter approved initiative—the Orderly Growth and Agriculture Protection Measure (Measure U)—to amend the Watsonville 2005 General Plan and thereby establish new urban limit lines

Date	Resolution	Type	Summary
2/23/10	27-10	Map	Redesignated property at 813 Freedom Boulevard (APN 016-143-09) from Low-Density Residential to General Commercial
11/8/11	196-11	Map	Redesignated property at 320 & 332 East Beach Street (APNs 017-141-05 & 15) from Low-Density Residential to Public/Quasi-Public
3/22/16	32-16	Text/ Map	Redesignated property at 1 Western Drive (APN 016-153-03) from General Commercial to Central Commercial and amended page 52 (Central Commercial) of Chapter 4 (Land Use and Community Development) to allow additional intensification in downtown Watsonville if adequate onsite parking can be provided
4/26/16	58-16	Map	Redesignated property at 1715 West Beach Street (APN 018-302-03) from Industrial to General Commercial to allow the development of two 4-story hotels and associated retail uses on a 7.3-acre site
7/5/16	129-16	Map	Redesignated property at 221 Airport Boulevard (APN 015-371-01) from Institutional to High-Density Residential to allow the construction of 48 townhome units and the relocation and rehabilitation of an existing schoolhouse into a residential unit on a 2.65-acre site
8/28/18	140-18	Map	Redesignated property at 511 Ohlone Parkway (APN 018-372-14) from Industrial to High-Density Residential to allow the construction of the Sunshine Vista Phased Development Project on a 13-acre site
4/23/19	59-19	Map	Redesignated property at 376-A South Green Valley Road (APN 016-221-06) from Medium-Density Residential to Public/Quasi-Public to allow a lot consolidation and reflect the existing church with school use by Green Valley Christian Center of Watsonville; and redesignated property at 0 South Green Valley Road (APN 014-052-01) from Low-Density Residential to Public/Quasi-Public and Environmental Management to allow the City of Watsonville to develop a pedestrian and bicycle trail system adjacent to Struve Slough
8/27/19	132-19	Map	Redesignated property at 58 Hanger Way (APN 015-11-36) and at 5 Nielson Street (APN 015-111-37) from Industrial to Public/Quasi-Public to allow the construction of a 11,273± square-foot medical office building on a 1.01-acre site

Date	Resolution	Type	Summary
1/19/21	42-21	Text	Amended Chapter 12 (Public Safety) to incorporate by reference the 2020 Local Hazard Mitigation Plan
8/24/21	237-21	Map	Redesignated property at 547 Airport Boulevard (APN 015-321-01) from Industrial to High-Density Residential to allow the construction of a 21-unit townhome project on a 1.57-acre site
10/26/21	294-21	Text	Amended Chapter 9 (Environmental Resource Management) to set forth a new policy to prepare and implement a Climate Action and Adaptation Plan
2/28/23	41-23	Map	Redesignated property at 215 Locust Street (APN 017-161-51) from Industrial to Public/Quasi-Public to allow the permanent establishment of a 525-student charter school for grades 6-12 in an existing 27,000 square-foot building with an 8,500 square-foot mezzanine on a 2.1-acre site
10/10/23	199-23	Text/ Map	(1) Added two new mixed-use land use designations to Chapter 4 (Land Use & Community Development); (2) amended the Land Use Diagram to include these two new land use designations; (3) amended implementation measures 4.A.3, 4.C.6, and 10.C.2; and (4) added a new implementation measure 4.A.7

City of Watsonville 2005 General Plan | Text Amendment

Subject: Local Hazard and Mitigation Plan

Date: January 19, 2021

The text amendment to Chapter 12 (Public Safety) of the *Watsonville 2005 General Plan* reads in words and figures as follows (***bold italic*** text represents new text and ~~strike-through~~ represents deleted text):

On page 181:

EMERGENCY PREPAREDNESS

The policies for environmental constraint management and public safety have been developed in an effort to protect lives and property by preventive measures. Watsonville also recognizes the need to remain prepared should disaster strike. The City has prepared a state-approved *Emergency Preparedness Plan* and has identified evacuation routes for the relocation of residents from any part of the Planning Area experiencing hazardous conditions. As illustrated in Figure 12-5, routes have been selected to move the population toward any point of the compass depending on the nature of the emergency.

In addition, the *Hazard Mitigation Plan*, developed ***in 1990*** after the Loma Prieta Earthquake, identifies several emergency preparedness improvements that are of benefit in emergencies other than earthquakes. The implementation of the recommendations in that Plan will improve that City's overall emergency response capability.

The City has developed and adopted a *Community-based Disaster Response Plan*, which describes a method of organizing the efforts of the entire community around disasters. This Plan includes coordinating the efforts of governmental agencies as well as schools, hospitals, businesses, non-profit agencies, and other community groups and addresses short-term and long-term recovery needs.

In 2006, the state adopted Assembly Bill (AB) 2140—known as the California Disaster Assistance Act—that authorized local jurisdictions to adopt within its Safety Element a Local Hazard Mitigation Plan (LHMP) with specified elements. Adopting a LHMP by reference in the General Plan allows the City to be eligible for disaster relief funding.

In 2015, California passed Senate Bill (SB) 379, which requires an assessment of vulnerabilities and risks associated with climate change to be included as part of a LHMP.

In 2020, the City developed a LHMP in accordance with the federal Disaster Mitigation Act of 2000 and is adopted by reference here-in. Following FEMA's Local Hazard

Mitigation Plan guidance, the LHMP incorporates a process where hazards are identified and pro-filed, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The identified risks and vulnerabilities associated with specific hazards include, but not limited to, flooding, earthquakes, wildfire, and sea-level rise. The LHMP provides short- and long-term strategies for protecting people and property from future hazard events.

Examples of identified mitigation actions include protecting essential infrastructure from sea-level rise, improving existing stormwater infrastructure to reduce flood risk, strengthening and stabilizing public facilities and infra-structure against fire and earthquake risk, developing back-up communications systems for essential infrastructure, and improving urban natural habitats to increase resilience and climate change adaptation.

As part of this effort, the City also prepared an emergency evacuation route analysis in accordance with AB 747 (2019) and SB 99 (2019). This analysis provides an assessment of the transportation network's capacity, safety, and viability under a range of emergency scenarios, and is attached as Appendix D to the General Plan.

On page 197:

Policy 12.L Emergency Preparedness

The City shall be prepared to maintain critical public services during emergency situations.

Implementation Measures

- 12.L.1 Training – All City departments shall conduct the appropriate level of training activities to ensure preparedness before an emergency situation, continuity of services during an emergency situation, and recovery operations after the event.
- 12.L.2 Critical Facilities – The City shall evaluate the ability of critical facilities to survive and continue to operate during emergency conditions, and identify alternate facilities and operating plans for post-emergency recovery.
- 12.L.3 Planning – The City shall annually update the Emergency Preparedness Plan **and Local Hazard Mitigation Plan (LHMP)** and coordinate planning efforts with the local community and the Santa Cruz County Office of Emergency Services.
- 12.L.4 Evacuation – The City shall designate evacuation routes for the Planning Area, according to the planning format outlined in the Emergency Preparedness Plan **and emergency evacuation route analysis in Appendix D.**
- 12.L.5 **Local** Hazard Mitigation Plan – The City of Watsonville shall actively pursue the implementation of the recommendations included in the **2020 LHMP and subsequent updates** Hazard Mitigation Plan for the City of Watsonville that was

developed after the 1989 Loma Prieta Earthquake, including preparation of the Community-based Disaster Response Plan.

Watsonville 2005 General Plan | Text Amendment

Subject: Climate Action and Adaptation Plan

Date: October 26, 2021

The text amendment to Chapter 9 (Environmental Resource Management) of the *Watsonville 2005 General Plan* reads in words and figures as follows (***bold italic*** text represents new text):

On page 111:

INTRODUCTION AND BACKGROUND

The Watsonville Planning Area possesses a rich heritage of open space and natural resources. Farmland, water, wildlife habitat, and air quality are not recognized as limited resources which must be judiciously used and wisely managed to minimize stress on the area's natural resources.

This chapter of *Watsonville 2005* addresses the state of planning requirements for conservation and open space. It presents goals and policies for the protection and wise use of the environmental resources found in the Watsonville Planning Area. Additional City policies and actions on the preservation and enhancement of important agricultural soils are found in the Growth and Conservation Strategy chapter (3).

The City shall prepare a Climate Action and Adaptation Plan (CAAP). The CAAP provides a framework and process for updating policies, programs, practices, and incentives for the City, including residents and businesses, to reduce the City's greenhouse gas (GHG) emissions, combat the impacts of climate change, and explore carbon sequestration, habitat restoration, and repair of our natural world. The CAAP policy and implementation measures are included in Policy 9.K Climate Action and Adaptation Plan. The CAAP is available on the City's website.

On page 112:

CLIMATE

The climate of Watsonville makes it ideal for both growing crops and as a place to live. Temperature extremes are rare, ranging from occasional lows of 28 degrees F. to highs of 95 degrees F. These extremes are experienced for only short durations. The mild Mediterranean climate produces a long crop growing season of about 237 days per year.

Rainfall increases with distance inland from the Bay. Average annual rainfall is about 17 inches at the mouth of the Pajaro River, 21 inches at Watsonville, and as high as 50 inches at the crest of Mount Madonna. Ninety percent of all precipitation occurs between November and April with February being the wettest month. Wind direction is generally from the west off Monterey Bay.

The City's CAAP includes three types of initiatives in order to advance its desired climate resilience goals. Climate action, or mitigation, refers to actions taken to address the causes of climate change and to reduce the impact people have on the climate system. An example of mitigation includes transitioning to low-carbon energy sources, such as renewable energy. Climate adaptation, on the other hand, refers to adjusting behaviors, systems, and infrastructure to reduce the impact climate change has on communities. Updating building codes to address future climate conditions and extreme weather events is an example of climate adaptation. Climate restoration consists of goals and associated actions, such as tree planting programs and soil carbon sequestration, intended to return climate systems to the safe and healthy state in which the natural world evolved.

On pages 128:

Policy 9.K. Climate Action and Adaptation

The City shall prepare and implement a Climate Action and Adaptation Plan (CAAP). The CAAP shall be a fully enforceable document that establishes emissions reductions targets and identifies and quantifies strategies and measures the City will undertake to reach its targets. The CAAP shall also include a climate change preparedness analysis to address City adaptation to climate change. The City shall monitor and report on progress toward the emissions reduction targets on a periodic basis, with updates to the inventory every two years and an update to the CAAP at least every five years. The CAAP shall be a California Environmental Quality Act (CEQA)-qualified GHG reduction plan pursuant to CEQA Guidelines Section 15183.5. Therefore, all strategies and GHG reduction measures must be fully enforceable and feasible to implement by the City.

Implementation Measures

9.K.1 Climate Action and Adaptation Plan – The CAAP shall include the following:

Conduct a baseline analysis (GHG emissions inventory) using the best available baseline year;

- Adopt an emissions reduction target;***
- Develop strategies and measures for reducing emissions;***
- Develop strategies and actions for adaptation to climate change;***
- Develop a local carbon offset program;***
- Implement strategies and measures identified in the CAAP; and***
- Monitor emissions and verify results.***

The CAAP shall be a standalone document that implements the requirements set forth in Policy 9.K. Updates to the CAAP, including, but not limited to, inventory updates every two years and updates to the CAAP at least every five years, shall not require updates to the 2005 General Plan or revisions to this Chapter through subsequent General Plan Amendments.

The CAAP developed in 2021 satisfies the implementation efforts above. To ensure progress and streamline update efforts, the CAAP is structured in a way that prioritizes project implementation through City commitments and ongoing monitoring. The CAAP and progress made towards its implementation shall be posted on the City's website.

City operations and actions, as well as land use approvals, will be required to be consistent with the CAAP.

Environmental Resources Management Goals and Policies

		Policies										
		9A	9B	9C	9D	9E	9F	9G	9H	9I	9J	9K
Goals	9.1	•	•									
	9.2	•										
	9.3		•									
	9.4			•								
	9.5				•							
	9.6					•						
	9.7					•						
	9.8						•					
	9.9							•				
	9.10								•			
	9.11									•		
	9.12										•	•

Each policy for environmental resource management serves to implement one or more of the 12 goals. This relationship is presented above in the form of a policy-to-goal matrix.

City of Watsonville 2005 General Plan | Text Amendment

Subject: Downtown Watsonville Specific Plan

Date: October 10, 2023

The text amendment to Chapter 4 (Land Use and Community Development) and Chapter 10 (Transportation and Circulation) of the *Watsonville 2005 General Plan* involves adding two new mixed-use designations, deleting the Central Commercial designation, revising Implementation Measure 4.A.3, adding a new Implementation Measure 4.A.7, revising Implementation Measure 4.C.6, and revising Implementation Measure 10.C.2, as follows (***bold italic*** text represents new text and ~~strike through~~ represents deleted text):

On page 52:

DOWNTOWN MIXED USE

Mixed use development includes residential and commercial uses on a single parcel. Residential development density is described in units per new acre (Net acre is defined in the glossary). The total and commercial development is described as floor area ratio (FAR). The total FAR governs and includes both residential and commercial development on the parcel.

Downtown Central Core (Total FAR 3.0, Minimum Commercial FAR 0.15, Maximum Residential Density up to 125 du/acre)

This land use category provides an active and intense development pattern generally flanking Main Street in Downtown Watsonville. Active ground floor uses are required. Upper floors may contain residential units or office space.

Downtown Mixed Use (Total FAR 2.0, Maximum Residential Density up to 85 du/acre)

This land use category provides a similar mix of active and residential uses as the Downtown Central Core designation. The intensity of development is lower than the Downtown Central Core designation with residential uses permitted on the ground floor.

On page 52:

~~Central Commercial~~

~~General categories of allowed uses include: retail sales; personal, professional, financial and medical services; lodging; entertainment; and restaurants serving the needs of the community. Intensities in this area may not exceed a Floor Area~~

~~Ratio of 2.75 inside of the Central Downtown Parking District and a Floor Area Ratio of 0.45 outside of the Parking District.~~

On pages 61-62:

Implementation Measures

- 4.A.1 Land Availability – The City shall monitor the availability of land zoned for residential use to ensure an adequate supply of sites for a five-year period.
- 4.A.2 Land Use Compatibility – The City shall monitor housing production to ensure compatibility with surrounding land uses.
- 4.A.3 Downtown Intensification – The City shall **allow FARs up to 3.0 and residential densities up to 125 dwelling units per net acre** ~~permit an increase in residential density for R-HD lands (up to 36.99 dwelling units per net acre, or 42.99 if development is SRO housing) within the~~ **Downtown Watsonville Specific Plan area** ~~central business district if adequate off-street parking can be provided and a Level of Service D (see Transportation and Circulation chapter (10) for description) can be maintained on adjacent collector streets.~~
- 4.A.4 Housing Development Pacing – The City shall monitor the creation of housing and jobs and review opportunities for pacing the development of housing with the creation of new jobs in the city.

The monitoring program is intended to ensure a balance of jobs and housing units in the city so the city avoids becoming a bedroom community for other areas.
- 4.A.5 Specific Plan or Area Plan Northwest of Airport – The City shall prepare a specific plan or area plan for the land along Calabasas Road, and Buena Vista Drive, as shown in Figure 4-11, to identify and provide for the financing of neighborhood facility needs and location, the location of various residential densities, the greenbelt, limited neighborhood commercial, community park, circulation, parking, streetscape, and building design. Target 400 housing units.
- 4.A.6 Specific Plan at Atkinson Lane – The City shall prepare a specific plan for the Atkinson Lane Area to identify and provide for the financing of neighborhood facility needs and location, the location of various residential densities, the greenbelt, community park, circulation, parking, streetscape, and building design. Target 660 housing units.
- 4.A.7 **Specific Plan for Downtown Watsonville – The City shall prepare a specific plan for downtown Watsonville to facilitate housing production and preservation; increase retail-entertainment activity; encourage higher-density mixed-use residential projects; add visitor-oriented uses; support a greater range of civic**

and cultural activities; improve the safety and comfort of pedestrians; enhance bicycle infrastructure and connections; and target uses and activities that appeal to a wide range of Watsonville's residents and employees.

On page 63:

- 4.C.6 ~~Downtown Design~~ **Specific** Plan – The City shall prepare, consider, and implement a **specific plan for downtown Watsonville** ~~downtown design plan for the central business district~~. This plan shall contain elements for building appearance, **zoning regulations**, street landscaping, circulation, sign control and parking.

On pages 144-145:

- 10.C.2 Project Funding – **Except for projects in the Downtown Watsonville Specific Plan area, the** ~~The~~ City shall require as a condition of approval that all development or rezoning which would contribute to a deterioration of existing service levels below LOS D, provide the necessary improvements, contribute to their provision through the payment of impact fees, or otherwise mitigate impacts to maintain at least an LOS D. Where existing conditions are already below LOS D, any new development must mitigate traffic conditions to the extent of preventing further deterioration in level of service or, if possible, improving level of service.