

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WATSONVILLE ADOPTING DEVELOPMENT AND PERFORMANCE  
STANDARDS RE: ZONING IN ORDER TO IMPLEMENT THE  
ZONING ORDINANCE

WHEREAS, it is necessary and desirable to adopt certain development and performance standards in order to implement Title 14 Re: Zoning of the Watsonville Municipal Code effective September 11, 1980.

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

1. That the development standards entitled "Neighborhood  
2 Shopping Centers" dated September 11, 1980, and by such reference  
3 incorporated herein, is hereby adopted.

4. That the development standards entitled "Attached  
5 Buildings Subdivisions, Multi-Family Housing-Revised", dated  
6 September 11, 1980, and by such reference incorporated herein,  
7 is hereby adopted.

8. That the development standards entitled "Planned  
9 Industrial Parks", dated September 11, 1980, and by such reference  
10 incorporated herein, is hereby adopted.

11. That the development standards entitled "Service  
12 Stations-Revised", dated September 11, 1980, and by such reference  
13 incorporated herein, is hereby adopted.

14. That the development standards entitled "Landscaping  
15 and Screening-General", dated September 11, 1980, and by such  
16 reference incorporated herein, is hereby adopted.

17. That the development standards entitled "Community  
18 Impact Statement", dated September 11, 1980, and by such reference  
19 incorporated herein, is hereby adopted.

20. That the performance standards entitled "Pollution  
21 Control-General", dated September 11, 1980, and by such reference  
22 incorporated herein, is hereby adopted.

23. That each of the aforesigned development and performance  
24 standards shall be effective September 11, 1980.

\* \* \* \* \*

1                   The foregoing resolution was introduced at a regular  
2 meeting of the City Council of the City of Watsonville, held on  
3 the       8th       day of      September      , 1980, by Council  
4 Member       Soldo      , who moved its adoption, which motion  
5 being duly seconded by Council Member      Osmer      , was  
6 upon roll call carried and the resolution adopted by the  
7 following vote:

8 AYES: COUNCIL MEMBERS: Deretich, McNeil, Murphy, Osmer,  
9 Palmtag, Soldo, Johnston

10 NOES: COUNCIL MEMBERS: None

12 || ABSENT: COUNCIL MEMBERS: None.

13

William Johnson  
MAYOR

17 || ATTEST:

ATTEST:  
Dorothy Bennett  
City Clerk

AGENDA ITEM 17 (b)

DATE: SEPTEMBER 8, 1980  
TO: HONORABLE MAYOR & CITY COUNCIL  
FROM: PLANNING DEPT. STAFF  
SUBJECT: ZONING AND LAND DEVELOPMENT STANDARDS AND GUIDELINES

The following list of development standards represents new and revised documents necessary for the implementation of the new Zoning Ordinance. The effective date of the Ordinance is September 11, 1980 and it is necessary to adopt these standards so that staff may proceed with the administration of the Zoning Ordinance.

- 1) Development Standards - Neighborhood Shopping Center
- 2) Development Standards - Attached Building Subdivisions Multi-Family Projects
- 3) Development Standards - Planned Industrial Parks
- 4) Development Standards - Service Stations & Mixed Uses
- 5) Development Standards - Landscaping and Screening
- 6) Development Assessment - Community Impact Statement
- 7) Performance Standards - Pollution Control - General

- ITEM 1. Development Standards for Neighborhood Shopping Centers have been designed to aid the Planning Commission in making determinations on use permit applications. Careful attention to community-wide impact potentials is required as well as detailed design review guidelines. The Design Review Commission will use these standards in their deliberations.
- ITEM 2. The Development Standards for Attached Building Subdivisions and Multi-Family rental development have been completely rewritten to coordinate with the new Zoning Ordinance. Since all subdivisions will be coming to Council, this document would be useful to retain on file.
- ITEM 3. Development Standards for Planned Industrial Parks will serve all decision-making bodies. Concern for the use of metal covered buildings has prompted a section on how to deal with this problem.
- ITEM 4. Standards for Service Stations have been rewritten and updated with particular emphasis on mixed uses, such as franchise retail outlets with self-serve gasoline dispensing islands.
- ITEM 5. General Standards for Landscaping and Screening have been proposed with the plan to improve upon this document from time to time as new information is made available.

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- ITEM 6. Requiring the developer to provide a Community Impact Statement will serve as an early warning system, letting him know of the wide range of natural constraints, community concerns, and expected quality which will have to be addressed in the planning of the project. A handbook, a questionnaire and a staff summary are included in this document.
- ITEM 7. Performance Standards are primarily used in Industrial and Commercial situations to maintain control over a number of potential pollution conditions. Originally these standards appeared as part of the old Zoning Ordinance; however, it is more appropriate to adopt these standards by resolution in the event standards are changed at the State or Federal level and it becomes necessary to update them quickly. The Standards, as presented, conform to Federal guidelines established for uniformity.

Resolution No. 329-80 (CM)

of the

City of Watsonville

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ADOPTING DEVELOPMENT AND PERFORMANCE  
STANDARDS RE: ZONING IN ORDER TO  
IMPLEMENT THE ZONING ORDINANCE:

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Approved SEPTEMBER 8, 1980

Filed SEPTEMBER 8, 1980

Dorothy Bennett  
City Clerk

Recorded SEPTEMBER 8, 1980

in Vol. 35 Page 340

MINUTES OF THE COUNCIL

Dorothy Bennett  
City Clerk

26810

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City of Watsonville

Neighborhood Shopping Center

DEVELOPMENT STANDARDS

**DATE RECEIVED**

**SEP 11 1980**

- I. Applies to New Projects and Additions to Existing Projects in excess of 20,000 square feet.

Requirements for review of Use Permit Application:

- A. Federal Community Conservation Guidance Impact Statement required if proposal uses any Federal Aid or if any Capital Improvements Project funded in any part by Federal Aid is ongoing or planned to be concurrent with Shopping Center close enough to project to stimulate suburban growth. The CCG Impact Statement, provided by HUD, would assess the impacts of conflicting Federal grants as they relate to the Downtown Redevelopment Project Area.
- B. Watsonville Community Impact Statement (CIS) to be filled out by developer and used for staff evaluation to determine the overall comprehensive impact of the project upon the entire community.
- C. Environmental Impact Report required with particular emphasis on environmental quality, traffic, economic, and social impacts, municipal finances and service capability impacts, in addition to other areas of concern as determined by the City Director of Environmental Quality.
- D. Market Study provided by developer to prove the the public necessity for new commercial development outside the Central Business District. Any particular land use which can be proven to be in conflict with and detrimental to the Downtown Redevelopment Plan may be required to be reduced in marketing capability to eliminate any economic threat to the Central Business District, or the developer may be allowed the option of providing a different use which, by it's nature, would lessen the adverse effect on the Downtown (example: changing a major department store to a home improvement center).
- E. Technical Data to be provided by all affected departments and agencies both public and private before Public Hearing is held on the Use Permit application.
- F. For additions under 20,000 sq. ft. the Staff or the Planning Commission may add any of the above requirements if in their opinion the project may warrant it.
- II. Applies to all Neighborhood Shopping Center projects both new and additions or remodeling of any size.

Site Development Standards

- A. On-Site Parking. (Z.O. Sec. \_\_\_\_\_)

1. The minimum required number of parking spaces shall be equal to six (6) spaces per 1,000 square feet of gross floor area, as it would apply to the total development of the particular CNS district. Existing facilities

DEVELOPMENT STANDARDS

or incremental construction must be considered as part of the Master Plan for development of the district and no plan shall be accepted providing less than the required number of parking spaces according to the existing and/or proposed gross floor area. Standard spaces are nine (9) feet by nineteen (19) feet; compact car spaces are eight (8) feet by sixteen (16) feet. The number of on-site compact car spaces shall not exceed 15% of the total parking spaces required for the project and shall be located in clearly marked areas, placed so as to provide equitable parking for both compact and standard cars, and to avoid walking great distances to the marketing destinations. Parking lots shall be designed to provide pedestrians with safe walking lanes without crossing the path of cars to any extent. Search patterns shall be clearly marked and curbs provided to eliminate cars short-cutting through reverse lanes where access points occur to public streets. Facilities providing drive-up windows may count stacking lanes for 25% of required parking based on twenty feet per car, provided that walk-in trade on-site parking is not curtailed or impaired.

2. Traffic control signs and ground routing marking shall be provided and installed by the developer as required by the City. The developer may be required to participate in the construction costs of any signalization as may be deemed necessary by the City.

B. Height and Yard Requirements:

1. Maximum height of building roof shall not exceed thirty five (35) feet.
2. Any commercial building adjacent to property containing residential zoning, or property containing a residential use closer than ten (10) feet from the property boundary, shall be set back a minimum of ten (10) feet from it's own property line, whether side or rear. Otherwise, no setback shall be required at private property lines.
3. All commercial buildings shall maintain a setback of fifteen (15) feet abutting any public street and five (5) feet abutting a public alley.

C. Site Layout:

1. All submittals shall be presented with a complete set of preliminary plans drawn to scale and dimensioned, including site plans, landscape plans and building elevations as indicated in the application.
2. The location and access of buildings and parking areas shall be appropriate to the size, shape and topography of the site and in harmony with it's setting.
3. No structure shall be placed over a property line, an easement or a utility right of way.

D. Access.

1. Attention shall be given to provide adequate ingress, egress, and traffic circulation in conformance with existing and proposed street improvements and City policies.

E. Service Facilities and Accessory Buildings.

1. Solid waste pick-up areas and dumpsters shall be located in accordance with City requirements, including appropriate screening from public view.
2. Accessory buildings and loading facilities shall be designed to minimize the visual impact from public view. Truck service areas shall not be in conflict with public access or parking, and sound separation shall be designed to protect adjacent properties from excessive noise due to deliveries and continuously running machinery.

F. Lighting.

1. All parking lot areas and pedestrian walkways shall be provided with area lighting at intervals which will insure adequate lighting throughout the project.
2. A recommended illumination requirement of 0.2 foot candles may be accomplished by the installation of 100 watt luminaires on 12.5 foot posts spaced approximately 100 feet apart.
3. Electroliers should relate to the design of the main structures and be located so as not to detract from the aesthetic appeal of the development. Electrolier design shall be submitted for review and approval by the Design Review Commission.

G. Landscaping.

1. Landscaped areas shall be established on all developed sites to promote visual aesthetic appeal and to maintain environmental balance.
2. Provide City with a bond or cash deposit in an amount equal to cost of landscaping installation to be refunded at time of approval of building occupancy permit.
3. Landscaped areas shall have irrigation facilities adequate to maintain plant materials at all times. Use of automatic watering systems is encouraged to facilitate maintenance. Hose bibs shall be located within serviceable proximity to every planter where automatic watering systems are not in use.
4. Planting areas shall be drawn to scale and plants within clearly located and labeled. A plant list shall be prepared giving the following information:
  - (a) Botanical name
  - (b) Common name
  - (c) Sizes to be planted (gallon sizes)
  - (d) Quantity of each

5. Amount of project area devoted to landscaping shall depend on location of buildings to each other and to the parking lot arrangement. City reviewing agencies shall make the final determination as to the adequacy of the landscaping plan.

**H. Fencing.**

1. Perimeter boundaries shall have fencing designed to be compatible with the architectural style of the project. Fencing details shall be included in the plans provided for design review. Refer to Fencing and Screening section of Zoning Ordinance.

**I. Building Architecture.**

1. Basic design shall attempt to establish an architectural theme, or be consistent with existing architecture in the immediate area of the development.
2. Additions or alterations shall be architecturally compatible with existing development.
3. All elevations of the buildings shall have a similar architectural treatment with conscious effort toward enhancing appearance from all vantage points.
4. Signs shall be integrated into the design of the buildings.
5. Colors shall be subdued and used to compliment the architecture.
6. Roof equipment, trash areas, loading docks, etc., shall be effectively screened from public view.
7. Materials and colors should work together to produce a pleasing visual impression and should reflect a harmony of design throughout the development and the surrounding area.

**J. Fire Protection.**

1. Adequate fire vehicle access shall be provided within the project area. All fire protection and suppression systems shall be subject to approval by the City Fire Department.

**K. Underground Utility Facilities.**

All electric and communication service laterals to any new multi-family structure within the City of Watsonville shall be placed underground on the premises to be served. This requirement does not apply to equipment appurtenant to the underground service laterals, such as surface-mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts. Said surface mounted equipment shall be effectively screened from view.

Existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed, which require relocation in connection with site development, shall be placed underground where the street improvement or widening is at least one block or 600 feet in length, whichever is the lesser, and there are no other existing utility customers receiving overhead service from the

facilities to be undergrounded. When this requirement is applicable, all existing overhead communication and electric distribution facilities will be removed and replaced with underground facilities in accordance with applicable rules, regulations and tariffs of the affected utility or utilities on file with the Public Utilities Commission of the State of California.

In those cases where existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed are not placed underground, the applicant shall install any required conduit for future undergrounding in accordance with the specifications of the affected utility or utilities.

The applicant is responsible for complying with the foregoing criteria and must make the necessary arrangements with the utility companies involved. The city may waive any of the foregoing criteria if topographical, soil, or any other conditions make underground installation of facilities unreasonable or impractical.

Radio and television antennas on the exterior of buildings shall not be permitted. A central radio antenna and television cable should be provided in each project with underground wiring to the individual dwelling and service buildings, as required.

L. Soils Tests.

A soils analysis report shall be provided by a certified soils engineer prior to the writing of the draft Environmental Impact Report.

M. Grading.

Grading permits required when applicable according to City Grading Ordinance.

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## DEVELOPMENT STANDARDS

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ATTACHED BUILDING SUBDIVISIONS  
MULTI-FAMILY RENTAL PROJECTS  
REQUIRING PLANNING COMMISSION  
AND/OR CITY COUNCIL APPROVAL

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## SITE PLAN REVIEW

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RESIDENTIAL PROJECTS NOT REQUIRING  
PLANNING COMMISSION OR CITY COUNCIL  
APPROVAL - ZONING ORDINANCE SEC. 14-10.1

DATE RECEIVED

SEP 11 1980

BY \_\_\_\_\_

CITY OF WATSONVILLE

Adopted: \_\_\_\_\_

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## DEVELOPMENT STANDARDS

Development Standards are guidelines set forth to assist in the processing of all applicable physical development within the City. The Standards particularly apply to attached building residential subdivisions as well as multi-family rented projects. Other projects utilizing these standards may include professional, commercial and industrial condominium projects and other types of development not provided for elsewhere. Evidence of the use of the Standards shall be included in Staff Reports to the Planning Commission and City Council.

The Architectural Review Commission is required to coordinate architectural review with project Development Standards.

## SITE PLAN REVIEW

Site Plan Review, Zoning Ordinance Section 14-10.7, shall apply only to those projects which are not required to be reviewed by the Planning Commission and/or the City Council. This includes multi-family rental projects having a total number of units less than eleven, any project in any district not requiring a Special Use Permit, and any other project under the direct administrative authority of the Zoning Administrator.

Site Plan Review is a separate function from the actions of the Architectural Review Commission, but the efforts of both are to be coordinated in order to approve an eligible project for Building Permits.

## DEVELOPMENT STANDARDS

### INTRODUCTION

#### DEVELOPMENT POLICY

##### I. BACKGROUND:

In 1980 the City of Watsonville adopted a new Zoning Ordinance with the intention of achieving the following:

- (a) To assist in providing a definite plan of development for the City and to guide, control, and regulate the future growth of the City in accordance with such plan.
- (b) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas and land uses within the City and to assure the orderly and beneficial development thereof.
- (c) To minimize conflicts between private individuals or groups, or other conflicts which might result from incompatible or inappropriate adjacent land uses.
- (d) To maintain and to enhance desirable characteristics of neighborhoods; to provide open space for light and air; to prevent undue concentration of population; to promote orderly community development; and to otherwise promote the implementation of the Watsonville General Plan.

##### II. OBJECTIVES:

1. To provide a desirable living environment for people wishing to live in multi-family units or attached building subdivisions.
2. To encourage heterogeneity rather than homogeneity in the physical, social and spatial patterns for residential communities and neighborhoods.
3. To provide for "life-cycle" neighborhoods.
4. To provide an adequate quantity of cluster developments commensurate with present and anticipated demand while allowing for variety of site choices.
5. To encourage maximum compatibility of attached building uses with adjacent use types.
6. To encourage variety in the residential development pattern of the city.
7. To encourage developers to build to high standards and provide amenities related to densities in all districts.

8. To encourage developers to employ persons trained and experienced in land planning, landscape architecture and architecture so that the best possible design and environment may be developed.
9. To provide a variety of housing types in order to best meet the demand of all age groups.
10. To encourage development of land presently zoned for multi-family residential purposes.

### III. PURPOSE:

It is the purpose of these guidelines to:

1. Assure conformity of zoning control in Watsonville to the Watsonville General Plan.
2. Establish a process to enable the City of Watsonville to more adequately control the development of attached building subdivisions and multi-family residential facilities in the city.
3. Clearly state the specific standards of the city in regard to site layout, architecture, landscaping, signing, fencing, parking, etc.
4. Encourage good design throughout the community by establishing design criteria applicable to all residential and subdivision development within the City of Watsonville.

### IV. REVIEW PROCESS:

Site Development Plan and planning maps will be processed initially by the Planning Department. Before granting a conditional approval, the reviewing agency must make the following findings:

1. That the objectives are met as outlined in Section 14-02.020 of the Watsonville Zoning Ordinance.
2. That the land use is similar in character to the particular uses allowed in the districts involved using the following factors as criteria:
  - a. Effect upon the public health, safety, and general welfare of the neighborhood involved and the city at large.
  - b. Effect upon traffic conditions.
  - c. Effect upon the orderly development of the area in question and the city at large in regard to the general planning of the whole community.
3. That socio-economic effects are reviewed and determined not to be unfavorable to the City of Watsonville.
4. That any adverse effects unacceptable to the city as outlined in a final Environmental Impact Report shall be mitigated by written conditions as stipulated by the Review Committee. This applies to conditional Negative Declarations.

5. These guidelines are neither exclusive nor preclusive. Reviews may include areas not covered by specific categories.
6. The City Architectural Review Commission shall approve of the preliminary plans before proceeding with the project.

#### DEFINITIONS:

1. "Multi-Family Rental Development" shall mean any residential development which consists of the construction of two or more dwelling units per parcel of land which will be owned by one individual or other entity and in which individual dwelling units will be rented to tenants without conveyance of any ownership to same.
2. "Residential Development" shall mean any subdivision, minor subdivision, condominium, planned residential development or other construction of single family dwelling units upon any parcel or parcels of land. Condominiums shall conform to State Subdivision Act regulations for sale of air space within. Processing of any Residential Development is as outlined in the City of Watsonville Subdivision Ordinance and the City Zoning Ordinance No. \_\_\_\_\_ as amended.
3. "Attached Building Subdivision" shall mean any development involving subdivision of land, improved in accordance with an overall project plan and characterized by conveyance of ownership to occupants of all or part of the project buildings, and by unique design of lots, structures, streets, and other factors which differentiate it from standard subdivisions and minor subdivisions as governed by the City Subdivision Ordinance. This shall include all nonresidential subdivisions.
4. "City Zoning Administrator". For purposes of clarification, the Zoning Administrator as referred to in the City Zoning Ordinance No. \_\_\_\_\_ and the City Planning Director noted in the City Zoning Ordinance are one and the same person, per Watsonville Municipal Code, Article 7, Section 2-3.702.
5. "Apartment Leasing". The planned construction of five or more apartment buildings on a single parcel of land, predominately for the purpose of leasing the units therein, is a subdivision under the Subdivision Map Act. Multi-family development applications shall clearly define whether the project is being constructed for leasing or for rentals. Rental units are exempt from this ruling; however, any landowner who leases any or all apartment buildings, or the predominate portion of any buildings totaling five or more apartment buildings, must file a Tentative and Final Map as prescribed. Less than five leased apartment buildings on a single parcel requires the filing of a Minor Subdivision Parcel Map.

#### LOCATIONAL CRITERIA.

*The locational criteria as set forth below are based on General Plan policies and related elements and specific plans. They are intended as guidelines for locating projects, and they shall be considered in determining whether or not a proposed project will contribute to the general well being of the community and whether or not a project supports the consistency of zoning and the General Plan.*

1. Multi-family rental development should be encouraged to locate near to activity centers (i.e., parks and recreational areas, schools, institutions, commercial centers, etc.).

2. String strip multi-family development on major thoroughfares should not be encouraged.
3. High density residential areas should be located within convenient walking distance to shopping centers and public transportation.
4. Multi-family rental developments shall be located such that they do not obstruct any planned street or thoroughfare as projected in the Watsonville General Plan or as designated by resolution of Council.
5. Multi-family rental projects shall be located such that they do not interfere with the use of land for any existing or projected park or open space area as designated in the General Plan or by resolution of Council.

#### DEVELOPMENTAL CRITERIA

*The following developmental criteria are hereby adopted which shall be utilized to regulate the development of attached building subdivisions and multi-family rental projects in the City of Watsonville. They shall be used as guidelines by the reviewing agency whose duties will include the setting of these and other conditions and restrictions as may be deemed necessary to maintain and promote the public health, safety, and general welfare of the city or to regulate the growth of Watsonville according to outlines and policies as provided in the General Plan.*

*The city encourages a creative approach to design problems and welcomes unique or innovative solutions in lieu of these standards wherever it is felt the purposes of the development standards would be better served.*

#### 1. SITE LAYOUT.

- a. In developing site plans for attached building subdivisions and multi-family rental developments, attention should be given to the topography of the site, the need for planting buffers, the location of recreational buildings and facilities and the development of the building arrangements which will provide maximum privacy. The city may establish requirements upon the number and location of service facilities, pedestrian walkways, and the like as deemed necessary to insure the health, safety and general welfare of the occupants.
- b. All submittals shall be presented with a preliminary set of plans drawn to scale and dimensioned, including site plans, landscape plans and building elevations.
- c. The location of building and parking areas shall be appropriate to the size, shape and topography of the site and in harmony with its setting.
- d. No structure shall be placed over an easement or utility right of way.
- e. Recreational and/or useable open space shall be provided in scale with the development on all multi-family rental project sites and attached building subdivisions when required.

Refer to Zoning Ordinance.

2. ACCESS.

Attention shall be given to provide adequate ingress, egress, and traffic circulation in conformance with existing and proposed street improvements and city policies.

No access driveway shall be located closer than 100 feet to any public street intersection unless entrance opens directly onto a "Tee" intersection.

All cul-de-sacs shall have a minimum turning radius of 40 feet, and in no case shall any structure exceed a distance of 100 feet from nearest fire vehicle access point, except where Fire Marshal approved fire protection devices have been provided.

3. HEIGHT AND YARD REQUIREMENTS.

Height and yard requirements shall be as noted in the Zoning Ordinance.

4. SERVICE BUILDING AND FACILITIES.

It would be difficult to establish standards of minimum square footage for recreational buildings and other service buildings and accessory facilities. The standards as set forth simply state that such buildings and facilities shall be properly located and designed in relation to the dwelling units and adjacent city streets.

Service buildings and facilities would be strategically located in relation to the units so as to minimize walking distance. Provision of walkways is required.

5. LIGHTING.

All private access driveways within multi-family rental developments shall be provided with light standards at intervals which will insure adequate lighting in all areas.

Electroliers should relate to the design of the main structures and be located so as not to detract from the aesthetic appeal of the development. Electrolier design shall be submitted for review and approval by the reviewing agency.

6. PARKING.

The number of parking spaces provided and their design characteristics shall conform to the current city parking ordinance.

No car will be permitted to overhang into abutting minimum landscaped areas, nor will any landscape planter be considered as part of the minimum parking stall area.

Parking stalls shall have concrete or equivalent wheel stops at the end of the stall when abutting buildings or landscaping areas.

When parking stalls are located adjacent to buildings, there shall be a minimum clearance of four feet between the parked car and said building.

All parking areas shall be paved and drained to internal catch basins.

7. LANDSCAPING.

- a. Landscaped areas shall be established on all developed sites to promote visual aesthetic appeal and to maintain environmental balance.
- b. Provide city with a bond or cash deposit in an amount equal to cost of landscaping installation to be refunded at time of approval of building permit.
- c. Landscaped areas shall have irrigation facilities adequate to maintain plant materials at all times. Use of automatic watering systems is encouraged to facilitate maintenance. Hose bibs shall be located within serviceable proximity to every planter where automatic watering systems are not in use.
- d. Planting areas shall be drawn to scale and plants within clearly located and labeled. A plant list shall be prepared giving the following information:
  - (i) Botanical name
  - (ii) Common name
  - (iii) Sizes to be planted (gallon size)
  - (iv) Quantity of each

8. FENCING.

All exterior property lines shall be screened with materials compatible with the on-site improvements.

- a. Acceptable screening shall include, but not be limited to, the following: Solid board fencing, masonry wall and/or chain link fencing with redwood slats when used in conjunction with screen planted landscaping.
- b. A decorative masonry wall shall be required between commercial and/or industrial development and residential uses.
- c. All property line screening shall be a minimum of five feet and a maximum of six feet in height above finished grade.
- d. Parking areas shall be screened from street view by a decorative fence or wall not less than four feet nor more than six feet in height. Said screening shall be set back a distance equal to the distance such parking area must be set back and the space between such screening and the abutting street shall be landscaped.

9. BUILDING ARCHITECTURE.

- a. Basic design shall attempt to establish an architectural theme, or be reasonably consistent with existing architecture in the immediate area of the development.

- b. Additions or alterations shall be architecturally compatible with existing development.
- c. Efforts to architecturally upgrade development in older areas of the city are encouraged. Renovations shall treat all elevations of the building in an integrated manner and piece-meal, face lifting of individual building elevations will be discouraged.
- d. All elevations of the building shall have a similar architectural treatment with conscious effort toward enhancing appearance from all vantage points when appropriate to do so.
- e. Colors shall be subdued and used to complement the architecture.
- f. Roof equipment, trash areas, loading docks, etc. shall be effectively screened from view wherever feasible.
- g. Materials and colors should work together to produce a pleasing visual impression and should reflect a harmony of design throughout the development and the surrounding area.

10. AUDITORY PRIVACY.

Auditory privacy between units, vertically and horizontally, is to be provided by such means as blanket insulation or other approved sound deadening systems. Developer shall provide acceptable DBA ratings on walls, floors and ceilings where applicable. Acoustical solutions shall be clearly noted on the plans.

11. FIRE PROTECTION.

The reviewing agency shall require sufficient residential fire hydrants to be located in project area with adequate port and main sizes to accommodate the needs as determined by the City Fire Department. All fire protection systems shall be subject to approval by the City Fire Department.

Adequate fire vehicle access shall be provided within the project in accordance with requirements of the City Fire Department.

12. UNDERGROUND UTILITY FACILITIES.

- a. All electric and communication service laterals to any new attached building subdivision and multi-family rental structure within the City of Watsonville shall be placed underground on the premises to be served. This requirement does not apply to equipment appurtenant to the underground service laterals, such as surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts. Said surface mounted equipment shall be effectively screened from view.
- b. Existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed, which require relocation in connection with site development, shall be placed underground where the street improvement or widening is at least one block or 600 feet in length, whichever is the lesser,

- b. and there are no other existing utility customers receiving overhead service from the facilities to be undergrounded. When this requirement is applicable, all existing overhead communication and electric distribution facilities will be removed and replaced with underground facilities in accordance with applicable rules, regulations and tariffs of the affected utility or utilities on file with the Public Utilities Commission of the State of California.
- c. In those cases where existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed are not placed underground, the applicant shall install any required conduit for future undergrounding in accordance with the specifications of the affected utility or utilities.
- d. The applicant is responsible for complying with the foregoing criteria and must make the necessary arrangements with the utility companies involved. The city may waive any of the foregoing criteria if topographical, soil, or any other conditions make underground installation of facilities unreasonable or impractical.
- e. Radio and television antennas on the exterior of residential buildings shall not be permitted. A central radio antenna and television cable should be provided in such project with underground wiring to the individual dwelling and service buildings, as required.

13. SIGNING.

- a. Signs shall be an integral part of the building design, using compatible materials when possible.
- b. Free standing signs should relate to the design of the main structure and be located so as not to detract from the aesthetic appeal of the development. The utilization of low profile signs, a maximum of 10 feet above finished grade, is encouraged to promote this end.

14. SOILS TESTS.

A soils analysis report shall be provided by a certified soils engineer prior to the writing of a draft Environmental Impact Report.

15. GRADING.

Grading permits required when applicable according to City Grading Ordinance.

MISCELLANEOUS EXPLANATORY NOTES.

1. OPEN SPACE AND COMMUNITY SERVICE.

Dedication or exclusive right to develop certain land owned by the developer within or adjacent to the facility may be required by the city to satisfy city park or open space requirements, providing that said land has been identified as a future park or open space by the General Plan or by resolution of Council.

All multi-family rental projects shall be subject to the city Bedroom Tax Ordinance, as amended.

All new residential subdivisions shall be subject to the park dedication or in-lieu fee tax ordinance as amended.

I. APPLICATION PROCEDURE.

- A. Applicant obtains a Project Application from the City Planning Department.
- B. Applicant prepares plans, forms, and other information as required in instructions for filing. A presubmitted review of plans with a member of the planning staff is encouraged to minimize delays in processing due to plan revision.
- C. Applicant submits all required plans, forms, and fees to the Planning Department.
  1. An authorized planner will review the application and plans for conformance to filing instruction requirements. Incomplete applications will NOT be accepted for processing.
  2. A complete set of preliminary plans for submittal shall include:
    - a. Fifteen (15) copies of a site plan indicating locations and dimensions of:
      - (1) Subject property showing adjacent properties and streets.
      - (2) Proposed and existing buildings and structures.
      - (3) Off-street parking and loading facilities.
    - b. Fifteen (15) copies of a landscape plan indicating:
      - (1) Location and dimensions of proposed and existing landscaping.
      - (2) Specific planting plan including:
        - (a) Botanical names of plant materials.
        - (b) Gallon size and quantity of each.
        - (c) Irrigation facilities.
      - (3) Location, height, and design of all fencing, walls, or other screening.
    - c. Fifteen (15) copies of elevations for all proposed buildings and structures including:
      - (1) Type, texture, and color of building materials (material and color samples shall be submitted upon request).
      - (2) Location, dimensions, copy, and colors of all proposed signing.
      - (3) Location, dimensions, and design of all on-site free standing and attached electroliers.
  3. If application is accepted, applicant pays necessary fees to the City of Watsonville, City Hall, and returns application to the Planning Department.
  4. Environmental Impact Report procedure is initiated.

- D. Architectural Review procedure is initiated.
- E. Planning staff schedules application for appropriate hearings.
- F. Planning staff reviews the application prior to the public hearing. This review will include:
  - 1. A field check of the site.
  - 2. Referral to other city and county departments, i.e., Fire Department, Public Works, etc.
    - a. It is imperative that the applicant review his plans with the Public Works Department (both Engineering Services and Traffic Engineering Sections) to determine if any dedications or street improvements will be required. As this may directly affect the feasibility of the plan, it is recommended that this be done prior to the application submittal.
  - 3. A comprehensive review of all plans including examination of:
    - a. Site layout and design of existing and proposed buildings and structures.
    - b. Building masses and their relationship to each other and to adjacent structures.
    - c. Type, texture, and color of building materials.
    - d. Location and dimensions of all proposed signing.
    - e. Location and design of all free standing and attached electroliers.
    - f. Location and dimensions of landscaped areas including review of compatibility of species, sizes of plantings and irrigation facilities.
    - g. Location and dimensions of all parking stalls.
    - h. Height and design of all walls, fences, or screenings.
    - i. Conformance to all provisions of the Watsonville Zoning Ordinance including: setbacks, height limitations, density, parking use, and sign regulations.
- G. An application can be acted upon when the plans and information on file indicate that the proposed development will secure the purposes of the Zoning Ordinance, the General Plan, and the Architectural and Development Standards.
- H. The Final Hearing Report can usually be mailed to the applicant within six (6) days after the hearing.
- I. Any decision of the reviewing agency may be appealed by the applicant to the City by filing a written notice of appeal within five (5) days after action is taken.

CITY OF WATSONVILLE

Planned Industrial Parks

September 11, 1980

DEVELOPMENT STANDARDS

These Standards apply to new projects and to expansion of existing projects within the IP - Industrial Park District and are for the purpose of aiding in the implementation of the goals and objectives listed in Sec. 14-16.500 of the City Zoning Ordinance No. 506-80 (CM).

Requirements for review of Industrial Park Development permits, including projects which may require a Use Permit:

A. Watsonville Community Impact Statement (CIS)

To be filled out when applicable by developer and used for staff evaluation to determine the overall comprehensive and cumulative impact upon the entire community.

B. Environmental Impact Report (EIR)

When an EIR is determined to be necessary by the Director of Environmental Quality, the developer will enter into an agreement with the city to pay for all required EIR costs. The city will decide on the areas of concern to which the EIR shall be addressed. In lieu of an EIR, a Negative Declaration may be determined.

C. Project Design Review

At the appropriate stage of planning the project will be subject to review by the City Design Review Commission. No building permits may be issued until a Design Review application has been approved, provided the Design Review Ordinance applies.

D. Site Plan Review

If a project does not qualify for design review, the developer shall apply for Site Plan approval under Sec. 14-10.7 of the City Zoning Ordinance. No permits shall be issued until Site Plan approval has been obtained. The Zoning Administrator shall not release any project for design review until it has been determined that the project complies with the purpose and intent of this Chapter provided, however, that for projects forwarded to the Design Review Commission, only the design review fees shall be required.

E. Performance Standards Review

All industrial projects are subject to the requirements of City Performance Standards in accordance with Sec. 14-10.8 of the Zoning Ordinance.

City of Watsonville  
Development Standards  
Industrial Parks

Page -2-

F. Site Development Standards

1) Off-Street Parking and Loading.

All on-site parking and loading shall be installed in accordance with requirements of Sec. 14-16.505 and Chapter 14-22 of the Zoning Ordinance.

2) Traffic control signs and ground routing markings shall be provided and installed by the developer as required by the city.

G. Height and Yard Requirements

Conform to requirements set forth in Sec. 14-16.505 of the Zoning Ordinance.

H. Site Layout

1) All submittals shall be presented with a complete set of preliminary plans drawn to scale and dimensioned, including site plans, landscape plans and building elevations as indicated in the application.

2) The location and access of buildings and parking areas shall be appropriate to the size, shape and topography of the site and in harmony with its setting.

3) No structure shall be placed over a property line, an easement or a utility right of way.

I. Access

Attention shall be given to provide adequate ingress, egress and traffic circulation in conformance with existing and proposed street improvements and city policies.

J. Service Facilities and Accessory Buildings

1) Solid waste pickup areas and dumpsters shall be located in accordance with city requirements, including appropriate screening from public view.

2) Accessory buildings and loading facilities shall be designated to minimize the visual impact from public view. Truck service areas shall not be in conflict with public access or parking, and sound separation shall be designed to protect adjacent properties from excessive noise due to deliveries and continuously running machinery.

K. Landscaping

Landscaped areas shall be established on all developed sites to promote visual aesthetic appeal and to maintain environmental balance.

City of Watsonville  
Development Standards  
Planned Industrial Parks

Page -3-

Landscaped areas shall have irrigation facilities adequate to maintain plant materials at all times. Use of automatic watering systems is encouraged to facilitate maintenance. Hose bibs shall be located within serviceable proximity to every planter where automatic watering systems are not in use.

Planting areas shall be drawn to scale and plants within clearly located and labeled. A plant list shall be prepared giving the following information:

- (a) Botanical name
- (b) Common name
- (c) Sizes to be planted (gallon sizes)
- (d) Quantity of each

Amount of project area devoted to landscaping shall depend on location of buildings to each other and to the parking lot arrangement. City reviewing agencies shall make the final determination as to the adequacy of the landscaping plan.

L. Fencing.

Fencing details shall be included in the plans provided for design review. Refer to Fencing and Screening section of Zoning Ordinance.

M. Building Architecture

Basic design shall attempt to establish an architectural theme, or be consistent with existing architecture in the immediate area of the development.

Additions or alterations shall be architecturally compatible with existing development.

All elevations of the buildings shall have a similar architectural treatment with conscious effort toward enhancing appearance from all vantage points.

Signs shall be integrated into the design of the buildings.

Colors shall be subdued and used to complement the architecture.

Roof equipment, trash areas, loading docks, etc. shall be effectively screened from public view.

Materials and colors should work together to produce a pleasing visual impression and should reflect a harmony of design throughout the development and surrounding area.

The use of metal covered buildings within the front half of a lot and facing a side street should be discouraged and may be grounds for disapproval if the proposal fails to promote and protect design and landscape qualities in the district.

City of Watsonville  
Development Standards  
Planned Industrial Parks

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M. Fire Protection

Adequate fire vehicle access shall be provided within the project area. All fire protection and suppression systems shall be subject to approval by the City Fire Department.

N. Underground Utility Facilities

All electric and communication service laterals to any new structure within the City of Watsonville shall be placed underground on the premises to be served. This requirement does not apply to equipment appurtenant to the underground service laterals, such as surface-mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts. Said surface-mounted equipment shall be effectively screened from view.

Existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed, which require relocation in connection with site development, shall be placed underground where the street improvement or widening is at least one block or 600 feet in length, whichever is the lesser and there are no other existing utility customers receiving overhead service from the facilities to be undergrounded. When this requirement is applicable, all existing overhead communication and electric distribution facilities will be removed and replaced with underground facilities in accordance with applicable rules, regulations and tariffs of the affected utility or utilities on file with the Public Utilities Commission of the State of California.

In those cases where existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed are not placed underground, the applicant shall install any required conduit for future undergrounding in accordance with the specifications of the affected utility or utilities.

The applicant is responsible for complying with the foregoing criteria and must make the necessary arrangements with the utility companies involved. The city may waive any of the foregoing criteria if topographical, soil or any other conditions make underground installation of facilities unreasonable or impractical.

O. Soils Tests

A soils analysis report shall be provided by a certified soils engineer prior to the writing of the draft environmental impact report, when required.

P. Grading

Grading permits required when applicable according to City Grading Ordinance.

## CRITERIA AND STANDARDS

## SERVICE STATIONS

## DEFINITIONS:

Service Station: A facility offering motor vehicle fuels and lubricants, tires, batteries, accessory items, and other customary services for motor vehicles. The delivery of such needs shall be made directly to the vehicle.

The servicing of motor vehicles shall be generally limited to lubrication, non-mechanical washing, the replacement of spark plugs, lamps, fan belts and batteries, the repair or replacement of tires and tubes; and minor engine and body repair.

Major engine, differential and transmission repair shall not be permitted.

Accessory Service Station: A facility incidental and secondary to the primary land use, offering motor vehicle fuels for sale. The delivery of such fuels may be made directly to the vehicle by its operator.

Pump Island: A facility, generally a raised concrete apron, designed primarily to hold motor vehicle fuel dispensing devices. No pump island shall be designed to contain more than three (3) dual outlet dispensing units, or a total of six (6) hose outlets.

Service Bay: An area within a permanent structure designed to accommodate a motor vehicle while undergoing service procedures such as lubrication and minor repairs.

## SITE:

Size: Minimum land area shall be 10,000 square feet for a 2-bay Station, plus 2,000 square feet for each additional bay.

One pump shall be allowed for each 2,000 square feet of land area, except that not more than twelve (12) pumps shall be allowed per station.

Design: The design shall be appropriate to the site and the surroundings; traffic patterns, and activities in the area, and pleasing to the eye.

Sufficient space shall be provided to service vehicles efficiently, to meet on-site parking and maneuvering needs, and to ensure the safe movement of vehicles and pedestrians on and around the site.

The arrangement of structures, island, curb cuts, parking and landscaping shall be to best serve the community and least adversely affect adjacent properties.

Access Driveways: Driveways shall be designed to ensure a safe and efficient operation, so that traffic may move on and off the site from the lane of traffic nearest the curb.

Off-street Parking: One permanently marked parking space for each employee on the day shift, plus three (3) permanently marked parking spaces for each bay shall be required. Areas for the outdoor storage of rental equipment, etc., shall be required in addition to the foregoing. The corner radius of the property, bounded by the intersecting streets and the driveways nearest the corner, and the frontage of the site shall be kept clear of parked vehicles.

Only those vehicles awaiting service or for rent, when such use is permitted, shall be stored on the premises.

Clear-vision Triangle: There shall be no visual obstruction within twenty-five (25') feet of the intersection of street right-of-way lines, above two feet (2') and below eight feet (8') of the finished grade.

Paving: All areas other than planting areas shall be paved with all-weather, permanent material as specified by the City Engineer.

Drainage: Drainage shall be collected on site and shall not be discharged across adjacent public or private property.

Lighting: Lighting shall be directed onto the subject property only, so that the light source is not visible from adjacent properties. No luminaire shall be allowed higher than twenty feet (20') above finished grade.

Signs: The number, location, size, height and design of signs will be established for each individual station as a condition of the use permit, but in no case exceed the provisions of the Sign Ordinance. Lighted signs, located within seventy-five feet (75') of residential districts, shall not exceed twenty feet (20') in height.

Lubricating Equipment: Hydraulic racks and service pits shall be located within a structure.

Outdoor Display and Sale: Outdoor display and sales areas for supplies and accessory items shall be limited to pump islands; additionally the sale, or rental of products not incidental to vehicular use, other than indoor cigarette and soft drink sales, shall be prohibited.

The sale or rental of automobiles, boats, habitable or utility trailers, trucks, and two-wheeled motor vehicles shall be as regulated by the Zoning Ordinance and where allowed, the display area shall be in addition to that required above and shall be screened from public view. The amount of area required will be determined on the basis of individual applications, however the rental of utility cargo trailers may be allowed on an area of not more than one thousand (1,000) square feet, which shall be screened from the public view.

Landscaping: Landscaping areas shall comprise a minimum of eight percent (8%) of the gross site area.

Said landscaping shall be located so as not to obstruct necessary sight distances and traffic flow, to offer adjacent residential properties a degree of visual and audio screening, and shall be of such quality as to enhance the site, and the surrounding area.

Parkway and Driveway Planters: Such planters shall be required and the planting materials shall be low-growing two and one-half feet (2½') in height, generally low-maintenance, evergreen flora, which will not obstruct view of drivers and customers. Other planters shall be located so as not to obstruct necessary sight distances or traffic flow.

Irrigation: Sprinkler systems shall be provided in all landscaped areas.

Fences and Decorative Screening: Materials, textures, colors and design shall be compatible with the on-site development, the adjacent properties, and the neighborhood. Said fencing or screening, where bordering residential properties shall be six feet (6') in height on that part of the property to the back of the residential building line and not more than three and one-half (3½') to the front of said building line. Bumpers shall be required in front of all fences and hedges.

Dead Storage or Refuse: Areas designed for dead storage or refuse shall be completely screened from view. Any wastes which might be transferred off the property by natural causes or sources, or which might be attractive to rodents or insects, shall be stored outdoors only in closed containers.

#### STRUCTURES:

Location: Gas pumps shall be not less than fifteen feet (15') from property line, or within twenty-five (25') of a residential property.

Design: Structures shall be architecturally attractive.

Materials, textures and colors shall be compatible with surrounding uses. Reflective, glossy, and fluorescent materials shall not be permitted.

OPERATION: The operation shall be confined to normal vehicle service station activities.

Public nuisances (noise, vibration, odor, fumes, dust, smokes, wastes, etc.) shall be held within the limits set forth by the Watsonville Municipal Code, Chapter 17.

All serviceable equipment shall not be stored for a period to exceed three days.

## USE PERMIT:

An application for a use permit for a service station or accessory service stations shall be accompanied by plans containing all the information required and including site dimensions, plot plan and elevations of all structures existing and proposed, and parking, circulation, landscaping, signs, etc. Types, textures, and colors of all materials to be used shall be noted on the aforementioned drawings.

Use permits will be reviewed for compliance with the conditions of approval within 1 year of the date of approval; and shall be periodically reviewed thereafter. Non-compliance with these criteria and specific conditions shall be grounds for permit revocation.

Any change to the approved use will be subject to use permit review and may require use permit modification. Examples of applicable changes are the addition of car washing facilities, addition or modification of gas dispensing systems, increase in storage capacity, and building modifications.

These criteria are supplemental to the ordinances of the City of Watsonville pertaining to service stations including fire and safety regulations, and shall not be construed to abrogate the same.

## CHANGE IN EXISTING LAND USE

An existing Service Station may undergo a variety of land use changes, including but not limited to the following:

1. Partial conversion providing for the servicing of motor vehicles, including fuels and lubricants, together with a limited retail sales facility within the existing buildings.
2. Partial conversion, deleting all servicing of motor vehicles, while still providing fuels and lubricants, generally on a self-help basis. A retail store is installed in existing buildings such as a grocery or convenience outlet.
3. New facility which is predominately a retail store providing a self-service fuel island. This would entail demolition of all above-ground structures and construction of new facilities.
4. Total conversion to a different use eliminating all motor vehicle service and sale of fuels, but using the existing structure as a basic structural unit to provide a completely different use such as a restaurant, offices, or other similar uses allowed within the district.

## NEW PROJECT PROVIDING MIXED LAND USE

1. Any retail use providing sale of vehicle fuels, either self-service or otherwise, as an accessory use.
2. Any retail use providing sale of vehicle fuels, either self-service or otherwise, and providing the servicing of motor vehicles (as limited by definition) as accessory uses.

Site Size: Land areas shall be the minimum required (including parking, landscaping, etc.) for the principle use plus an additional 1,500 square feet for each 3 pump service island (or equivalent) and 2,000 square feet for each service bay.

Circulation: Vehicular circulation within the project site shall be designed in a manner that will ensure a safe and efficient operation and will not create conflicts between the principle and accessory uses.

All other design considerations shall comply with the criteria and standards for service stations as set forth in the preceding section where applicable.

## CRITERIA AND STANDARDS

SEPTEMBER 11, 1980

### LANDSCAPING AND SCREENING

#### LANDSCAPING

Landscaping refers to planting and related improvements such as pools, walkways, rock work, sculpture, etc. provided for the purpose of beautifying and enhancing a property for the control of erosion and the reduction of glare.

When an area is required to be landscaped under the terms of this Ordinance, the requirement may be met by the installation and maintenance as set forth below of a combination of shrubs, trees, vines, lawn or other ground cover, water surfaces and paved or gravelled surfaces provided that such gravelled area shall not cover more than ten (10) percent of the area required to be landscaped.

Plant materials shall be selected from among those species and varieties known to thrive in the Watsonville climate. The Zoning Administrator may require the substitution of any plant material which he has reason to believe will not survive successfully under the particular conditions of the site in question.

Whenever street trees are required to be installed, such street trees shall conform to the street tree planting plan of the City of Watsonville in terms of variety, size and spacing, or if the plan is not applicable, shall be selected from a list of approved street trees.

#### SCREENING

Screening refers to a wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from neighboring areas or from the street. When required, screening may be provided by one or more of the following means:

- A solid masonry wall meeting the standards of the Building Inspector.
- A solid board fence of approved design with wood posts not less than four (4) inches by four (4) inches and solid board cover not less than one (1) inch in thickness. Masonry piers may be substituted for wood posts. Posts or piers shall be spaced not more than six (6) feet on centers.
- An opaque evergreen trimmed hedge, the thickness of which shall not be less than forty (40) percent of its required or intended height.
- An opaque evergreen informal screen planting, the thickness of which shall not be less than fifty (50) percent of its required or intended height.
- An earth berm may be used in combination with any of the above types of screening, but not more than two-thirds (2/3) of the required height of such screening may be provided by the berm.

## Landscaping & Screening Criteria & Standards

Page -2-

### Height and Location of Screening.

Unless otherwise specified screening required by this Ordinance shall be not less than six (6) feet in height, except that adjacent to the front yard or street-side yard of an adjoining lot in any district requiring setbacks, such screening shall be not less than thirty (30) inches nor more than forty-two (42) inches in height. All screening shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot as to substantially hide from adjoining properties the building, facility, or activity required to be screened.

Prescribed screening need not be provided along a lot line so long as a building wall, solid fence, or freestanding wall of the required height exists immediately abutting and on the other side of the lot line.

### STANDARDS FOR INSTALLATION AND MAINTENANCE

All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Whenever required herein or whenever the Zoning Administrator shall deem it necessary, he may require the installation of an appropriate automatic irrigation system.

Heights of plant screens or hedges specified herein indicate the height which may be expected within three (3) years of planting. The height at time of planting shall be such that in accordance with good landscape practice the full required height may be achieved within a three (3) year period.

Masonry or wood screening walls shall be maintained in good repair including painting, if required, and shall be kept free of litter or advertising.

The standards set forth herein for location and height of landscaping or screening may be modified as directed by the Zoning Administrator whenever it appears that such landscaping or screening would constitute a danger to traffic by reason of impairment of vision at a street or driveway intersection.

Along a lot line in or adjacent to an R District, except as specified in the section on height and location of screening, required screening shall not be higher than six (6) feet, six (6) inches, and necessary trimming or pruning shall be employed to maintain this height.

### EXISTING TREES

Existing trees over six (6) inches in diameter, measured three (3) feet above the base of the trunk, shall be retained whenever possible.

## Landscaping & Screening Criteria & Standards

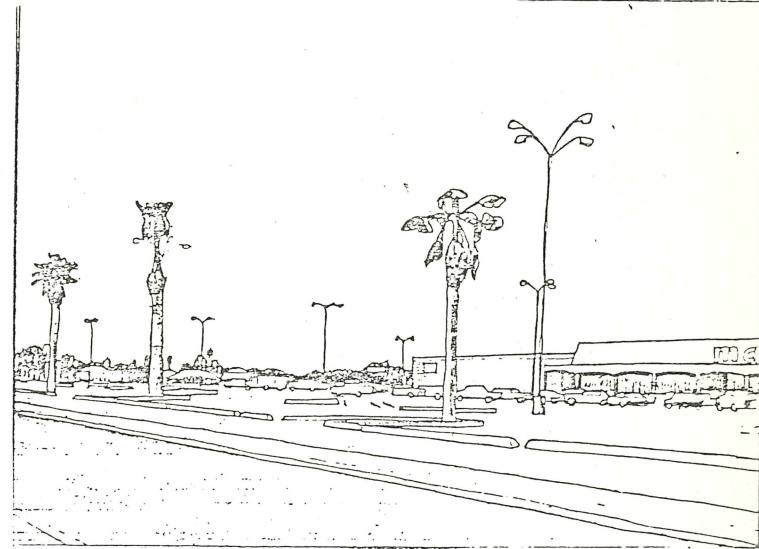
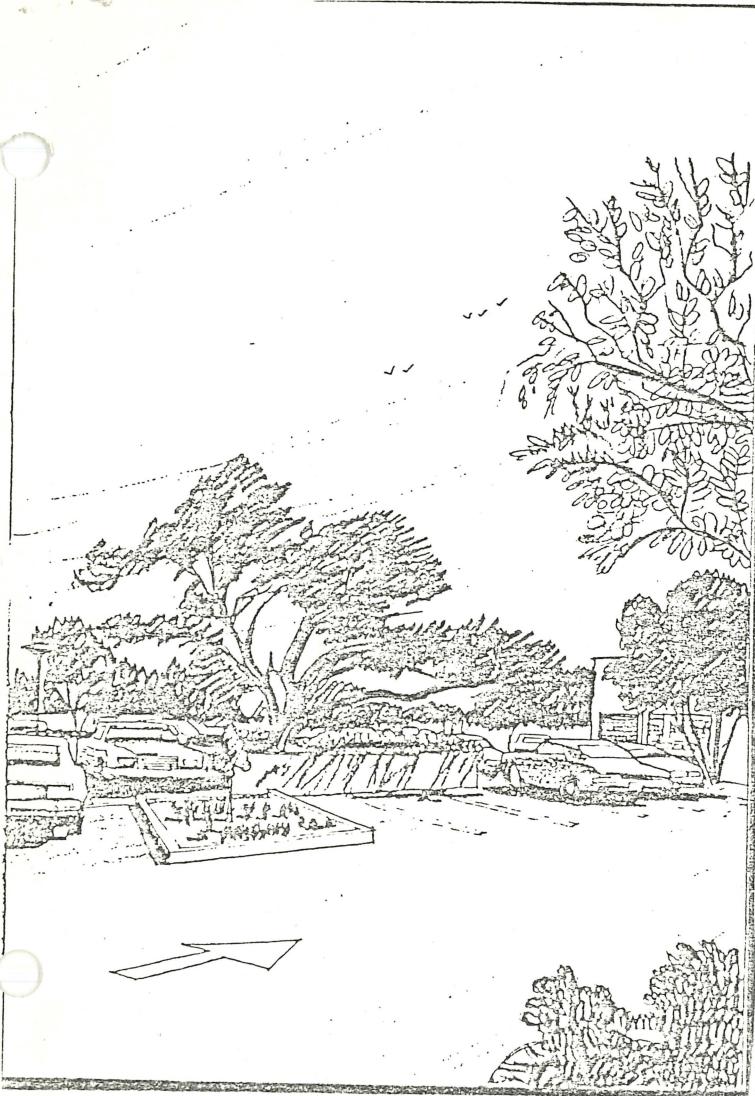
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### PARKING LOT LANDSCAPING

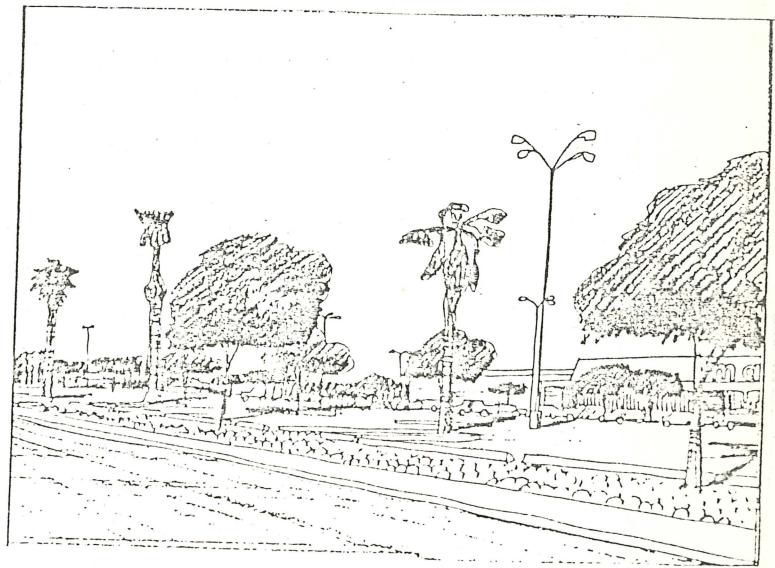
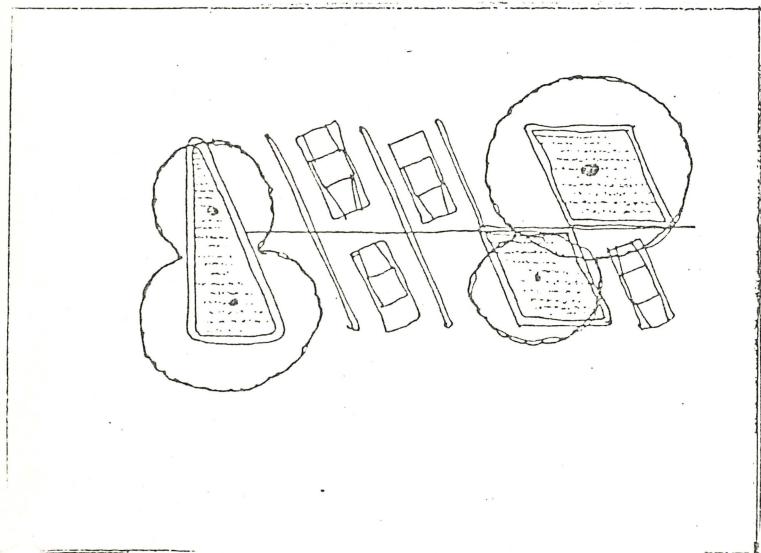
Two great problems connected with parking lots in Watsonville are lack of shade and overwhelming scale. Both of these problems could be solved by extensive tree planting and use of other shading and screening elements. There is little problem in securing a functionally efficient parking layout with adequate sized stalls and good circulation because these factors relate directly to doing business. The real problem is getting enough landscaping to humanize the parking lot space.

In this section great emphasis is placed on the use of shade producing trees as the principal element in a successful landscape program. There is an excellent example of parking lot landscaping in Aptos at the Deerpark Shopping Center. In addition, the sketches illustrate the outstanding way in which large-scale tree plantings, raised planting beds and screen walls can be used to enhance a parking lot. Instead of being a necessary but forbidding wasteland, it is possible to transform a parking lot into a positive and enjoyable space to be in of itself.

The small inset plan shows the relationship of planting areas to stall layout.



UNDESIRABLE



DESIRABLE

SEPTEMBER 11, 1980

C I S

## REFERENCE HANDBOOK

### CITY OF WATSONVILLE DEVELOPMENT ASSESSMENT PROCEDURE

#### I. COMMUNITY IMPACT STATEMENT

##### PURPOSE:

1. To inform all City Departments of new large-scale developments.
2. To require developers to state the implication of their development on existing City functions.
3. To assure that development undertaken within the City of Watsonville will occur on a firmer market-support basis.
4. To guarantee that General Plan policies are being implemented.

##### REQUISITE FOR C.I.S.:

1. A C.I.S. is required for all projects with a total land and structural value exceeding \$400,000.00. A C.I.S. may be required for lessor projects at the discretion of the Director of Planning.

##### ADMINISTRATIVE PROCEDURE:

1. Applicant makes initial contact with Planning Department. (PROJECT ALERT is filled out).
2. Applicant is provided with standards, reports and clarification sheets for use in preparing the C.I.S. if required.
3. If project requires a C.I.S. the applicant is given a date for a preapplication presentation to all affected department heads.
4. After any necessary conferences with other department heads, the applicant submits a C.I.S. for review by City department heads at a staff meeting.
5. After discussion on all aspects of proposal, and any necessary compromises are worked out, department head staff must then make the following determinations:
  - a. Is the C.I.S. document as submitted technically adequate?
  - b. Is the City able to serve the project as proposed?

6. An inadequate C.I.S. must be amended prior to continuance of processing procedure. Final review takes place at a subsequent department head staff meeting.
7. Staff recommendations, together with final C.I.S., are then packaged with all other required documents and sent on for proper advisory and legislative actions.

C.I.S. BENEFITS:

1. DEVELOPER.
  - a. Opportunity for modification of project to acceptable City standards before incurring heavy initial costs.
  - b. Requiring C.I.S. to be written by Developer allows applicant to make an in-depth feasibility analysis of his own project, thereby reducing processing time and, in some cases, may indicate an application withdrawal is in order.
  - c. Assures applicant of a coordinated inter-departmental review.
2. CITY STAFF.
  - a. Provides master control on project processing for all departments.
  - b. Expands review process beyond traditional physical requirements to include factors relating to socio-economic and fiscal concerns.
  - c. Group review makes each reviewer less liable to oversights or omissions.
3. THE CITY.
  - a. The City, as a whole, remains the primary beneficiary. New developments are insured of meeting the highest possible development standards. Marginal development proposals can be weeded out or brought up to City requirements. More definitive monitoring of General Plan implementation can take place, and socio-economic and fiscal concerns can be readily evaluated.

## DEVELOPMENT ASSESSMENT PROCEDURE

### SEQUENCE OF EVENTS

DEVELOPER	CITY
1. Initial Contact	PROJECT ALERT!
2. <u>Preapplication Review</u>	
a. Under \$400,000	Presentation to Planning Staff
b. Over \$400,000 (See C.I.S. format)	Presentation to Dept. Heads
3. <u>Project Application Review (Staff)</u>	
a. Under \$400,000 (No Council Action)	S.T.A.R. Report (includes response from all departments)
b. Over \$400,000 (C.I.S.)	S.T.A.R. Report and C.I.S. (includes response from all dept's.)
4. <u>Project Application Review (Dept. Heads)</u>	
a. Under \$400,000 requiring Council action	All Staff Reports
b. Over \$400,000	C.I.S. and Staff Reports
5. <u>Final Action Procedure</u>	
Developer file complete	Decision making body

## DEVELOPMENT ASSESSMENT PROCEDURE

### I. COMMUNITY IMPACT STATEMENT

#### Impact Evaluation Subjects

##### 1. PROJECT

- (a) Developer Resume
- (b) Legal Description & Preliminary Title Report
- (c) Project Description
- (d) Financing Program
- (e) Maps, Charts & Illustrations
- (f) Construction Scheduling
- (g) Dedications
- (h) Bonds

##### 2. SITE

- (a) Topography and Drainage
- (b) Soils
- (c) Vegetation
- (d) Location and Access
- (e) Ecology
- (f) Wildlife
- (g) Removal of Trees
- (h) Site Land Use

##### 3. PLANNING

- (a) Community Planning Area
- (b) General Plan
- (c) Specific Plans and Street Plan Lines
- (d) Redevelopment Project Area

##### 4. ZONING

- (a) Zoning Requirements
- (b) Redevelopment Project Areas
- (c) Coastal Permit Zone

##### 5. TECHNICAL ANALYSIS

- (a) Demographic Studies
- (b) Housing Availability
- (c) Market Analysis and Economic Feasibility

- (d) Tax Effect
- (e) School Age Population

## 6. DESIGN

- (a) Compatibility
- (b) Adjacent Land Use
- (c) View Interference
- (d) Shadow Effect
- (e) Current Uses
- (f) Solar Energy Uses

## 7. CONSTRAINTS

- (a) Archeological/Historical
- (b) Air-Noise Pollution
- (c) Flood Hazards
- (d) Wetlands
- (e) Seismic
- (f) Agricultural
- (g) Slope/Hillside
- (h) Scenic Streets/Highways
- (i) Groundwater Recharge Area
- (j) Liquification Potential
- (k) Expansive Soils

## 8. PUBLIC SERVICES

- (a) Police Protection
- (b) Fire Protection
- (c) Fire Prevention
- (d) Library Facilities
- (e) Health Services - County
- (f) Mass Transit - County
- (g) Traffic and Parking
- (h) Traffic Control
- (i) Water
- (j) Sanitary Sewers
- (k) Refuse Collection
- (l) Parks & Recreation Facilities

9. PUBLIC IMPROVEMENTS

- (a) Water Main Extension
- (b) Sewer Main Extension
- (c) Street Lighting
- (d) Street Tree Planting, Landscaping
- (e) Streets, Curbs, Gutters, Sidewalks
- (f) Grading
- (g) Driveway Approaches
- (h) Capital Improvements Program
- (i) Signalization
- (j) Storm Drains

10. PRIVATE IMPROVEMENTS

- (a) Telephone (Pacific Telephone Company)
- (b) Gas (Pacific Gas & Electric Company)
- (c) Electricity (Pacific Gas & Electric Company)
- (d) Television (Central California Communications Corp.)
- (e) Telephone Answering (Several available)

11. NONLOCAL COORDINATION

Agencies other than City providing required input to C.I.S. (See Standards document).

STANDARDS  
FOR  
COMMUNITY IMPACT STATEMENT

Introduction:

This paper sets forth the standards the Planning Department uses in assessing the community impact of a project. These standards were prepared in consultation with other affected City Departments and are available to CIS applicants to provide them with guidelines for their work. It is recognized that not all sections of the CIS will apply to every project. Applicants are urged at the outset to discuss their individual projects with the Planning Department at which time possible non-applicable elements should be discussed.

Each project will be required to complete those elements which pertain to on-site drainage, vegetation and soil types, etc. Social and economic elements may be more or less applicable depending on whether the project proposed is residential, industrial, commercial, or institutional.

Where available, use of locally derived standards is suggested. National standards will be used where local statistics are not available.

Where the CIS is being completed as part or a request for annexation, information regarding assessments, surrounding land uses, etc. will be found at the County Office Building. For land currently within the Watsonville City limits, City Hall and other City offices should be able to best provide the bulk of the necessary information.

EXAMPLE OF FORMAT:

2. SITE

a) Soils:

Standards: Soils classification report by Soils Conservation Service of U.S.D.A.

For Additional Information: City Planning Department, Environmental Section  
County Planning Department

County Farm Advisor, 1432 Freedom Blvd., Watsonville

Explanation: See "Soil Classification Maps" available at City Environmental Planning Section.

## 1. PROJECT

### (a) Developer Resume

Standard: Not applicable. (Refer to C.I.S. under "Project")

For Additional Information: City Planning Department

Explanation: This section is applicable to all developments.

### (b) Legal Description & Preliminary Title Report.

Standard: Not applicable.

For Additional Information: Title Company, County Records

Explanation: This section is applicable to all developments.

### (c) Project Description.

Standard: Not applicable

For Additional Information: City Planning Department

Explanation: Brief summary of physical aspects of project to include:

The size and total area of the project site.

The nature of the proposed development.

The disposition of any lands proposed for public use.

Delineation of phased units, including total area of each.

Total estimated value of land and improvements.

Other project information which would be useful in determining the acceptability of the proposal.

### (d) Financing Program

Standard: Not applicable

For Additional Information: Applicant

Explanation: Self explanatory

### (e) Maps, Charts & Illustrations

Standards: As stated in Ordinance

For Additional Information: City Planning Department

Explanation: Provide adequate preliminary plans including, but not limited to, the following:

Boundary map showing bearings and distances.

Topographic character of the land.

Any significant grading or shaping of the land intended.

Show neighborhood surrounding project, including approximate location of major and secondary traffic ways.

Any public uses proposed, such as parks, playgrounds, trails, or other recreational facilities.

Floor plans, elevations, and architectural sections, when applicable.

The approximate standards of height, open space, building coverage, yard areas, landscaping, parking facilities, pedestrian and vehicular circulation, signs, and nuisance controls intended for the development.

(f) Construction Scheduling

Standards: Not applicable

For Additional Information: Applicant; City Utilities Department (as regards sewer hook-ups)

Explanation: Self explanatory

(g) Dedications

Standards: As stated in Dedication Ordinance

For Additional Information: City Planning Department, Public Works Department, Recreation Department

Explanation: Park dedication applicable to all residential projects. Rights of way and P.U.E. applicable to all projects.

(h) Bonds

Standards: Bonding capacity as required for all public improvements, as well as special conditions such as landscaping and the like.

For Additional Information: Public Works Department, Planning Department

Explanation: Applicant must indicate bonding capabilities

2. SITE

(a) Topography and Drainage

Standards: Master Drainage Plan

For Additional Information: City Engineering Department (technical aspects), City Planning Department, Environmental Section (environmental impact)

Explanation: Applicant must provide basic engineering data at conceptual stage. Environmental impact to be addressed through a "Clarification Sheet" from Planning Department.

(b) Soils

Standards: Soil Survey for Santa Cruz County 1975

For Additional Information: City Planning Department, Environmental Section, City Engineering Department, Soils Conservation Service, USDA, Watsonville.

Explanation: See "Clarification Sheets" available from Environmental Planning Section.

(c) Vegetation

Standards: Not applicable

For Additional Information: City Planning Department, Environmental Section

Explanation: See "Clarification Sheets" available from Environmental Planning Section.

(d) Location and Access

Standards: Not applicable

For Additional Information: City Public Works Department

Explanation: Street categories in vicinity and on site. Intersection traffic controls and accessibility for fire, police, solid waste pickup, and other services.

(e) Ecology

Standards: Not applicable

For Additional Information: City Planning Department, Environmental Section

Explanation: "Clarification Sheets" are available from Environmental Section; must be prepared by an authority on the subject, if required by City prior to writing an environmental impact report.

(f) Wildlife

Standards: Not applicable

For Additional Information: City Planning Department, Environmental Section

Explanation: "Clarification Sheets" are available from the Environmental Planning Section.

(g) Removal of Trees

Standards: City Subdivision Ordinance. Applies only to subdivision projects.

For Additional Information: City Planning Department

Explanation: Tree removal requires replacement acceptable to City.

(h) Site Land Use

Standards: Not applicable

For Additional Information: City Planning Dept. Field Survey

Explanation: Self explanatory

3. PLANNING

(a) Community Planning Area

Standards: City Urban Planning Area Studies

For Additional Information: City Planning Department

Explanation: The City General Plan area is currently divided into fourteen community planning areas, each with uniquely different problems. Staff reports are available giving important data relating to any project proposed within one of these areas.

(b) General Plan

Standards: Watsonville General Plan 1990, Pajaro Valley General Plan  
For Additional Information: City Planning Department, County Planning  
Department

Explanation: Projects must comply with land use and zoning as designated  
within the General Plans.

(c) Specific Plans and Street Plan Lines

Standards: None presently available

For Additional Information: City Planning Department, City Public Works  
Department

Explanation: Studies are underway to produce specific plans in certain parts  
of the City. Street plan lines do exist and should be carefully  
checked.

(d) Redevelopment Project Area

Standards: Central Downtown Redevelopment Project Plan, Westside Industrial  
Redevelopment Project Plan

For Additional Information: City Planning Department

Explanation: All projects within redevelopment project area must be reviewed  
by Redevelopment Agency

4. ZONING

(a) Zoning Requirements

Standards: Watsonville Zoning Ordinance No. 615 (NCS) as amended.

Includes district requirements, use permits, variances, exceptions,  
reclassifications, annexations, demolition, signs, and the like.

For Additional Information: City Zoning Administrator

Explanation: All projects must meet City zoning requirements.

(b) Redevelopment Project Areas

Standards: Central Downtown Redevelopment Plan, Westside Redevelopment  
Plan, Redevelopment Project Environmental Impact Reports

For Additional Information: City Planning Department, Watsonville  
Redevelopment Agency

Explanation: Any project located within a redevelopment project area  
must be reviewed by the Redevelopment Agency at the preliminary  
and final plan stages.

(c) Coastal Permit Zone

Standards: California Coastal Act of 1976

For Additional Information: City Planning Department

Explanation: Projects within the Coastal permit zone must be processed as  
required under the State Coastal Act.

## 5. TECHNICAL ANALYSIS

### (a) Demographic Studies

Standards: Not applicable

For Additional Information: City Planning Department, U. S. Census (1975 Mid Decade)

Explanation: The impact of accumulative in-migration due to growth-inducing projects is one of vital local concern. The applicant is required to provide data indicating how many new people will be introduced into the community should his project be approved.

### (b) Housing Availability

Standards: Not applicable

For Additional Information: City Planning Department, City Housing and Redevelopment Department

Explanation: The applicant should indicate the number (by number of bedrooms) and type of dwelling units proposed for any residential development. The applicant should state the proposed price range of housing units, and whether any housing will be included for low and moderate income families or low-income elderly persons.

### (c) Market Analysis and Economic Feasibility

Standards: Not applicable

For Additional Information: City Planning Department, private market research consultants

Explanation: In this section, the applicant should establish that there is a market demand for the project proposed.

Residential demand can be determined from surveys of the housing market. The Planning Department keeps a library of all available documents which are available for public access.

Shopping center feasibility is determined by income levels and existing shopping opportunities in the proposed market area.

### (d) Tax Effect

Standards: Not available. (Revenue estimates should be based on anticipated property tax payments and user fees).

For Additional Information: City Planning Department, City Director of Finance

Explanation: This section is applicable to all developments. The tax effect is the net calculation of costs of servicing the proposed development less property taxes and user fees to be paid.

The assessed value derived in computing anticipated tax revenues will be used to estimate costs. Applicant would indicate such initial fees as building, plumbing, sewer hook-up, etc. as part of noncontinuing revenue sources.

It is recognized that a development may have a net positive effect on the local economy while not showing a direct positive tax effect. The applicant should state the case for any intangible benefits accruing to the community which do not show up in the tax effect calculations.

(e) School Age Population

Standards: Population per unit is computed by the City Planning Dept.

2.0 persons per unit for high density  
2.4 " " " " medium density  
3.0 " " " " low density

In 1976 Watsonville had 22% of the total City population of 18,500 within the City enrolled in local schools. Percentages of the total population are broken down as follows:

Grade Levels	Capacity	Student enrollment from within City limits (1976)	Percent of 1976 City population
Elementary	1,702	1,586	9%
Junior High	1,227	651	4%
High School	2,418	1,546	9%
	5,347	3,783	22%

College population not available.

The developer should use this standard to estimate additional school age population resulting from proposed residential developments. Use each grade percentage against total increase in City population.

The income group to be served by a housing development can be approximated by using the cost of housing as a proxy variable. If the house is to be owner-occupied, a person must earn 40%-50% of the purchase price annually to be able to afford that unit. If housing is to be renter-occupied, the tenants annual income should be about four times the annual rent.

For Additional Information: City Planning Dept., P.V. Unified School Dist.

Explanation: If the applicant for any reason believes that his development will not conform to the standards given above, he should submit his estimates and documents.

## 6. DESIGN

### (a) Compatibility

Standards: Not applicable.

For Additional Information: City Planning Dept. Area inspection  
Explanation: In this element, the applicant should describe the  
architecture and height of adjacent structures.

### (b) Adjacent Land Use

Standards: Not applicable

For Additional Information: City Planning Department Field Survey

Explanation: State by type and density of residential development, such  
as low (density, single family or townhouse, etc.) and/or type  
of commercial or other use, adjacent land uses.

### (c) View Interference

Standards: Not applicable

For Additional Information: City Planning Dept. Site plan review with  
elevations.

Explanation: The applicant should state whether completion of his project  
will eliminate any scenic overlook and any provisions in his site  
plan to preserve such vistas.

### (d) Shadow Effect

Standards: As outlined in E-5 to E-10 of Planning Design Criteria,  
DaChiard and Koppelman, 1975 edition or any other generally accepted  
resource book.

For Additional Information: Planning Design Criteria is available for  
inspection at the City Planning Department.

Explanation: Minimum setbacks as stated in the Zoning Ordinance are  
designed to address this problem. "Compatibility" (Element (a))  
also addresses this issue.

### (e) Current Uses

Standards: Not applicable

For Additional Information: City Planning Dept. field survey

Explanation: Describe accurately all current uses on site of proposed  
project.

### (f) Solar Energy Uses

Standards: Government publications on solar energy sources

For Additional Information: City Environmental Department

Explanation: Innovative methods of providing energy should be described.

## 7. CONSTRAINTS

### List of Possible Constraints:

- (a) Archeological/Historical
- (b) Air-Noise Pollution
- (c) Flood Hazards
- (d) Wetlands
- (e) Seismic
- (f) Agricultural
- (g) Slope/Hillside
- (h) Scenic Streets/Highways
- (i) Groundwater Recharge Area
- (j) Liquifaction Potential
- (k) Expansive Soils

Standards: Latest publications of related General Plan Elements

For Additional Information: City and County Planning Departments,

Cabrillo College Archeological Department, Monterey-Santa Cruz

County Air Pollution Control District, Cal-Trans (Noise and

Scenic Highways), Corps of Engineers, San Francisco (flood hazard),

Soils Conservation Service, USDA (agricultural lands), Public

Works Department (slopes/hillside), U.S.G.S. (recharge areas).

Explanation: Due to the severity of natural and man-induced constraints in and about the City of Watsonville, it is imperative that each constraint be addressed as to its effect on a project, as well as the project's effect on the various constraints.

Example: Excessive fill on or adjacent to a slough area can produce a damming effect upstream with permanent adverse effects to other properties.

If no significance is determined, such determination must be certified to by an authority within the appropriate organizations listed under "For Additional Information".

### 3. PUBLIC SERVICES

#### (a) Police Protection - Project Security:

Standards: Handbook of Crime Prevention Bulletins (1971); Defensible Space, other recognized Handbooks on Crime Prevention Through Physical Planning.

For Additional Information: City Planning Department; Applicant's insurance agent.

Explanation: The C.I.S. contains a set of development types with major components covered by a series of questions. It is important to review these questions where applicable.

#### Fire Protection:

Standard: There is no standard level of fire protection in the United States. However the national manpower average is about 1.5 firemen for each 1000 people in a given fire protection area.

Explanation: National averages have little or no application on the local level as each community has it's own unique fire problems.

Additional information: Available from Fire Department Headquarters, 105 Second St. Phone 722-3555.

It is axiomatic that there must be enough men to put fire apparatus to effective use. Three men are required to place a single 2-½" hose line in operation, an additional man is needed to operate the pump, plus an Officer to coordinate the activities of the men and direct the fire attack. Men are also required for ladder truck operations such as ventilation, forcible entry, rescue, salvage and overhaul. In high value districts where buildings are larger and where more hazardous activities may be occurring the strength of fire companies must be further increased. Operations of fire stations also require a fixed staff and equipment to service a wide range of population sizes and densities. Manpower requirements can sometimes be reduced when built in fire protection such as sprinkler systems is provided.

The applicant should state the distance in road miles between his development and the nearest City of Watsonville Fire Station and provide information regarding the impact his development might have on the capabilities of that Station.

### Fire Prevention:

Standards: The Uniform Fire Code - as amended. The Uniform Building Code as it applies to fire protection. Title 19 C.A.C. (State Fire Marshals Regulations). Title 24 C.A.C. (State Building Standards). Title 25 C.A.C. (State Housing Code). Insurance Service Offices Guide to Fire Flows and Recommended Travel Distance for Fire Apparatus Response. I.S.O. waterflow requirements also determine manpower requirements.

Explanation: The Uniform Fire Code as amended and adopted by the City governs the fire protection facilities that must be built into the project and fire safe use of the development during it's existence.

The Uniform Building Code governs the type of construction as it relates to occupancy, fire zone location, location on the property, structural stability and other fire safety concerns.

Titles 19, 24 and 25 of the California Administrative Code apply to certain occupancies having State mandated requirements. Some of these are housing,

hospitals and nursing homes, schools, churches and other assembly occupancies. The Insurance Services Office Guide to Fire Flows provides criteria for the determination of water main size and layout and fire hydrant distribution. They also establish recommended maximum travel distance for fire apparatus as it relates to the hazard to be protected.

Some of the water requirements are as follows:

1. Water mains for residential districts - 8"; 6" may be used only where properly looped or gridded and in no case in blocks 600' or more in length or dead ends. Hydrants shall be located as may be necessary to permit any point on the perimeter of a building to be reached by hose lays not to exceed 400'.
2. Water mains for business, industrial or other high value districts - 8" or larger; The former to be used only in areas where it completes a good grid system. Hydrants should not be spaced more than 300' apart.
3. Hydrants shall have a minimum of 24" clearance in all directions from operating stems or caps.
4. There must be an unobstructed view of the hydrant from right-of-way approaches.
5. Hydrants shall not be located within 25' of buildings without Fire Department approval. Fire hydrants shall be located so that fire apparatus will have clear access to and be able to park within 8' of the hydrant.

Typical recommended running distances for fire apparatus are as follows:

1. In residential areas the recommended running distances for engine companies vary from one and one half to two miles depending on building density. Running distance for ladder companies in these same areas can be extended up to three miles in some instances.
2. In industrial or heavy commercial districts the recommended distances are from three quarters of a mile to one mile for engine companies and one and one half miles for ladder companies. These distances are, of course, influenced by the nature of the hazards to be encountered and the density of the built up area.
3. Some other impediments to rapid fire department response are bridges, railroad crossings, limited access highways, narrow congested roads, gates, speed bumps or dips, one way streets, etc.
4. Buildings under construction are quite susceptible to fire damage. Therefore, all weather access suitable for fire apparatus must be provided to all structures.

The applicant may be asked to furnish maps showing surrounding street layouts, traffic patterns and how his development would be tied into them.

It cannot be emphasized too strongly that the speed with which a fire can be attacked has a direct bearing on the amount of damage that will result. In order that we may best serve your interests please fill in the attached questionnaire. Please contact the Fire Department if further assistance is required.

(d) Library Facilities

Standards: Size of bulk collection - 2.5 volumes per capita. Annual new book purchases - .25 volumes per capita. Staffing - one full time staff person per 2,000 people. Source: American Library Assn. For Additional Information: American Library Assn. Main Library, City of Watsonville, City Planning Department.

Explanation: National standards are based in part on City size. As population increases, per capita requirements decrease.

Watsonville's Public Library system currently has 3.39 volumes per capita. Between the years 1975 and 1976 new volumes have been added at the rate of .137 volumes per capita or 54.8% the national standard. Staffing is at the rate of one per 2,643 population (18,500 total 1976 City population). Currently registered borrowers number about 36% of the City's population.

(e) Health Services - County

Standards: Any accepted reference source book. The 1976 population of Santa Cruz County is 150,828. The approximate number of physicians now serving the County totals 245. This is a ratio of 656 persons per physician. There are 99 hospital beds in south County and a total of 461 County wide. This is a County ratio of approximately 350 persons per bed.

For Additional Information: County Health Department

Explanation: Hospital bed standards as indicated in any accepted reference source book should be used to estimate additional beds needed, if any, as a result of residential development. The applicant should state whether any health care facilities are to be included as part of his project and what demand his project will make on existing facilities.

(f) Mass Transit - County

Standards: Not applicable

For Additional Information: Regional Transportation Plan for Santa Cruz County; Santa Cruz Metropolitan Transit District; City and County Planning Departments.

Explanation: The applicant should include provisions for mass transit, such as bus shelters, special transit access points, etc. in all residential, commercial or industrial developments.

(g) Traffic and Parking

Standards: Single and multi family dwelling units with three bedrooms: two cars average. Single and multi family dwelling units, one and two bedrooms: 1.6 cars average. Standards as stated in the Off-Street Parking section of the City Zoning Ordinance would apply to vehicular movement and storage. City Public Improvement Standards also apply.

For Additional Information: City Zoning Department; Public Works Dept.  
Explanation: This is an important element of the C.I.S. The applicant  
should not attempt to complete this element without first consulting  
with City staff.

(h) Traffic Control

Standards: As stated in Uniform Traffic Control Devices promulgated by  
the Federal Highway Administration. State standards as required by  
Cal-Trans, State Division of Highways and City Public Improvement  
Standards.

For Additional Information: City Engineering Department.

Explanation: Signalization needs are determined by eight conditions, two  
of which are related to volume and can be estimated before development.  
Other traffic control facilities should be discussed with City staff.

(i) Water

Standards: Water demand estimated for residential users is 100 gallons per  
person per day by the City Water Department. Water demand for landscape  
sprinkling should be estimated according to acreage in open space and  
type of vegetation to be maintained.

Nationally recognized standards should be used to determine water  
demand estimates by various commercial and industrial uses.

For Additional Information: City Water Department; City Engineering Department  
(for maps of water lines)

Explanation: The applicant should give the distance in feet from the nearest  
main to his property line, as well as the diameter of that main  
and the diameter needed to serve his property.

(j) Sanitary Sewers

Standards: The quantity of effluent is estimated at 100 gallons per person  
per day for residential developments. It is estimated that 2.0 persons  
per unit will occupy high density residential development, 2.3 persons  
per unit in medium density and 2.7 persons per unit in low density.  
Estimates derived by Planning Department, City of Watsonville.

For Additional Information: City Engineering Department

Explanation: For special purposes industrial and commercial uses, the quantity,  
quality and special characteristics of effluent should be indicated.  
Capacity of the receiving plant to treat the additional effluent will  
also be considered as part of the project review process.

(k) Refuse Collection

Standards: Residential: 25,000 cubic yards of compacted refuse is collected  
annually within the City limits. This is equivalent to 1.35 cu.yds. per  
person per annum. No standards are available for other than residential  
use, although industrial and commercial uses generated 55,800 cu. yds.  
of compacted refuse during 1975.

For Additional Information: City Utilities Department.

Explanation: Total units per person are to be calculated according to estimates given in (k) above. The applicant should state what type and size of refuse containers will be required for his development and what arrangements will be made for refuse collection. The Utilities Department should be prepared to comment on any route adjustments or additional routes and capital equipment which may be needed.

#### 1) Parks and Recreational Facilities

Standards: City General Plan, Land Dedication Ordinance, Public Improvement Standards, City policies.

For Additional Information: City Planning Dept., City Recreation Dept.

Explanation: Developers are required to provide a minimum of three acres for each 1,000 persons projected for residence in a subdivision, or fees in lieu thereof.

#### 9. PUBLIC IMPROVEMENTS

The following list includes possible public improvements which may be required in order to grant approval of the proposed project:

- (a) Water Main Extension
- (b) Sewer Main Extension
- (c) Street Lighting
- (d) Street Tree Planting, Landscaping
- (e) Streets, Curbs, Gutters, Sidewalks
- (f) Grading
- (g) Driveway Approaches
- (h) Capital Improvements Program
- (i) Signalization
- (j) Storm Drains

Standards: Capital Improvements Program Report; Public Improvement Standards; Watsonville General Plan 1990; City Policies on Public Improvements.

For Additional Information: City Public Works Department; City Planning Department.

Explanation: Developers are required to pay all costs for installing any and all necessary public improvements required to meet City standards.

#### 10. PRIVATE IMPROVEMENTS

The following is a list of services and sources not provided by the City:

- (a) Telephone (Pacific Telephone Company)
- (b) Gas (Pacific Gas & Electric Company)
- (c) Electricity (Pacific Gas & Electric Company)

- (d) Television (Central California Communications Corp.)
- (e) Telephone Answering (Several available)

Standards: Not applicable

For Additional Information: Consult sources above.

Explanation: Self explanatory. Project should have early review by service companies to assure services will be available as needed.

## 11. NONLOCAL COORDINATION

Standards: Not applicable

For Additional Information: The following is a partial listing of agencies with whom the developer may have to coordinate, together with examples of the types of development necessitating coordination with each:

### Area

1. Pajaro Valley Unified School District - student population
2. Sewer Maintenance District, Santa Cruz County - segregation of assessments and extractions
3. Pajaro Valley Storm Drain Maintenance District, Santa Cruz County - segregation of assessments and extractions
4. Fire Protection Districts (some instances) - segregation of assessments and extractions
5. Pac. Gas & Elec. Co., Pacific Telephone, Cable T.V. - undergrounding, service requirements, special right of way agreements
6. Southern Pacific Railroad - industrial services, right of way, etc.

### County

1. County Planning Department - conformance with the County General Plan (Pajaro Valley General Plan)
2. County Health Department - pertaining to health matters, septic tanks
3. County Water Shed Manager - water concerns
4. County Transportation Commission - circulation
5. Agriculture Commissioner's Office - agricultural extension office
6. Soils Conservation Service - soils classification and stability
7. Supervisor's Office (perhaps) - LAFCO - annexation and political determ.
8. County Assessor's Office - parcel consolidation, transfers, use permits

### Regional

1. Associated Monterey Bay Area Governments - developments of regional impact.

2. California Dept. of Fish & Game - habitats, waterways
3. California Dept. of Parks & Recreation - state parks development adjacent to
4. Dept. of Real Estate - subdivision reports
5. California Division of Mines & Geology - seismic, geologic hazards, special studies zones

Federal

1. Federal Housing Administration - land use intensity standards.
2. U. S. Corps of Engineers - flood hazard area elevations
3. U. S. Geological Service - seismic and liquification potentials
4. Postal Service Dept. - route agreements, services, installation

Explanation: Applicant shall include a bibliography of agencies contacted for various purposes, indicating the reasons for input received by each.

SEPTEMBER 11, 1980

## APPLICATION

CITY PLANNING DEPARTMENT

CIS

CITY OF WATSONVILLE

### DEVELOPMENT ASSESSMENT PROCEDURE

File No. \_\_\_\_\_

#### I. COMMUNITY IMPACT STATEMENT

##### 1. PROJECT

Applicant: \_\_\_\_\_ Names & addresses of all principals:

D.B.A. \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Project Location: \_\_\_\_\_

Other trade styles or names under which the organization has operated: \_\_\_\_\_

Resume of similar projects by location and date which have been accomplished by this organization: \_\_\_\_\_

Attached is a legal description and a preliminary title report of the subject property  Yes  No

Project description: Refer to page 2.

Financing Program: \_\_\_\_\_

Right of way dedication  Yes  No Miss. I Plans - Refer to page 2.

Park land dedication  Yes  No (See additional sheets as needed)

Bonding capacity for public improvements: \_\_\_\_\_

## 2. SITE

Brief description of site topography

\_\_\_\_\_

Slope

30% + (acres) \_\_\_\_\_

15 - 30% \_\_\_\_\_

0 - 15% \_\_\_\_\_

Streams, sloughs or drainage within the project boundaries or adjacent to the project.

\_\_\_\_\_

Proposed modification of natural drainage through alteration, such as grading, impervious surfaces, diversions, etc.

\_\_\_\_\_

Mathematical expression of increase in storm runoff in CFS (rational method)

\_\_\_\_\_

Presence or use of the project site by any plant or animal on the State or Federal List of rare or endangered species.

\_\_\_\_\_

Species of animals known to occur on the site

\_\_\_\_\_

If the site provides habitat, food cover for wildlife, provide an evaluation by U.P.G. as to the importance of this particular area.

Proposed alteration of the site to accommodate the project, i.e., grading, clearing, vegetation removal contemplated. Provide a thorough discussion and/or map to illustrate alterations.

\_\_\_\_\_

\_\_\_\_\_

Soil classification and rating

\_\_\_\_\_

Soil properties and suitability:

Suitability for fill

\_\_\_\_\_

Cut slope stability

\_\_\_\_\_

Soil expansion

\_\_\_\_\_

Susceptibility to erosion

\_\_\_\_\_

Suitability for proposed use

\_\_\_\_\_

Provide duplicate of above for each soil type found on the project site.

Show approximate location on site map of all natural springs or seeps which occur on the site.

### 3. PLANNING

In order to evaluate the project in relation to the City's General Plan and Neighborhood Community Plans the following information is requested:

a. Community Planning Action Area - Project is located in:

b. Relationship to City General Plan and Pajaro Valley General Plan (if applicable):

c. Specific Neighborhood Plans (if applicable):

d. Is the project in a Redevelopment District?:

e. Plan Lines (street widenings, utility extensions, existing easement - See Public Works Department):

f. Will annexation be required?

#### 4. ZONING

##### REGULATORY CONTROLS:

1. Existing Zoning \_\_\_\_/\_\_\_\_
2. Requested Zoning \_\_\_\_/\_\_\_\_
3. General Plan Use \_\_\_\_\_
4. Requires M.F.D.P.? Yes \_\_\_\_ No \_\_\_\_
5. Requires Use Permit? Yes \_\_\_\_ No \_\_\_\_
6. Requires M.H.D.P? Yes \_\_\_\_ No \_\_\_\_
7. E.I.R. evaluation completed?  
Yes \_\_\_\_ No \_\_\_\_
8. E.I.R. completed? Yes \_\_\_\_ No \_\_\_\_
9. Any tax delinquency? Yes \_\_\_\_ No \_\_\_\_
10. Assessment segregation  
necessary? Yes \_\_\_\_ No \_\_\_\_
11. Is land division now under  
city review? Yes \_\_\_\_ No \_\_\_\_
12. Is land division neces-  
sary? Yes \_\_\_\_ No \_\_\_\_
13. Occupancy group \_\_\_\_\_
14. Division \_\_\_\_\_
15. Type of construction \_\_\_\_\_
16. Other \_\_\_\_\_

##### SITE CHARACTERISTICS:

1. Project site area \_\_\_\_ ac/ \_\_\_\_ s.f.
2. Dwelling unit density \_\_\_\_ d.u. net ac.
3. Area of public access \_\_\_\_\_ s.f.
4. Number of parking spaces  
provided \_\_\_\_\_ covered  
\_\_\_\_\_ uncovered
5. Area in landscaping \_\_\_\_\_ s.f.
6. Height of tallest structure \_\_\_\_ ft.
7. Distance to nearest fire  
hydrant \_\_\_\_ ft.
8. Is sewer within 200 ft? Yes \_\_\_\_ No \_\_\_\_
9. Setback minimums (per unit basis):  
front \_\_\_\_\_  
side \_\_\_\_\_  
rear \_\_\_\_\_
10. Minimum distance between  
structures \_\_\_\_\_
11. Method of slope containment? \_\_\_\_\_

##### SPECIAL DISTRICTS:

1. Architectural review required?  
Yes \_\_\_\_ No \_\_\_\_
2. Health Department approval required?  
Yes \_\_\_\_ No \_\_\_\_
3. Is project in flood-prone area?  
Yes \_\_\_\_ No \_\_\_\_
4. Owner's Contingency Plan completed?  
Yes \_\_\_\_ No \_\_\_\_
5. Is project in a redevelopment area?  
Yes \_\_\_\_ No \_\_\_\_
6. What is the fire zone?  
1 \_\_\_\_ 2 \_\_\_\_ 3 \_\_\_\_
7. Nearest elementary school is \_\_\_\_\_  
(Name)  
and is \_\_\_\_\_ feet distant.
8. Any demolition of structures contempl-  
ated? Yes \_\_\_\_ No \_\_\_\_
9. If so, historical significance cate-  
gory is \_\_\_\_\_

10. Is project in Coastal permit zone?  
Yes \_\_\_\_ No \_\_\_\_

## 5. TECHNICAL ANALYSIS

A. Market or Public Sector intended to be served (check each box which applies).

1. Residential development:  low income  medium income  high income  
 adults  small families  large families  
 elderly  minority  renters  owners
2. Commercial development:  low income  medium income  high income  
 minority  youth  elderly  families
3. Industrial development:  agriculture related enterprises  
 enterprises located in Watsonville area  
 enterprises in Santa Cruz County  
 enterprises out of Santa Cruz County

Other development (specify) \_\_\_\_\_

### B. Existence of Similar Enterprises

Residential development: For each box checked under residential development above, give the number of units which already exist in the Watsonville Urban Planning Area to serve that sector.

<u>Sector</u>	<u>Units to Serve</u>	<u>Sector</u>	<u>Units to Serve</u>
a. _____	_____	e. _____	_____
b. _____	_____	f. _____	_____
c. _____	_____	g. _____	_____
d. _____	_____	h. _____	_____

Commercial and industrial development: number of similar enterprises already existing in Watsonville Urban Planning Area. Provide map showing location of each.

Other development. Specify others in Watsonville Urban Planning Area and describe location. \_\_\_\_\_

### C. Demographic breakdown of persons in Watsonville Urban Planning Area.

#### 1. Age Distribution: (Specify number as of most recent census).

Under 5 yrs. \_\_\_\_\_ Between 30-50 yrs. \_\_\_\_\_

Between 6 - 18 yrs. \_\_\_\_\_ Between 50-65 yrs. \_\_\_\_\_

Between 18 - 30 yrs. \_\_\_\_\_ Over 65 yrs. \_\_\_\_\_

#### 2. Ethnic composition (Specify number as of most recent census).

White \_\_\_\_\_ Black \_\_\_\_\_

Mexican \_\_\_\_\_ Other (census definition) \_\_\_\_\_

3. Housing availability and income indicators by ethnic group (most recent census).

	White	Mexican	Black	Other
--	-------	---------	-------	-------

No. of overcrowded units \_\_\_\_\_

Percent who rent \_\_\_\_\_

Average rental rate \_\_\_\_\_

4. Average family size by ethnic group

White	_____	Black	_____
-------	-------	-------	-------

Mexican	_____	Other	_____
---------	-------	-------	-------

D. Property tax revenue to be generated by project. \_\_\_\_\_

\_\_\_\_\_

E. Cost of routine City services required by project. \_\_\_\_\_

\_\_\_\_\_

F. Cost of additional or nonroutine City capital expenditures required by project. (Specify the additional capital expenditures and amount of each). \_\_\_\_\_

\_\_\_\_\_

G. School population to be generated by project. (Specify number).

Elementary age	_____	Junior High School	_____
----------------	-------	--------------------	-------

High School age	_____	College age	_____
-----------------	-------	-------------	-------

H. School to be affected by new school population (list).

School	Present Enrollment	Capacity
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

I. Employment to be created by project.

Type of Employment	No. of jobs to be created	Duration of Job	Probable No. Salary
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Describe the extent to which the jobs created will be filled by local people or by people from outside areas: \_\_\_\_\_

\_\_\_\_\_

## 6. DESIGN

The City seeks development which is designed to compatibly fit with the site and the surrounding neighborhood. In-scale development, landscaping and subdued color, lighting and thoughtful design can do much to accomplish this objective. The following information gives the City an early opportunity to review design proposals and prevent problems in the first phase of your development process.

Please answer the following questions:

a. Design compatibility - Type of project and adjacent uses:

b. Current use of site, general topography and landscaping:

c. View interference and shadow effect - Proposed structure height, coverage and setbacks:

d. Predominate exterior building material and color - front sides and roof:

5. DESIGN Continued

- e. Do you anticipate extensive landscaping, buffering and a landscaped parking area?
- f. What plans and information will supplement your basic site plan? Landscaping, parking, elevations, architectural, and sample of colors?
- g. List energy-saving techniques planned in this project, including water-saving devices, insulation, heating energy source, etc.
- h. Other comments:

For further information contact Jim Washington

7. CONSTRAINTS.

Are there any known archaeological sites in the project area? \_\_\_\_\_

Are there any known historical sites in the project area? \_\_\_\_\_

Has a survey been made of the project site to determine the above? \_\_\_\_\_

Based on an average of seven trips per day per unit for residential or on the projected number of employees for industrial, or on the projected number of consumers per day for commercial, provide an approximate figure on daily automobile trips. \_\_\_\_\_

Based on the Santa Cruz/Monterey Air Pollution Control District's document 1970 North Central Coast Air Basin emissions per capita California Emission Inventory, Table 1-4, page 8, what air pollution emissions will be attributable to the project?

	Organics	CO	NO <sub>x</sub>	SO <sub>2</sub>	Particulates
LBS/day					

Utilizing the City of Watsonville Noise Element of the General Plan, determine what noise zone the project will be in and determine whether noise levels will be compatible with the project. \_\_\_\_\_

For projects which will generate high noise levels, 65 dBA and above, prepare a noise contour map of the project site and show equal noise levels from the project site to outlying areas down to 55 dBA.

If the project is in an area subject to inundation by the 100-year flood, contact the U. S. Army Corps of Engineer's district office in San Francisco and request an evaluation and determination of the flood elevation or, in lieu of this, a competent hydrologist or civil engineer with expertise in hydrology may be able to determine the elevation. Provide this information. \_\_\_\_\_

Does the project include part of a slough or wetland? \_\_\_\_\_ If so, describe the uses planned for this area. \_\_\_\_\_

Based on the City/County Seismic Safety Element, what liquification zone does the project site fall under? \_\_\_\_\_

If the project is in an A Zone, the area must be tested and evaluated by a competent geologist or engineering geologist for the actual liquification hazard found on the site.

Is the project area presently in agricultural use or has it been in agricultural use recently? \_\_\_\_\_

If the project site has slopes over 20%, what use is planned for these areas?

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Is the project site adjacent to a State or local designated scenic street or highway? \_\_\_\_\_ If yes, what special treatment is proposed to reduce adverse effects, i.e., landscaping, earth berms, etc. \_\_\_\_\_

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Is the project located in a known groundwater recharge area? \_\_\_\_\_ If yes, are catchment areas provided? \_\_\_\_\_

## 8. PUBLIC SERVICES

Police: Target hardening methods proposed:

Anti-intrusion devices Yes No

Closed garages Yes No

Good patrol observation conditions  
Yes No

Yard lighting adequate Yes No

Minimum of concealment areas Yes No

Does proposed landscaping allow maximum observation Yes No

Security fencing Yes No

Intrusion alarm system Yes No

Illuminated address markers Yes  
No

Entranceway visible from street Yes No

### (b) Fire Protection

Project distance from Fire Station            miles

Response routes indicated on City map?           

Areas of traffic concentration located?           

Accessibility within the project good        fair        poor       

Does parking layout as designed permit easy movement of fire trucks? Yes        No       

Are street designs and turning radii acceptable to Fire Department?

Yes        No       

Does building design allow for reasonable access?           

Do required setbacks have acceptable access clearance?           

Built-in protection provided:

Standpipes?        Sprinklers?         
Smoke Detectors?       

Alarm system hooked up to Fire Station?           

Any flammable materials to be stored on premises?           

Existing water main size             
New water main size           

Hydrants located and sized to meet City Fire Department approval?           

State impact that this project may have on Fire Department capabilities:

a. Station locations

b. Apparatus & equipment

c. Manpower

### (c) Fire Prevention

List codes involving fire prevention which will apply to this project:           

List special fire safety measures which are intended to be used on this project:

(d) Library Facilities.

Potential City population increase: \_\_\_\_\_  
Potential Library borrower increase: \_\_\_\_\_  
Potential school population increase: \_\_\_\_\_

(e) Health Services - County

Will project increase demand on local health care facilities? \_\_\_\_\_  
Does project include any health care facilities? \_\_\_\_\_  
How many hospital beds will project generate at 350 persons per bed? \_\_\_\_\_  
What is the distance from project to County Health and Welfare office? \_\_\_\_\_  
Does transit bus route include project area? \_\_\_\_\_

(f) Mass Transit - County

Will project include a bus stop? \_\_\_\_\_ Shelter? \_\_\_\_\_  
Special transit access points? \_\_\_\_\_  
Type of riders project will generate: Elderly? \_\_\_\_\_  
Shoppers? \_\_\_\_\_ School? \_\_\_\_\_  
Commercial? \_\_\_\_\_ Industrial? \_\_\_\_\_  
Other? \_\_\_\_\_

(g) Traffic and Parking

A general statement explaining parking facilities and traffic solutions adjacent and on site:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(h) Traffic Control

Traffic controls on adjacent public streets? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signals required? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

On-site traffic signs and directional arrows? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(i) Water

Residential water demand in gallons per capita of project: \_\_\_\_\_

(Include household use, landscape sprinkling and miscellaneous).

Distance of nearest water main to project feet.

Size of existing water main  
Sprinkler main required? \_\_\_\_\_  
Size? \_\_\_\_\_

Commercial water demand? \_\_\_\_\_  
g.p.m.

Industrial water demand? \_\_\_\_\_  
g.p.m.

(j) Sanitary Sewers

Residential: Total gallonage per day for entire project based on standards:

\_\_\_\_\_

Percent of increase on receiving plant capacity: \_\_\_\_\_

Commercial: Explain project requirements:

\_\_\_\_\_

\_\_\_\_\_

Attach additional sheet as needed.

Industrial: Explain project requirements:

Other uses: Explain project requirements:

Other uses: Explain project requirements:

(k) Refuse Collection

Residential: Indicate total number of pickups:

Total cubic yards of refuse generated by the project:

Explain pickup procedure - curbside or dumpsters?

Commercial: Explain project requirements:

Industrial: Explain project requirements:

Other uses: Explain project requirements:

(l) Parks and Recreation Facilities

State distance to nearest public park facility

Name of park

Describe park uses available to project:

Nearest Schools:

Elem. \_\_\_\_\_ Dist. \_\_\_\_\_

Jr. High \_\_\_\_\_ Dist. \_\_\_\_\_

High \_\_\_\_\_ Dist. \_\_\_\_\_

Type of neighborhood adjacent to project:

Kinds of Recreation programs envisioned for residents of project:

Mother tot programs? \_\_\_\_\_

Competition activities? \_\_\_\_\_

Walking: \_\_\_\_\_ Bikes \_\_\_\_\_

Show resident age range:

9. PUBLIC IMPROVEMENTS

Check all items necessary for the development of the project:

- a) Water main extension
- b) Sewer main extension
- c) Street lighting
- d) Street tree planting, landscaping
- e) Streets, curb, gutter, sidewalk
- f) Grading (in excess of 50 yds.)
- g) Driveway approaches
- h) Capital Improvements project
- i) Signalization
- j) Storm drains
- k) Wheel chair ramps
- l) Other

10. PRIVATE IMPROVEMENTS

Check all items included in project:

- a) Telephones
- b) Gas
- c) Electricity
- d) Cable TV
- e) Telephone answering service
- f) Alarm systems
  - 1. Fire
  - 2. Smoke
  - 3. Burglary
  - 4. Other

11. NONLOCAL COORDINATION

Developer shall provide a bibliography of all agencies contacted in order to complete the Community Impact Statement. See Standards for reference list.

COMMUNITY IMPACT STATEMENT

THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY THAT THE STATEMENTS AND INFORMATION CONTAINED HEREIN AND IN THE ATTACHED EXHIBITS ARE IN ALL RESPECTS TRUE AND CORRECT AS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
Signature of Applicant or Applicant's Agent

SEPTEMBER 11, 1980

## STAFF SUMMARY

PROJECT: \_\_\_\_\_

A.P.M. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

DATE: \_\_\_\_\_

### KEY ISSUES -- COMMUNITY IMPACTS

#### 1. CONSTRAINTS - Vulnerability Analysis

Natural constraints - Potential Risk:

Low  
Medium  
High

- A. Seismic
- B. Liquification
- C. Agricultural land
- D. Wetlands (sloughs)
- E. Flood hazard areas
- F. Landslide area
- G. Steep slopes
- H. Expansive soils

_____
_____
_____
_____
_____
_____
_____
_____

Man-made risk:

- A. Explosion risk
- B. Fire risk
- C. New project located in built-up area of high risk
- D. Area of high social risk
- E. Area of high economic risk
- F. Destruction of historical landmarks
- G. Destruction of flora/fauna

_____
_____
_____
_____
_____
_____
_____

#### 2. GENERAL PLAN

Is project consistent with General Plan? Yes  No

#### 3. ZONING

Does project require reclassification? Yes  No

#### 4. PUBLIC SERVICES

Will project strain service capacities of the City? Yes  No

5. CITY POLICIES

Does project violate any applicable City policies? Yes  No

6. FINDINGS: (Department Heads)

A. Is the C.I.S. document as submitted technically adequate? \_\_\_\_\_

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B. Is the City able to properly serve the project as proposed? \_\_\_\_\_

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C. CONDITIONS & RESTRICTIONS: \_\_\_\_\_

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## COMMUNITY IMPACT EVALUATION

### INITIAL FINDINGS - SUMMARY SHEET

#### 1. Project

Required documents in order  yes  no Note: \_\_\_\_\_

\_\_\_\_\_

#### 2. Site

Unusual site conditions: \_\_\_\_\_

\_\_\_\_\_

#### 3. Planning

Conforms to General Plan  yes  no Note: \_\_\_\_\_

\_\_\_\_\_

#### 4. Zoning

Special zoning requirements: \_\_\_\_\_

\_\_\_\_\_

#### 5. Technical Analysis

Socio-economic concerns: \_\_\_\_\_

Special problems: \_\_\_\_\_

Note: \_\_\_\_\_

\_\_\_\_\_

6. Design

Note: \_\_\_\_\_

7. Constraints

Special problems \_\_\_\_\_

8. Public Services

Special problems \_\_\_\_\_

9. Public Improvements and Facilities

Special problems \_\_\_\_\_

10. Private Improvements

Special requirements \_\_\_\_\_

DATE RECEIVED

SEP 11 1980

BY

CRITERIA & STANDARDS  
LAND USE REGULATIONS  
WATSONVILLE ZONING ORDINANCE

## PERFORMANCE STANDARDS

PURPOSE. The purpose of the use of performance standards in the control of land uses in the city is to enable potential nuisance factors to be measured factually and objectively; to ensure that all land uses will be controlled effectively to protect all other land uses, and the community as a whole, from hazards and nuisances which can be prevented by modern processes and methods of control and elimination; and to protect any land uses from arbitrary exclusion or persecution based solely on the uncontrolled characteristics of production typical of the land uses in the past.

APPLICABILITY. No use shall be undertaken or maintained in any district unless it conforms to the regulations of this section in addition to the regulations of the district in which it is situated.

Review procedures shall be as outlined in the administrative section of this Ordinance.

POINTS OF MEASUREMENT. The determination of the existence of any dangerous and objectionable elements shall be made at the location of the use creating the same, and at any points where the existence of such elements may be most apparent (herein referred to as "at any point"); provided, however, that the measurement necessary for the enforcement of performance standards having to do with noise, vibration, odors, or glare, shall be taken at the following points of measurement:

In any district except the IP and IG Districts, at the lot line of the establishment or use.

In an IG or IP District: five hundred (500) feet from the establishment or use or at the boundary or boundaries of the district, if closer to the establishment or use, or at any point within an adjacent district other than an IP or IG District.

## DANGEROUS AND OBJECTIONABLE ELEMENTS.

The following dangerous and objectionable elements shall be regulated as provided herein:

Noise. At the points of measurement specified above, the maximum sound pressure level radiated in each standard octave band by any use or facility (other than transportation facilities or temporary construction work) shall not exceed the values for octave bands lying within the several frequency limits given Table I, after applying the corrections shown in Table II. The sound pressure level shall be measured with a sound level meter and associated Octave Band Analyzer conforming to standards prescribed by the American Standards Association. (American Standards Sound Level Meters for Measurement of Noise and Other Sounds, S1.4.1961, American Standards Association, Inc., New York, N.Y. and American Standard Specification for an Octave - Band Filter Set for the Analysis of Noise and Other Sounds S1.11-1966, or latest approved revision thereof, American Standards Association, Inc., New York, N. Y. shall be used.)

TABLE I.

Frequency Ranges Containing  
Standard Octave Bands in  
Cycles Per Second

0	to	74
75	to	149
150	to	299
300	to	599
600	to	1199
1200	to	2399
2400	to	4799
4800	to	above

Octave Band Sound Pressure  
Level in Decibels re .002  
dyne/cm<sup>2</sup>

75
67
59
52
46
40
34
32

TABLE II.

Type of Location of Operation  
or Character of Noise

Emission only between  
7 a.m. and 7 p.m.

+ 5 1/

Noise Source operates less  
than 5% of any 1-hour period

+ 5 1/

Property is located in one of  
the following zoning districts  
and is not within 500 feet of  
any R District: 3/  
(IP, IG)

+ 5 1/

Noise of impulsive character  
(Hammering, etc.)

- 5 2/

Noise rising or falling in pitch  
or volume (hum, screech, etc.)

- 5 2/

Correction in Decibels

- 
- 1/ Apply one plus correction only  
2/ Apply one minus correction only  
3/ Or any area designated for future  
residential development in the  
Watsonville General Plan

Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments at the points of measurement specified in this section.

Odors. No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air, at the points of measurement specified in this section or at the point of greatest concentration.

- a) Any process which may involve the creation or emission of any odors may be required to provide a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.
- b) There is hereby established as a guide in determining such quantities of offensive odors, Table III, "Odor Thresholds" in Chapter 5, "Air Pollution Abatement Manual" copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, D. C., and said manual and/or table as subsequently amended.

Glare. No direct or sky-reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding, so as to be visible at the points of measurement specified in this Chapter, shall be permitted. This restriction shall not apply to signs or lighting of buildings or grounds for advertising or protection otherwise permitted by the provisions of this Ordinance.

Fire and Explosion Hazards. All storage of and all activities involving involving inflammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion, as well as with adequate fire-fighting and fire-suppression equipment and devices standard in the industry. Buring of waste materials in open fires is prohibited at any point.

The Chief of the City Fire Department shall determine location and type of all safety devices and shall issue appropriate permits when project meets with Fire Department approval. No flammable or explosive materials shall be stored in any residential district which are unrelated to a residential use.

Radioactivity or Electric Disturbance. No activities shall be permitted which emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation at the point of measurement of any equipment other than that of the creator of such disturbance.

Smoke, Fly Ash, Dust, Fumes, Vapors, Gases, and Other Forms of Air Pollutants or Contaminants. No emission shall be permitted from any source which shall exceed the permissible amounts or limits established for such emissions by the Rules and Regulations of the Monterey-Santa Cruz Counties Unified Air Pollution Control District.

Solid or Liquid Wastes. No discharge of any materials of such nature or temperature as may contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or objectionable elements, shall be permitted at any point into public or private sewage systems, or streams, or onto or into the ground, except in conformance with the standards and

limitations established by the State Department of Health, the Central Coastal Regional Water Quality Control Board, or the applicable sections of the Watsonville Municipal Code. No materials or wastes shall be deposited on any property in such form or manner that they may be transferred off the property by natural causes or forces. Any wastes which might be attractive to rodents or insects shall be stored outdoors only in closed containers.

AIRPORT IMPROVEMENTS

MINIMUM IMPROVEMENT STANDARDS FOR THE CONSTRUCTION  
OF ANY IMPROVEMENTS ON THE WATSONVILLE MUNICIPAL AIRPORT

All plans and specifications for the construction of facilities and improvements, including landscaping on the Municipal Airport, shall be prepared as hereinafter set out and shall require the written approval of the City before any construction or installation may be undertaken or any lease executed by the City. Such plans and specifications shall also be included in all leases hereafter executed by the City for any portion of said Airport.

Minimum Improvement Standards: The minimum standard structure which a Lessee may construct is a Type IV building as described and specified in the 1967 Edition of the Uniform Building Code as adopted by the City of Watsonville. Any facility constructed on the Airport for a Fixed Base Operation or proposed to be constructed thereon for such purpose shall contain a minimum of 8,000 square feet and the proposed or intended Lessee shall agree to spend in the construction of said improvement a minimum sum of \$48,000 based on a cost of \$6.00 per square foot. The minimum area, cost of proposed facilities and design for types of operations other than Fixed Base Operations shall be fixed by the Staff and approved by the City Council.

Submission of Plans: Any person or firm presently leasing under an existing lease any portion of the Airport or any person hereafter proposing to lease a portion thereof, and improve the same, shall submit to the City final plans and specifications for the construction of any proposed facilities and improvements as soon as practical. In any event said plans shall be submitted on or before sixty (60) days prior to any proposed construction. Said plans shall be prepared by an architect registered as prescribed by law in the State of California and duly licensed therein. Said plans shall include the following:

1. Detailed building plans and specifications at a scale not smaller than 1/8 inch equals 1 foot.
2. Landscape plans.
3. Plans for all utilities to be used including sewers, water, electricity and gas.
4. Soil test to assure proper foundation design.
5. Details on lighting, heating and floor layout.
6. A true architectural rendering of the proposed building, including the proposed exterior color scheme, style, materials, design and placement of signs.

All construction and improvements shall conform with the general architectural requirements of the City and shall comply with all local, State and Federal codes, ordinances, regulations, including these minimum standards now in force or hereafter adopted.

Commencement of Construction: However, no labor, construction, preparation of the leased area or any activity whatsoever shall commence until written notice so to do is given by the City.

Construction Schedule: Within thirty (30) days after such written notice to proceed is given by the City, Lessee shall commence construction and continue with all reasonable dispatch to complete the leasehold improvements in conformity with the proposed plans and specifications. Such construction shall be completed within three months from date of said approval, provided any delay in construction because of fire, earthquake, etc., shall extend the time in which construction must be completed by the length of time of such delay.

Surety Bond: Prior to commencement of construction of any facilities or improvements Lessee or proposed Lessee, at its sole cost and expense, shall furnish the City as principal, a surety bond issued by a surety company licensed to transact business in the State of California satisfactory to the City in a sum not less than one hundred percent (100%) of the total estimated cost of the construction contract for Fixed Base Operations building or any other building constructed on the Airport as well as the cost of construction of its appurtenances. Said bond shall guarantee the payment for all labor, materials, provisions, supplies and equipment used in, upon, for, or about the performance of said construction work or labor done thereon of any kind whatsoever. A faithful performance bond shall likewise be furnished, issued by a surety company licensed to do business in the State of California, in favor of the City in an amount equal to the cost of the construction.

Design and Construction Committee: The plans and design shall likewise be approved by a committee appointed by the Staff with approval of the Council. Said committee shall consist of three persons competent in the field of design and construction.

Persons Affected by the Minimum Standards: The foregoing Minimum Standards as they now exist or may hereafter be amended or added to, shall apply to all persons, firms and corporations now occupying any portion of the Watsonville Municipal Airport by virtue of current leases and to all persons, firms and corporations hereafter desiring to lease any portion of the said Airport for any purpose.

AUTOMOBILE MECHANIC WASH

CRITERIA AND STANDARDS  
AUTOMOBILE MECHANICAL WASH

**DEFINITION:** A drive-in establishment where motor vehicles can be serviced for washing and can be combined to include multiple gasoline dispensing pumps on a drive-in or drive through basis. The delivery of such needs shall be made directly to the vehicle.

**SITE:**

Size: Minimum land area shall be 10,000 square feet, plus 4,000 square feet for each two (2) multiple gasoline pumps, plus 7,000 square feet for each additional gasoline pump.

Design: The design shall be appropriate to the site and the surroundings; traffic patterns, and activities in the area.

Sufficient space shall be provided to service vehicles efficiently, to meet on-site parking and maneuvering needs, and to ensure the safe movement of vehicles and pedestrians on and around the site.

The arrangement of structures, islands, curb cuts, parking and landscaping shall be to best serve the community and least adversely affect adjacent properties.

Access Driveways: Driveways shall be designed to ensure a safe and efficient operation, so that traffic may move on and off the site from the lane of traffic nearest the curb.

On-Site Parking: One space for each employee on the day shift, plus three (3) spaces for each bay shall be required.

Clear-Vision Triangle: There shall be no visual obstruction within twenty-five (25) feet of the intersection of street right-of-way lines, above two (2) feet and below eight (8) feet of the finished grade.

Paving: All areas other than planting areas shall be paved with all-wheather, permanent material as specified by the City Engineer.

Drainage: Drainage shall be collected on site and shall not be discharged across adjacent public or private property.

Lighting: Lighting shall be directed onto the subject property only, so that the light source is not visible from adjacent properties. No luminaire shall be allowed higher than twenty (20) feet above finished grade.

Signs: All signs shall conform to the Sign Ordinance. Lighted signs, located within seventy-five (75) feet of residential districts, shall not exceed twenty (20) feet in height.

Outdoor Storage: Any outdoor storage or refuse area shall be fenced or screened from view.

Landscaping: Landscaping areas shall comprise a minimum of four per cent of the gross site area.

Said landscaping shall be located so as not to obstruct necessary sight distances and traffic flow, to offer adjacent residential properties a degree of visual and audio screening, and shall be of such quality as to enhance the site, and the surrounding area.

Parkway and Driveway Planters: Such planters shall be required and the planting materials shall be low-growing two and one-half ( $2\frac{1}{2}$ ) feet in height, generally low-maintenance, evergreen flora, which will not obstruct view of drivers and customers. Other planters shall be located so as not to obstruct necessary sight distances or traffic flow. All landscaping shall be permanently maintained.

Irrigation: Sprinkler systems or hose bibs shall be provided in all landscaped areas.

Fences and Decorative Screening: Materials, textures, colors and design shall be compatible with the on-site development, the adjacent properties, and the neighborhood. Said fencing or screening, where bordering residential properties shall be of non-metallic material and shall be six (6) feet in height on that part of the property to the back of the residential building line and not more than three and one-half ( $3\frac{1}{2}$ ) feet to the front of said building line. Bumpers shall be required in front of all fences and hedges.

#### STRUCTURES:

Location: Gas pumps shall not be less than fifteen (15) feet from property line nor less than twenty-five (25) feet from residential property.

Design: Structures shall be architecturally approved by the Design Review Commission.

Materials, textures and colors shall be compatible with surrounding uses. Reflective, glossy, and fluorescent materials shall not be permitted.

OPERATION: The operation shall be confined to mechanical washing of motor vehicles and dispensing of gasoline.

Outside operations shall be limited to the dispensing of gasoline, and the gasoline shall be dispensed by an attendant.

Public nuisance (noise, vibration, odor, fumes, dust, smokes, wastes, etc.) shall be held within the limits set forth by the Watsonville Municipal Code, Chapter 17.

The sale of products other than gasoline shall be prohibited except for indoor dispensing of cigarettes, soft drinks and confectionery products contained in a machine.

**USE PERMIT:** An application for use permit relative to a mechanical car wash shall be accompanied by a site plan containing all the information required and including site dimensions, plot plan and elevations of all structures, parking, circulation, landscaping signs, etc. Types, textures, and colors of all materials to be used shall be conditioned to contain the criteria and standards as set forth but not necessarily limited to these standards. Hours of operation shall be compatible with the neighborhood land use.

MODIFIED PUBLIC STREET

PARKING

AND

STREETS

# CITY OF WATSONVILLE

## CITY DEVELOPMENT STANDARDS FOR MODIFIED PUBLIC STREETS, PARKING & PEDESTRIAN WALKS SERVING ATTACHED BUILDING SUBDIVISIONS

### EXHIBIT "A"

#### OBJECTIVES

- 1) To provide a safe means for ingress and egress of vehicular and pedestrian traffic to and within attached building residential subdivisions and to provide for access of emergency vehicles necessary to serve such developments.
- 2) To establish guidelines for the Planning Commission, City Council, staff and property owners in providing for the health, safety, convenience and environmental quality in residential development which utilize innovative concepts.
- 3) To provide for the most economical construction of the necessary streets within innovative residential developments consistent with the objectives enumerated above.

#### PRINCIPLES & STANDARDS

##### 1) Development Criteria:

In attached building subdivisions modifications may be allowed to permit the use of these standards in residential developments which utilize private vehicle parking access ways and meet the following criteria:

- a) Modified streets within the development serve only adjacent dwelling units and are not for the use of through traffic, such as a collector street.
- b) All vehicular access and parking for individual units within the development is via private vehicle access ways connecting with the modified public street by a conventional driveway.
- c) The overall street system for a housing development must conform to the circulation requirements of the City General Plan.
- d) The development provides the following minimum off-street parking rates for all dwelling units served by a public street constructed to modified public street standards:
  - (i) Two spaces per dwelling unit, one shall be covered or enclosed and shall be located attached to or adjacent to its dwelling unit. The other space shall be within 100 feet of the unit, located in a parking bay, court or lot. Assigned parking space may be located within front building setback area.
  - (ii) One (1) space for each eight (8) bedrooms in the development designated for the exclusive use of nonresidents. Such parking shall be located in a convenient and reasonable proximity to dwelling units throughout the development.

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- (iii) One (1) boat and camper storage space for each ten (10) dwelling units.

2. Modified Public Street Standards:

- a) One side only parking - 30 feet curb to curb minimum.
- b) Both sides parking - 36 feet curb to curb minimum.
- c) Split-level streets in steep areas may have 20 ft. widths with parking on one side only and one-way street segments in order to blend with terrain and minimize grading.
- d) Modified streets shall have standard 6-inch concrete curb and gutter.
- e) Provide a 4-foot minimum width sidewalk to conform with Federal laws for physically handicapped.
- f) Provide unobstructed sidewalk 4-foot wide by extending into private property wherever there may be installed signs, poles, light standards, hydrants, trees, etc.
- g) When a modified street is allowed or required to interconnect two or more existing stub streets, the modified street shall match the existing stub street widths.
- h) Street terminations shall meet requirements of Subdivision Ordinance.
- i) All Public Improvement Standards not modified by these conditions shall apply.
- j) Streets shall be designated for "no parking" and "no stopping". Appropriate signs shall be installed, at developer's expense, along the total street length.
- k) Street trees shall not be required where it is determined by Planning Commission that adequate landscaping is provided within the development.

- o) All construction within public street right of way and public utility easements shall conform to subdivision standards, subdivision specifications and standard details in effect at the time of development except where such standards, specifications and details are specifically amended, modified or deleted herein.
- p) Loop street systems shall be utilized where possible and cul de sac streets shall serve no more than twenty (20) dwelling units and shall not exceed 300 feet in length. Cul de sac streets shall provide a 32-foot minimum curb radius at the turn around.

3. Private Vehicular and Pedestrian Facilities:

A. Minor Driveways

- (i) A minor driveway is defined as a private driveway serving four or less units, or providing access to parking facilities.
- (ii) A minor driveway shall be at least 12 feet wide from edge to edge and shall have a maximum grade of 7% within 20 feet of a garage or carport and 12% elsewhere. The minimum pavement section shall be 2 inches of asphaltic concrete over 6 inches or more of base material.
- (iii) Minor driveways shall be bordered with redwood or pressure treated headers, concrete curbs, or flush concrete edging.
- (iv) Backfill of all trenches in all private driveways shall meet city public street standards for trench backfill.

B. Parking Facilities:

- (i) Parking spaces assigned to individual dwelling units shall be permanently marked for resident use. All visitor spaces shall be permanently marked as visitor spaces. The maximum grade of uncovered parking space or standing area in front of a garage, or carport shall be 7%.
- (ii) A continuous concrete wheel stop shall be provided at each uncovered parking space.
- (iii) All uncovered parking spaces or carports shall have a

minimum pavement section of 2 inches of asphaltic concrete over 6 inches of approved base rock. Such parking areas shall be bordered with redwood or pressure treated headers or concrete curbs.

- (iv) The design of parking areas, including stall dimensions, aisle widths and similar requirements shall be governed by the standards adopted for multi-family development.

C. Pedestrian Circulation:

Classification of walks:

- (i) Sidewalks: parallel to city streets.
- (ii) Collector walks: not parallel to streets; designed for general circulation.
- (iii) Approach walks: leading to buildings or groups of buildings from other walks, streets or drives.
- (iv) Entrance walks: leading directly to dwelling or building entrances.

Development Standards:

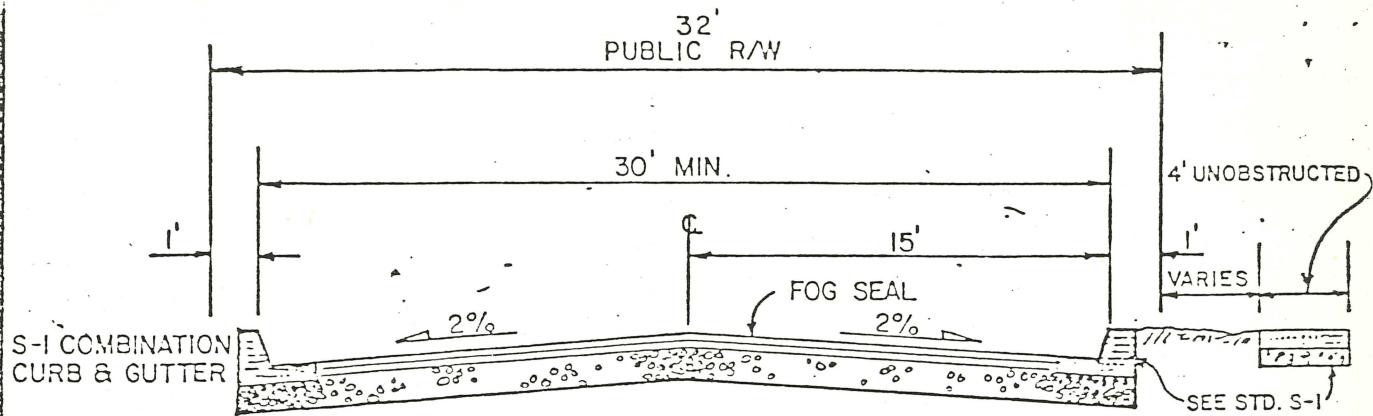
- (i) Access to the dwellings and circulation between buildings and other important project facilities for vehicular and pedestrian traffic must be comfortable and convenient for the occupants.
- (ii) Walking distance from the main entrances of buildings to a street, driveway or parking court must usually be less than 100 feet; exception to this standard should be reasonably justified by compensating advantages, such as desirable views and site preservation through adaption to topography. In no case must the distance exceed 250 feet.
- (iii) Street sidewalks and on-site walks must be provided for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all project facilities.
- (iv) Width, alignment and gradient of walks must provide safety convenience and appearance suitable for pedestrian traffic shopping carts and for moving of furniture. Small jogs in the alignment shall be avoided.
- (v) Steps and stepped ramps must be avoided if possible in order to facilitate servicing with wheeled vehicles.

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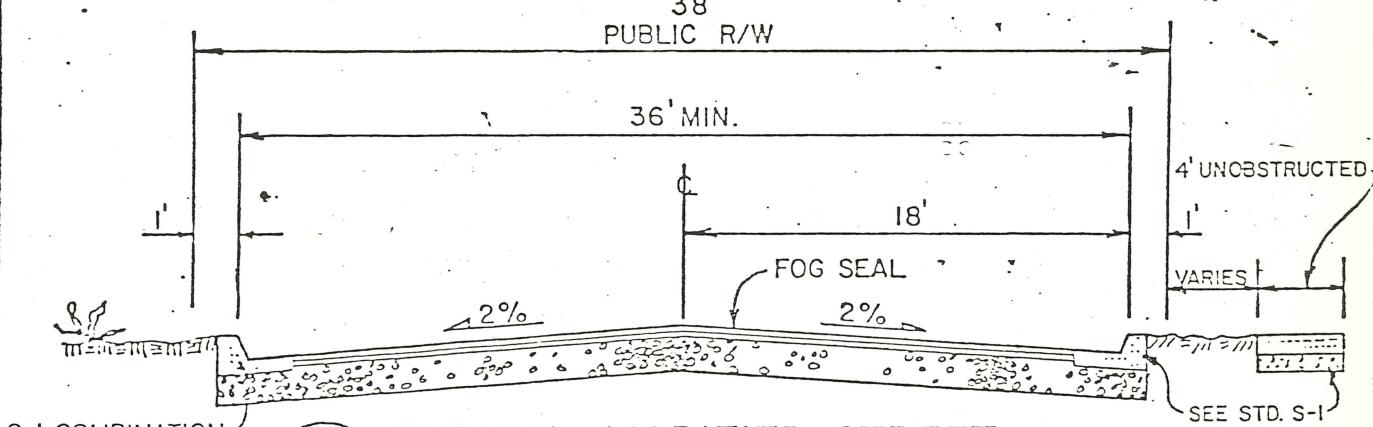
- (vi) An open and unobstructed passageway must be provided at grade level of each inner court. Such passageways must have a cross section area of not less than 40 square feet and sufficient headroom to permit the passage of nonvehicular fire-fighting equipment and must be continuous from the inner court of a yard, or an unobstructed open area between buildings.

4. Technical Guidelines for Site Plan Review:

Attached building subdivisions shall be subject to all applicable standards as set forth in the City Technical Guidelines for Site Plan Review of Multi-Family Development as currently amended, except where such standards and details are specifically amended, modified or deleted herein.



**A** TYPICAL MODIFIED STREET  
(PARKING ONE SIDE)



**B** TYPICAL MODIFIED STREET  
(PARKING BOTH SIDES)

NOTES:

1. THESE STREET SECTIONS SHALL APPLY TO ATTACHED BUILDING SUBDIVISIONS ONLY.
2. ALL PROVISIONS OF THE SUBDIVISION ORDINANCE & THESE PUBLIC IMPROVEMENT STANDARDS SHALL APPLY UNLESS MODIFIED ABOVE.
3. 2" A.C. OVER 8" CL.2 BASEROCK MIN. DESIGN PER TRAFFIC INDEX (OBTAIN FROM CITY ENGINEER).
4. EXTEND SUBGRADE & BASEROCK UNDER CURB SECTION.
5. A 4' UNOBSTRUCTED CONCRETE SIDEWALK - CONFORMING TO STANDARD S-1 & THE FEDERAL HANDICAPPED REQUIREMENTS IS REQUIRED ON ONE SIDE, MINIMUM, PARALLEL TO STREET. THE CITY RESERVES THE RIGHT TO REQUIRE A 4' UNOBSTRUCTED SIDEWALK ON BOTH SIDES, PARALLEL TO STREET.

REV NO.	4/4/73	CURB & DIMENSIONS	545
DATE		REVISION	27
CITY OF WATSONVILLE, CALIFORNIA			
ENGINEERING DEPARTMENT			

**STANDARD FOR  
MODIFIED STREETS**

APPROVED	<i>John Cooper</i>
L. JOHN COOPER, PUBLIC WORKS DIRECTOR, R.C.E. 12048	
DRAWN	545
CHECKED	PHL
DATE	2 MAR. 73
NO SCALE	

S-71

MOBILE HOME PARKS

AND

RECREATIONAL VEHICLE PARKS

C I T Y   O F   W A T S O N V I L L E

TECHNICAL REGULATIONS

FOR

MOBILE HOME & RECREATIONAL VEHICLE PARKS

- \* LOCATIONAL CRITERIA
- \* DEVELOPMENTAL CRITERIA
- \* OPERATIONAL CRITERIA

Adopted by Resolution No. 257-73 (CM)  
Date: October 9, 1973

INTRODUCTION

The City of Watsonville Municipal Code provides that the Planning Commission may, under certain conditions, grant conditional use permits for mobile home and travel trailer parks if the site lies within an acceptable zoned district and if the proposal meets conditions as set forth in the Technical Regulations adopted by resolution of the City Council.

Use Permit applications are filed with the Planning Department at City Hall in accordance with procedures as outlined in Sec. 11-01.22 of the Mobile Home Park Ordinance. The application is reviewed by the Department and is considered by the Planning Commission during an advertised public hearing. Before granting a conditional use permit, the Commission must make the following findings:

1. *That the objectives are met as outlined in Section 11-01.02 of the Mobile Home Park Ordinance.*
2. *That the land use is similar in character to the particular uses allowed in the districts involved using the following factors as criteria:*
  - a. *Effect upon the public health, safety, and general welfare of the neighborhood involved and the City at large.*
  - b. *Effect upon traffic conditions.*
  - c. *Effect upon the orderly development of the area in question and the City at large in regard to the general planning of the whole community.*

The State of California, through the Department of Housing and Community Development, regulates many aspects of the construction and operation of both mobile home parks and travel trailer parks. The City of Watsonville has jurisdiction in respect to the following:

1. Park layout and design, including architectural design.
2. Lot size and shape.
3. Yards.
4. Landscaping
5. Walls and enclosures.
6. Signs.
7. Parking.
8. Service buildings and facilities.

The following criteria is concerned with only the areas over which the City of Watsonville has jurisdiction.

TECHNICAL REGULATIONS

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LOCATIONAL CRITERIA

The locational criteria as set forth below shall be considered by the Planning Commission or other reviewing agency in determining whether or not a proposed park is so located that it will contribute to the general well being of the community, will not be a detriment to persons who live or work in the area, will comply with governmental regulations, and will be compatible with all adopted plans of governmental agencies.

ZONING

Mobile home parks shall be located in accordance with the provisions of Sec. 11-01.04 of the Watsonville Mobile Home Ordinance and other provisions of the Watsonville City Zoning Ordinance.

Recreational vehicle parks shall be located in visitor commercial districts and in recreational districts in close proximity to specialized park and recreational facilities.

ACCESS

1. Mobile home parks shall be located on a major street, prime arterial, or freeway access ramp.
2. Travel trailer parks shall be located only on a major street or prime arterial.
3. Mobile home parks shall be in close proximity to shopping, neighborhood parks, schools, and other residential support facilities.
4. Travel trailer parks shall be in close proximity to and have good access to regional recreational facilities. (Sec. 11-01.21 Mobile Home Parks Ordinance).
5. Mobile home and travel trailer parks shall be located such that they do not obstruct or limit the flow of traffic into or through any neighborhood or area.
6. Mobile home and travel trailer parks shall be located such that they do not obstruct any planned street or thoroughfare as projected in the Watsonville General Plan or by resolution by Council.
7. No access driveway or street shall be located closer than 100 feet to any public street intersection unless entrance opens directly onto an intersection.
8. All cul-de-sacs shall have a minimum turning radius of 32 feet.

SECTION B.

OPEN SPACE

1. Mobile home and travel trailer parks shall be located such that they do not interfere with the use of land for any existing or projected park or open space area as designated in the General Plan or by resolution by Council.

NUISANCE

Mobile home and travel trailer parks shall be located such that they do not create a nuisance in any manner.

USABLE AREA

Both mobile home parks and recreational vehicle parks shall have a usable area of fourteen (14) acres.

Usable area is defined as that area which in its entirety shall have a natural or man-made gradient of ten (10) percent or less.

DEVELOPMENTAL CRITERIA

The following developmental criteria are hereby adopted which shall be utilized to regulate the development of mobile home parks and travel trailer parks in the City of Watsonville. These developmental standards shall be attached as conditions to the issuance of a use permit for any mobile home or travel trailer park. In addition to the standards herein adopted, the reviewing agency may additionally set any other conditions necessary to maintain or promote the public health, safety and general welfare of the City or to regulate the growth of Watsonville according to the outline provided in the General Plan.

YARD REQUIREMENTS

- A. Area: The size of the parcel on which a mobile home park may be placed shall be dependent upon ability to satisfy at the permitted density all the provisions of the Watsonville City Zoning Ordinance No. 615 (N.C.S.) and of this ordinance with a minimum parcel area of fourteen (14) acres.
- B. Density: The maximum number of mobile home dwelling units allowed in a mobile home park shall be eight (8) units per acre, excluding terrain to be left in its natural state such as arroyos, streams, slough, wooded areas, and streets. In any case, mobile home parks shall provide a minimum of 100 lots on a minimum of 14 acres. The maximum number of units allowed in a mobile home park shall not exceed 200 units.
- C. Lots: The average size of a mobile home lot shall be 80 by 52 feet.

Width: 52 feet total minimum (12' min. coach. 40' total min.)  
5 feet side lot line setback  
8 feet width of porch  
24 feet width of coach or 12 feet wide coach  
10 feet width of carport  
5 feet side lot line setback

Length: 80 feet total minimum  
10 feet front setback to private street, 30' to City street  
60 feet length of coach  
10 feet rear setback on inside lots

All structures and mobile homes with the exception of decks and window awnings shall be set back 20 feet from boundary property lines except when located adjacent to freeways or public streets, where a minimum setback of 30 feet shall be required. Refer to Figure 1 in Section F.

The occupied area of a mobile home shall not exceed 75% of the lot area in accordance with Section 18610 of the California Health and Safety Code.

No double home shall occupy a space or spaces designed for a

SECTION C.

single unit. No mobile home shall face or have access to a City street. 10 feet shall separate each mobile home from other units and structures. All structures within a park shall be set back 30 feet from any City street. The City Planning Commission may alter these requirements to accommodate innovative design arrangements only if such deviations are indicated by a firm recommendation in the Staff report.

D. Community Service and Open Space: A minimum of 300 square feet for each mobile home lot shall be devoted to community open space conveniently located for all residents. A maximum of 27 square feet of the required 300 square feet may be waived by the Planning Commission for comparable floor space used in a recreation or service building. In computing the size of the open space area, landscaped open spaces, required perimeter yards clearly designed for community open space, and pedestrian pathways may be taken into account. However, open spaces such as roads, boat and recreational vehicle storage areas, required perimeter yards not designed for community use, and parking spaces shall be excluded from the computation. Where a public right of way or street separates two elements of a mobile home park, sufficient open space shall be allowed in each element to serve the needs of the occupants in that element in proportion with the number of mobile home lots in same.

E. The Reviewing Agency may require any additional yard requirement increases necessary to accommodate:

- a. Unique lot designs.
- b. Terrain requirements.
- c. Requirements created by the nature of occupancy of the mobile home park, such as adults only, or a family park.
- d. Traffic or other safety requirements.
- e. Any other requirement to maintain or promote the general welfare or to insure compliance with the City Zoning Ordinance or General Plan.
- f. Family parks. (See Section E, page 14)

TRAVEL TRAILER LOT SIZE

Travel trailer lots (not including lots for service buildings, service facilities and parking areas) shall have a minimum area of 1,000 square feet and a minimum frontage of 25 feet. The California State Code does not establish minimum lot areas on Travel Trailer Parks but does require that travel trailers shall not be located closer than three (3) feet from any lot line nor six (6) feet from any other travel trailer. It will be noted that the layout shown on Figure 11 in Section F provides the required minimum three (3) foot distance from lot lines. It also provides a clear space of 13-1/2 feet by 40 feet for housekeeping, recreational and social activities on the lot. This space would appear to be a practical minimum.

SECTION C.

UTILITIES

1. All utilities shall be installed underground including telephone lines in accordance with Sec. 11-01.07 of the Watsonville Mobile Home Ordinance.
2. Radio and television antennas on the exterior of mobile home and service buildings shall not be permitted. A central radio and television antenna should be provided in each mobile home park with underground wiring to the individual lots and service buildings, as required.
3. Radio and television antennas on travel trailers and recreational vehicles shall be permitted due to the inconvenience involved in making frequent connections to individual trailers.

FIRE PROTECTION

The Reviewing Agency shall require sufficient residential fire hydrants to be located in mobile home or travel trailer parks with adequate port and main sizes to accommodate the needs of the park as determined by the City Fire Department. Mobile home and travel trailer parks require the same facilities for fighting fires as any residential development. The type, size and spacing of fire hydrants and the size of service mains is identical to that required in many residential subdivisions in the City of Watsonville.

Residential fire hydrants each having two-two and one-half inch ports shall be located within the park so that no lot will be more than 400 feet from a hydrant. Fire hydrants shall be served by a minimum six-inch water main on a loop system and an 8 inch main on a dead end system. Provide one (1) 4-1/2 inch port on hydrant nearest recreation building. Provide 24 inch minimum clearance in all directions from lowest operating stem or cap. All fire protection systems shall be subject to approval by the City Fire Department.

SERVICE BUILDING AND FACILITIES

It would be difficult to establish standards of minimum square footage for recreational buildings and other service buildings and accessory facilities. The standards as set forth simply state that such buildings and facilities shall be properly located and designed in relation to the mobile home, travel trailer lots and adjacent City streets.

Service buildings and facilities should be strategically located in relation to the lots so as to minimize walking distance; however, when the offices are located in a recreation building, it may prove advisable to locate the recreation building close to the entrance to the park, so as to provide for a control point. In this case adequate parking should be provided for persons checking in to prevent use of City streets for temporary storage of trailer units. This is especially necessary in travel trailer parks.

Whenever the service buildings and facilities are not so located as to provide convenient access from all lots over driveways, the provision of walkways should be considered.

SECTION C.

INTERIOR STREETS

All interior streets shall meet City street construction standards as to thickness and placement of base and paving to provide surfaces adequate to serve City service vehicles and shall be curbed and guttered in accordance with City standards for private streets in mobile home parks.

All interior streets shall be of sufficient width to allow parking on one street side within all mobile home parks. In addition there shall be two off-street parking spaces for each mobile home space or travel trailer space.

Interior streets to be given names subject to approval by City, with each mobile home space to be assigned a street number.

Pedestrian walks shall be provided between mobile home spaces to reach other streets and public use areas at intervals not to exceed 400 feet along all interior streets.

All interior roads shall be of a minimum radius of turn acceptable to City and a maximum grade of 10% to allow safe travel and proper drainage.

All interior streets other than loops or through streets shall terminate in a cul-de-sac which meets the requirements of the Watsonville Mobile Home Ordinance and City standards.

A traffic control signal shall be provided by the developer at all entrances if so required by the Reviewing Agency.

The street widths for mobile home lots and for travel trailer lots are set forth in the California State Code. The requirement of two inch pavement on a suitable base is a recognized City of Watsonville standard for lightly traveled roadways. Concrete curbs and concrete gutters are specified as being necessary in controlling surface water flow and in minimizing driveway maintenance.

Each mobile home lot shall front on an interior street having a clear width of not less than 25 feet. Street widths shall be not less than 32 feet to accommodate parking on one side and 36 feet to accommodate parking on both sides. Travel trailer lots shall front on a street having a clear width of not less than 15 feet. This width shall be increased to 23 feet if parking is permitted on one side and 31 feet if parking is permitted on both sides.

In the case of mobile home and travel trailer streets, the paving shall be not less than two-inch A.C. or its equivalent over a suitable base. Concrete roll curbs and concrete gutters not less than 18 inches wide shall be provided on both sides of all interior streets.

STREET LIGHTING

All streets within trailer parks shall be provided with light standards at intervals which will insure adequate lighting in all areas. Streets within trailer parks shall be lighted in the interest of safety and prevention of

## SECTION C.

vandalism and crime. Experience has shown that traffic accidents are much less frequent when driveways are properly lighted. Experience has also shown that vandals and criminals are discouraged when adequate lighting is provided.

The minimum illumination requirement of 0.2 foot candles average is a standard adopted by the American Standards Association in November 1963 and is the recommendation for lighting of local or minor streets in outlying or rural areas. This can be accomplished by the installation of 100 watt luminaries on 12.5 foot posts spaced approximately 100 feet apart.

### PARKING

The following parking standards shall apply to all parks:

Not less than two offstreet parking spaces should be provided for each mobile home, plus one space for each five (5) lots elsewhere in the park area. The requirement of offstreet parking spaces for each mobile home is based on the assumption that the owners of mobile homes will need space for parking one car while additional space must be provided for visitors.

Not less than one offstreet parking space should be provided for each travel trailer. The requirement that only one offstreet parking space be provided in travel trailer lots is based on the assumption that occupants of travel trailer parks rarely have visitors.

Not less than one offstreet parking space should be provided for each full-time employee of mobile home parks and travel trailer parks. Offstreet parking shall equal 30% capacity in persons for all structures used for recreation, dining or dancing or similar recreational or cultural activities.

Parking spaces are called for at recreational buildings to accommodate visitors and entertainers.

All parking spaces shall conform to the standards of width, length, aisle width, etc. as developed by the Planning Department and as shown on the attached Figure III in Section F.

Eight and one-half square foot by 40 foot slab is the Planning Department minimum standard for the parking of cars in tandem.

All parking spaces, including spaces for travel trailers and camp cars on travel trailer lots shall be paved with not less than two-inch A.C. or its equivalent over a suitable base.

## SECTION C.

### SITE LAYOUT

In developing site plans for mobile home and travel trailer parks attention should be given to the topography of the site, the need for planting buffers, the location of the recreational buildings and facilities and the development of the lot patterns which will provide maximum privacy. The requirement that these and other factors be considered in laying out trailer parks makes it impossible to establish "standard" trailer park site plans. Four mobile home park layouts supplied by the Mobile Home Manufacturer's Association are included in Section F. These are to be used simply as examples of acceptable mobile home park layouts.

Site plans when submitted shall contain the following information:

1. Number and location of laundry units, if any, and indication of walking distance and route from mobile homes.
2. Ratio of recreation building area in square feet to the total number of units.
3. Number and location of outside clothes drying lines for the convenience of occupants.
4. Other information as may be required by the City for purposes of adequate project review.

The City may establish requirements upon the number and location of service facilities, pedestrian walkways, and the like as deemed necessary to insure the health, safety and general welfare of the mobile home or travel trailer park residents.

### LANDSCAPING AND AESTHETICS

All trailer parks, including mobile home and travel trailer parks, shall be landscaped in accordance with landscape plans and a planting schedule approved at the time the conditional use permit is granted. Landscaping should be designed to perform the following functions:

1. Screen the park from adjacent properties.
2. Reduce noise transmission between the trailer park and adjacent properties.
3. Provide an attractive street frontage.
4. Provide dust control.
5. Provide erosion control.
6. Provide a pleasing environment through the provision of color, texture, pleasing open space, vistas, etc.

SECTION C.

In all cases landscaping shall be provided with a permanent watering system. Sprinkler heads shall be installed as a part of this system in landscaping strips around the boundaries of the property and along street frontages, and in large areas of planting in the vicinity of service buildings and service facilities. Hose bibs shall be provided on each mobile home or travel trailer lot.

Perimeter trees shall be installed along all exterior property lines at intervals calculated to produce total screening when fully grown.

The developer shall provide a maintenance area for the storage of trees and maintenance equipment. The developer shall install two (2) trees on each lot after mobile homes are situated, location of trees as mutually agreed upon by developer and occupant of each space.

ENVIRONMENT

1. All ground surface areas of mobile home lots not in driveways, parking space, coach pads, and tree or shrub plantings shall be planted to lawn and regularly maintained even during periods when the lots are vacant.
2. All mobile homes shall be skirted with a maximum time limit of within thirty (30) days of setting up a mobile home on any space.
3. All hitches shall be concealed.
4. All individual storage sheds, or centrally located storage sheds shall be of uniform construction.
5. All exterior tanks on all mobile home units shall be concealed.

SIGNS

Signs shall comply with the provisions of Sec. 11-01.12(d) of the Watsonville Mobile Home Ordinance.

In addition the following standards shall apply:

1. There should be no more than one single or double faced directional sign located in each entrance or exit driveway.
2. The total face area of all free standing or directional signs should not exceed one-tenth square foot for each linear foot of street frontage.
3. The height of the park directory sign should not exceed eight (8) feet measured vertically from the base at ground level to the apex of the sign.
4. Directional signs may be lighted; however, no signs should contain visibly moving parts or be illuminated by flashing lights.
5. Each lot within a mobile home park should be appropriately numbered (or lettered) and numbers or letters should be placed on appropriate signs located at a point near the front property line.

SECTION C.

FENCES AND WALLS

Mobile home parks shall be enclosed with solid fences or walls at least six (6) feet high, except in those cases where adequate buffer screening between the park and adjacent property is provided through landscaping. Fences and walls on dedicated street frontages should be set back as required pursuant to established setbacks or yard requirements of the zone in which the park is located, any space between the property line and the fence should be landscaped.

Provisions shall be made to provide six (6) feet high privacy fences along rear property lines of all interior mobile home lots.

ON-SITE ACCESSORY BUILDINGS

Accessory buildings and structures shall be permitted on mobile home park lots in conformance with Sections 5248, 5250, T25-5252 and other related sections in Chapter 5, Title 25 of the California Administrative Code, as amended.

OPERATIONAL CRITERIA

The following operational criteria are hereby adopted which shall be utilized to regulate the operation of mobile home parks and travel trailer parks in the City of Watsonville. These operational standards shall be attached as conditions to the issuance of a use permit for any mobile home or travel trailer park. In addition to the standards herein adopted, the Reviewing Agency may additionally set any other conditions necessary to maintain or promote the public health, safety, or general welfare of the City or to regulate the growth of Watsonville according to the outline provided in the General Plan.

SUPERVISION

The California State Code requires that all mobile home parks and travel trailer parks shall be supervised by a responsible person at all times. Furthermore, this requirement would appear reasonable in view of the following facts:

1. Emergencies, including fires, sometimes occur in trailer parks and must be dealt with promptly by a person who can direct emergency vehicles to the proper location.
2. Mobile homes and travel trailers must be protected against vandalism and pilferage.
3. Visitors and prospective renters must be received.
4. Deliveries must be received in the absence of lot occupants.

GARBAGE AND RUBBISH DISPOSAL

Mobile home parks shall use the City waste disposal system as required by Sec. 11-01.14 of the Watsonville Mobile Home Ordinance. City approved receptacles for garbage and trash shall be provided at each mobile home or travel trailer lot. No incinerators shall be permitted on premises.

OCCUPANCY CONTROLS

Park restrictions shall be required by the Reviewing Agency to insure that mobile home parks constructed as adult parks remain as adult parks in perpetuity and that no school age children are permitted. Any future request for occupancy change shall require a new Use Permit hearing to establish justification and required rehabilitation of facility.

ON PREMISE INSPECTION

An on-premise inspection by the City Zoning Enforcement Officer shall be made periodically to review compliance with required conditions and restrictions.

SECTION D.

MAXIMUM OCCUPANCY TIME - TRAVEL TRAILER PARKS

The occupancy of travel trailer parks is limited to thirty (30) days in order to insure that such parks are not used for permanent occupancy.

LIMITATION IN USE OF SERVICE BUILDINGS AND FACILITIES

The prohibition of the use of service buildings and facilities by other than trailer park occupants and their guests will insure that a commercial land use is not introduced in a location where such use is not appropriate.

STREET PARKING

Sec. 11-01.08 of the Mobile Home Ordinance allows parking on one side of the street only. The park manager is responsible for maintaining proper parking within the park.

MISCELLANEOUS EXPLANATORY NOTES

OPEN SPACE AND COMMUNITY SERVICE. Dedication or exclusive right to develop certain land owned by the developer within or adjacent to the mobile home or travel trailer park may be required by the City to satisfy City park or open space requirements, providing that said land has been identified as a future park or open space by the General Plan or by resolution by Council.

PEST CONTROL. Pest control shall be practiced in accordance with County Health Department standards. Mosquito control shall be handled by the park management on a weekly basis if a mosquito control program is applicable to the park.

NUISANCE FACTORS. In the event that glare from mobile home roofs creates a possible nuisance in the surrounding community, the City may require all mobile home roofs to be painted with a nonglare flat paint in earth tones immediately upon being located on their lots.

ADULT MOBILE HOME PARK. No person under the age of sixteen (16) is allowed to live in an adult mobile home park. All Technical Regulations shall apply except as amended by the Planning Commission through procedures provided for exceptions.

FAMILY MOBILE HOME PARK. In addition to conformance to Technical Regulations as prescribed for Adult Mobile Home Parks, a Family Mobile Home Park shall be required to provide special facilities, such as tot lots, childrens' playgrounds with play equipment installed and recreational facilities geared to all age levels in the community centers. Locations and extent of child-oriented amenities shall be subject to approval of the City of Watsonville.

ADULT AND FAMILY MIXED USE MOBILE HOME PARK. Not permitted unless adult and family areas are totally separated by fencing and each respective type of use shall be designed to provide total services without mutually sharing any facility. Such a mixed use shall only be permitted at the discretion of the Planning Commission when in their opinion such a proposal would be worthy of approval.

FREEWAY or PUBLIC STREET

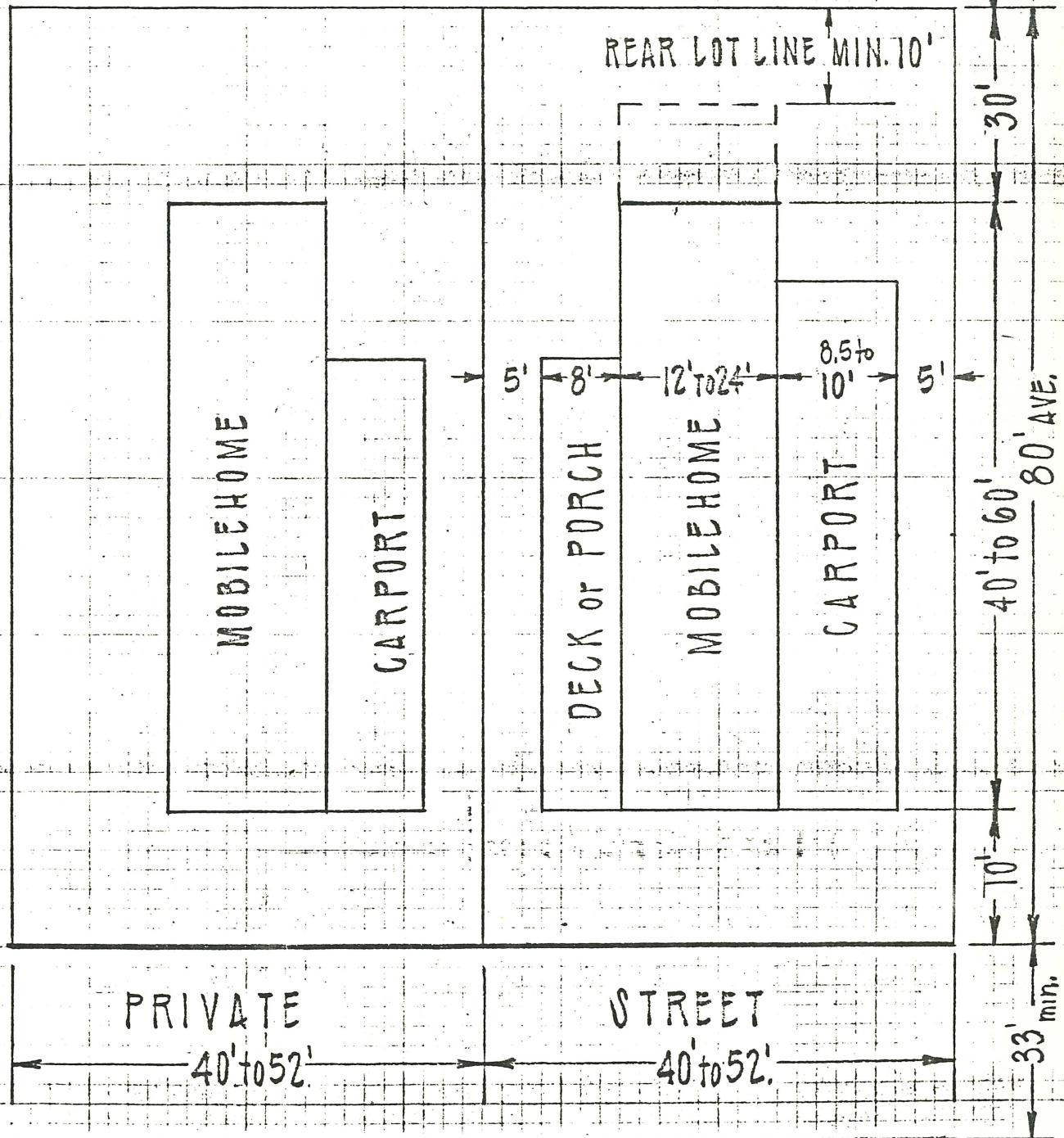


FIGURE I  
TYPICAL MOBILHOME LOT

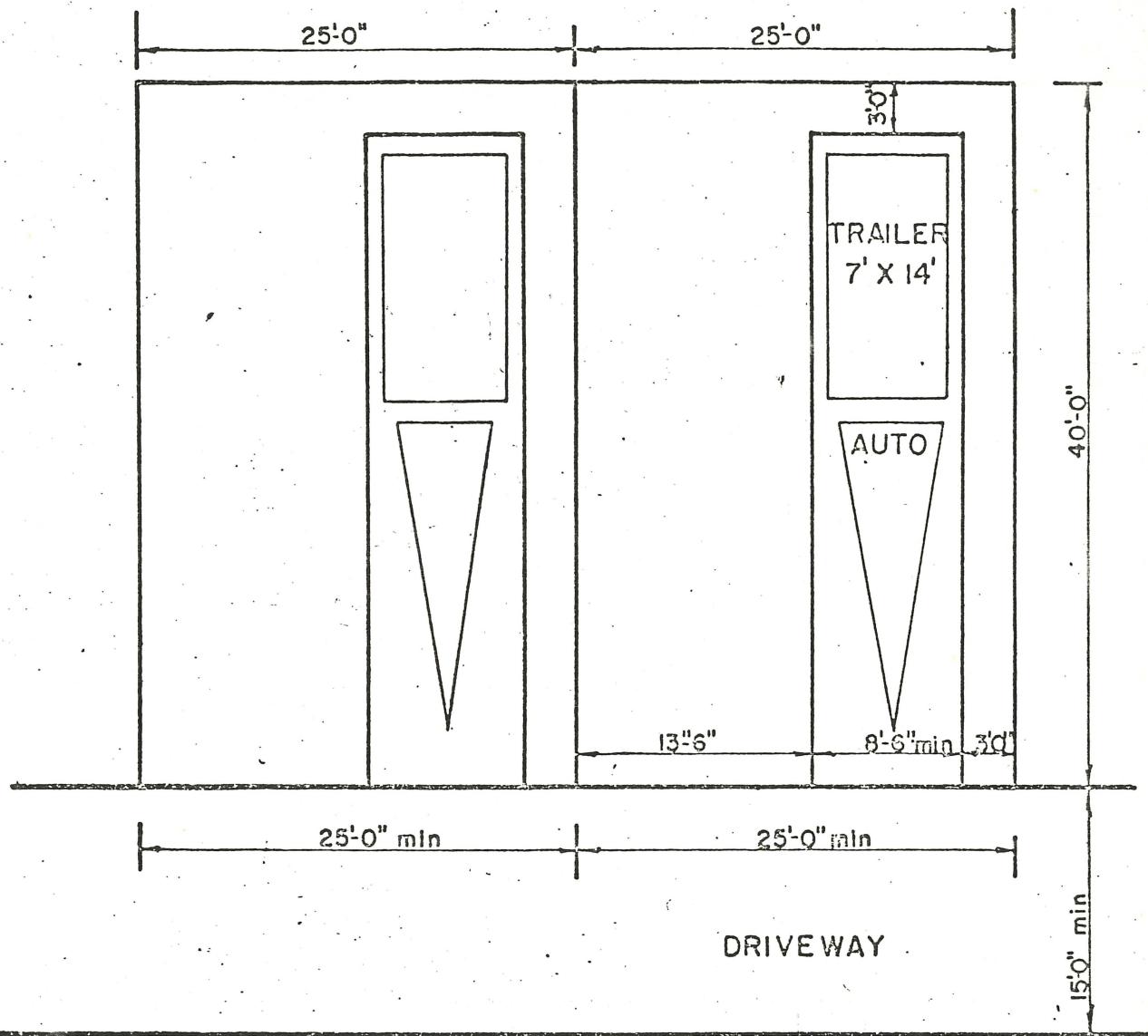


FIGURE II  
MINIMUM TRAVEL TRAILER LOT  
1000 SQUARE FEET AREA

# OFF STREET PARKING STANDARDS

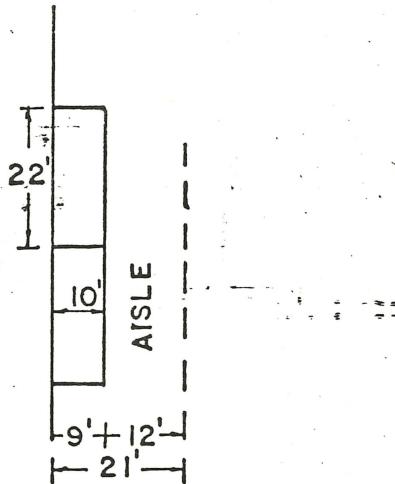
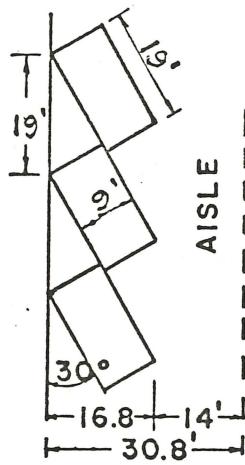
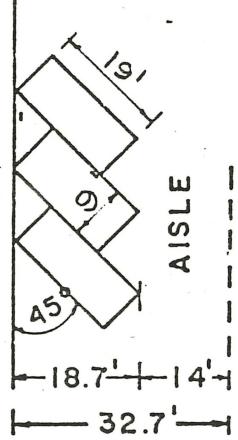
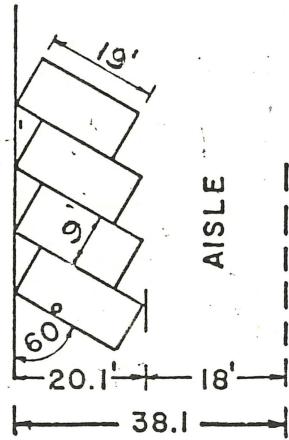
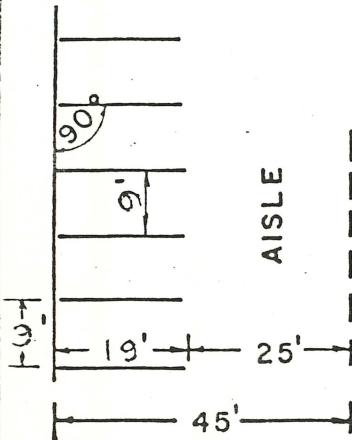
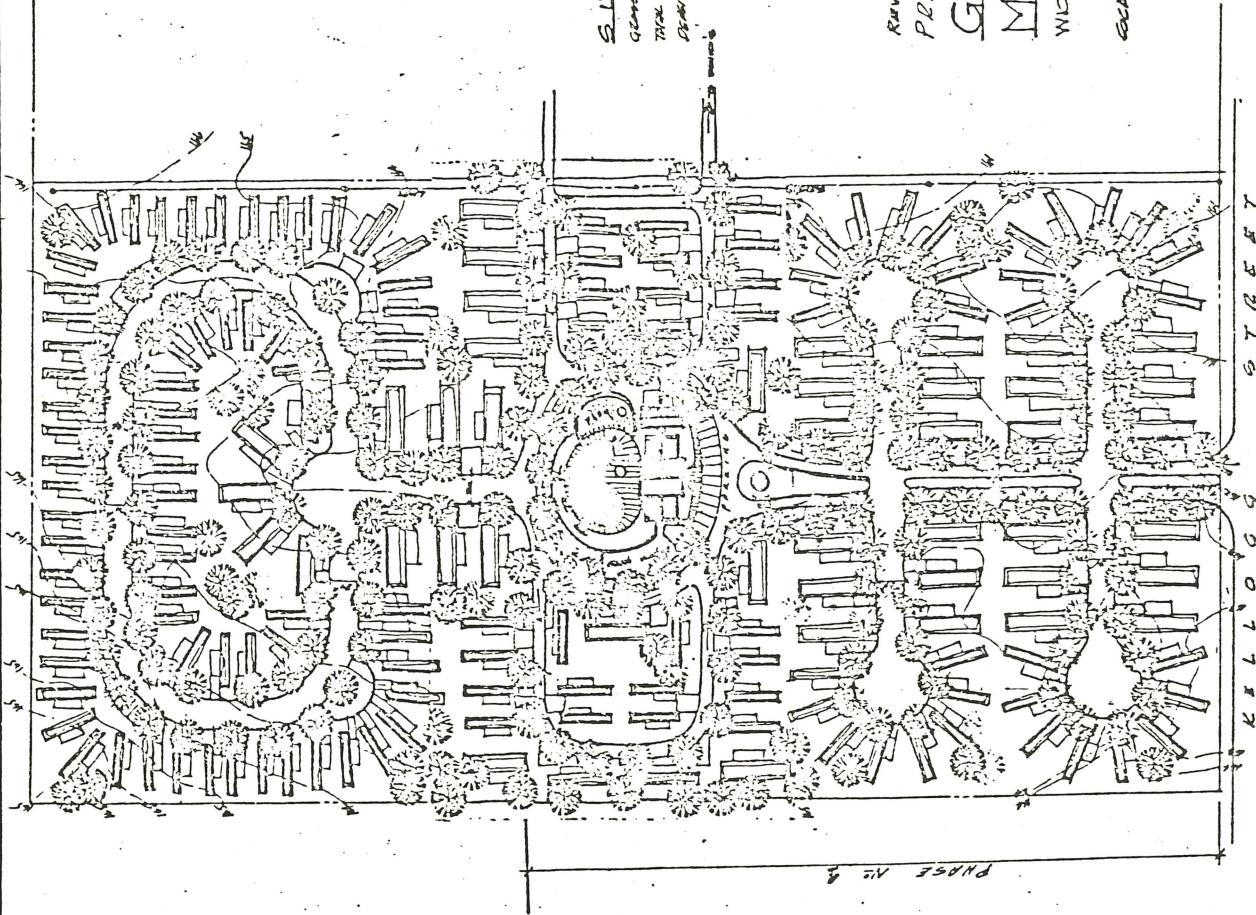


FIGURE III



REVISED MAY 15, 1964  
PRELIMINARY SKETCH DESIGN  
GREENWICH ESTATES  
MOBILE HOME PARK

WICHITA  
KANSAS

MOBILE HOME MANUFACTURERS ASSOCIATION  
PARK DIVISION  
ST. 12 & 17  
RENTAL PHASE / APPROVED FOR RECORD  
DRAFT PLAN NO. 1  
1/2" = 60'-0"  
1005-A

SUGGESTED DESIGN FOR  
A MOBILE HOME PARK  
MINNESOTA

MINNESOTA

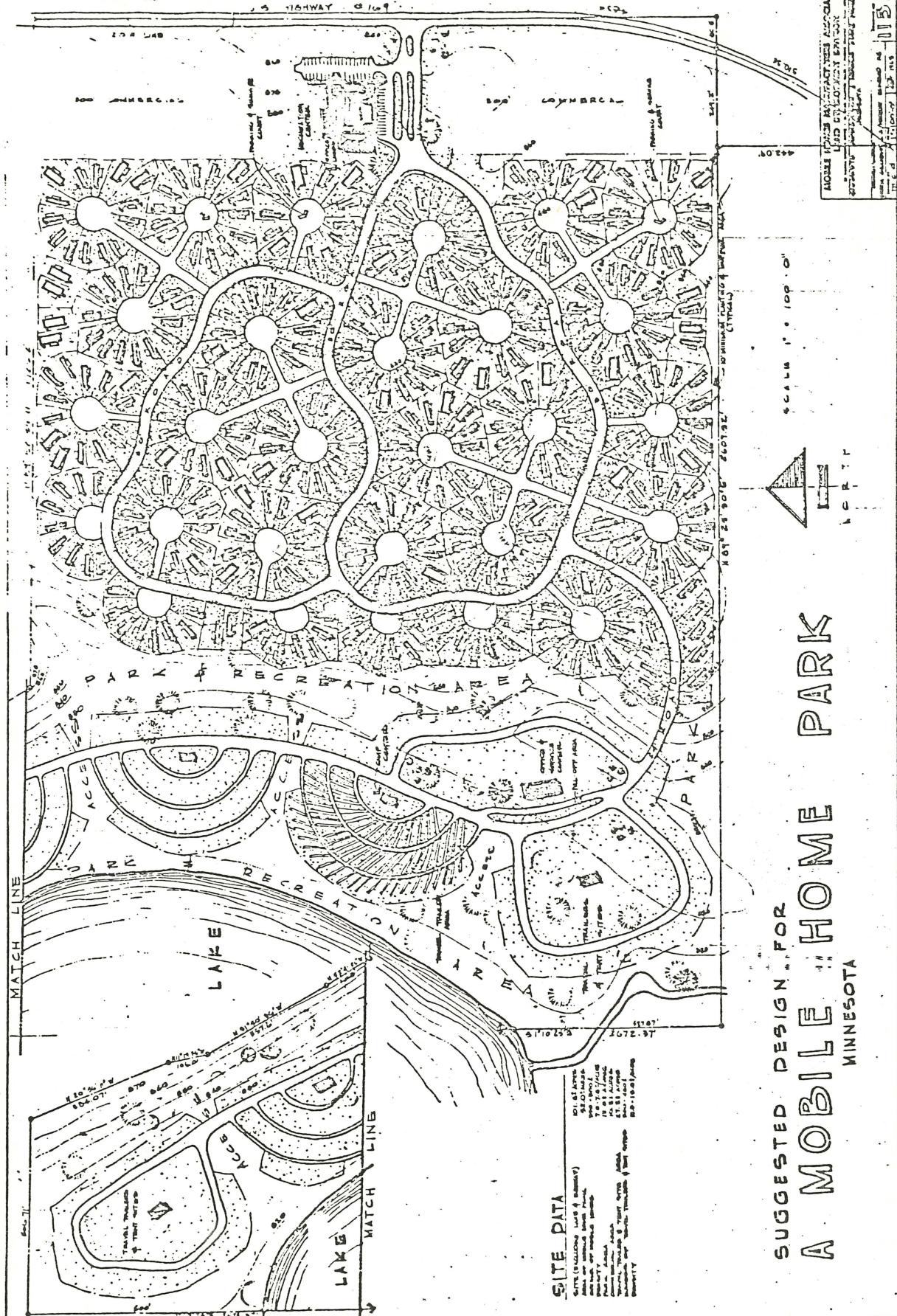
**SITE DATA**

1906.62 10

• 100 . 00

100

NAME	ADDRESS	TELEGRAM	TELEPHONE	TELEGRAM	TELEPHONE
WILLIAMSON, ROBERT	1000 BROADWAY	WILLIAMSON	212-555-1234	WILLIAMSON	212-555-1234
WILLIAMS, ROBERT	1000 BROADWAY	WILLIAMS	212-555-1234	WILLIAMS	212-555-1234
WILLIAMS, ROBERT	1000 BROADWAY	WILLIAMS	212-555-1234	WILLIAMS	212-555-1234
WILLIAMS, ROBERT	1000 BROADWAY	WILLIAMS	212-555-1234	WILLIAMS	212-555-1234



## SUGGESTED MOBILE HOME PARK SITE PLAN

-DES MOINES, IOWA

EXISTING GOALS COURSE → →

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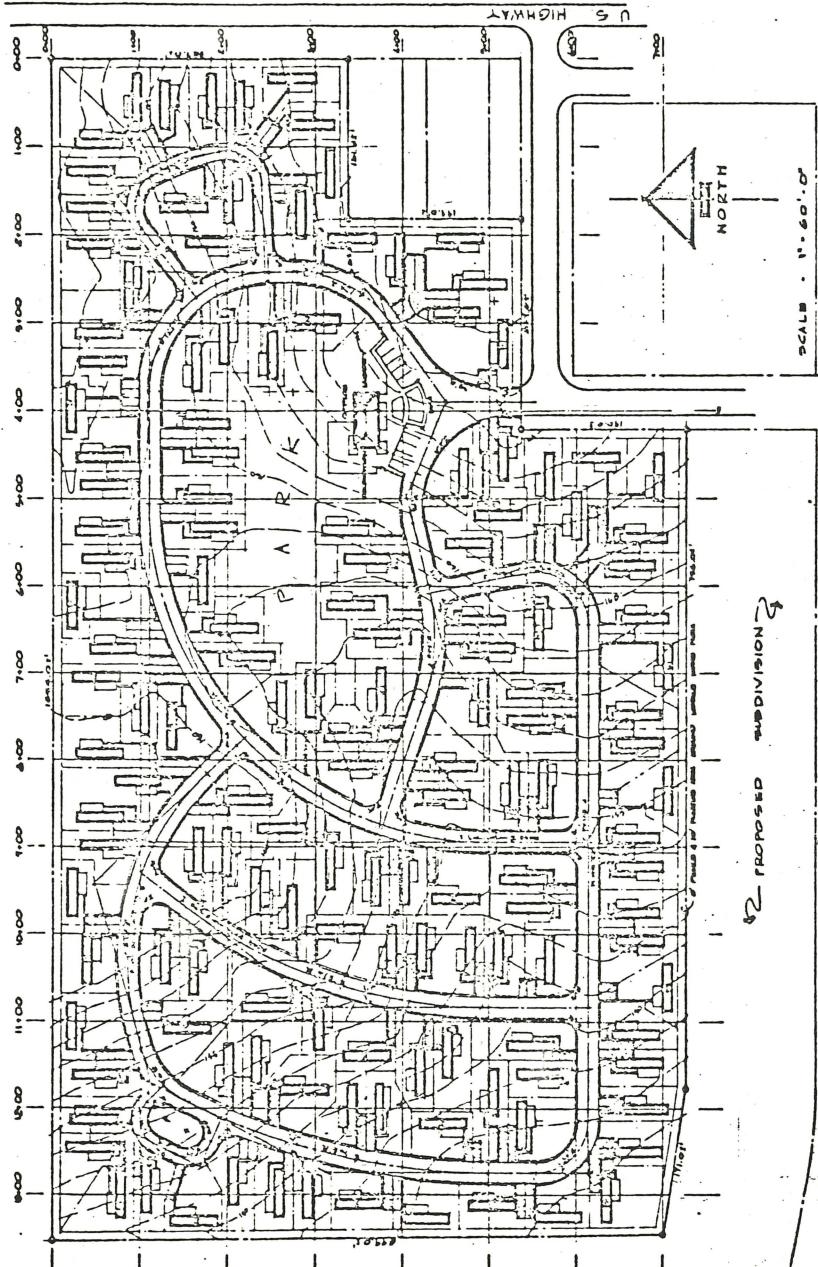
420

11

**SITE DATA:**  
 AREA OF MOBILE HOME PARK  
 NUMBER OF MOBILE HOME LOTS  
 DENSITY OF PARK  
 25-30' WIDE LOTS  
 33'-NO-18' WIDE 14' LOTS

#### DATA SUMMARY

TOTAL AREA	10.40 ACRES
NO OF UNITS	77
PHASE I	20
PHASE II	20
PHASE III	20
GROSS DENSITY	TOTAL $\frac{120}{7.9/ACRE}$



# A MOBILE HOME PARK

IOWA

suggested site plan for

MARTIN C. DILCHRIE - PIONEER

APPROVED PLANNING AND DESIGN  
LAND DEVELOPMENT COMPANY  
MOBILE HOME PARK - SITE PLAN  
Martin C. Dilchrie - Pioneer  
Hartford, Iowa