

RESOLUTION NO. _____ (PC)

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL
ADOPT A SPECIFIC PLAN AMENDMENT (APP. NO. 2138) FOR THE
MANABE-OW BUSINESS PARK SPECIFIC PLAN**

WHEREAS, in November 2002, Measure U amended the Watsonville 2005 General Plan and identified future growth areas for the City of Watsonville; and

WHEREAS, in August 2006, the Manabe Ow site was annexed to the City of Watsonville with a requirement to prepare a specific plan for the development of a light industrial park with support housing and retail development; and

WHEREAS, California Government Code Sections 65450-65457 and Part 9 or Chapter 17 of Title 14 of the Watsonville Municipal Code establishes certain contents, procedures, and fees for the preparation of specific plans; and

WHEREAS, on February 13, 2007, the Redevelopment Agency initiated the specific plan process for the Manabe Ow property when the contract for RBF Consulting was approved to prepare the Manabe-Ow Business Park Specific Plan (Specific Plan); and

WHEREAS, on January 20, 2009, the Planning Commission conducted a public hearing on the Specific Plan and directed a Master Environmental Impact Report (MEIR) be prepared and additional work be conducted to address issues raised at the hearing; and

WHEREAS, on April 15, 2010, the Planning Commission conducted a first public hearing on the revised Specific Plan and circulated a draft MEIR for public review and comment; and

WHEREAS, on May 4, 2010, the Planning Commission conducted a second public hearing on the Specific Plan; and

WHEREAS, on May 4, 2010, the Planning Commission unanimously adopted Resolution No. 12-10 (PC) by a (6-0) vote recommending approval of the Specific Plan with a series of changes to address issues raised during the public hearing process; and

WHEREAS, on October 26, 2010, the City Council conducted a public hearing for the Manabe-Ow Business Park Specific Plan and Final MEIR; and

WHEREAS, on October 26, 2010, the City Council certified the Final MEIR and adopted a Mitigation Monitoring and Reporting Program and Environmental Findings with a Statement of Overriding Considerations for the Manabe-Ow Business Park Specific Plan in accordance with the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, on October 26, 2010, the City Council adopted Resolution No. 174-10 (CC), adopting the Manabe-Ow Business Park Specific Plan; and

WHEREAS, in 2015, the property owner of the land north of the subject property received entitlements and building permits to construct a 190,000-square-foot Federal Express (FedEx) sortation facility in the location of, and instead of constructing, the North Business Park Road; and

WHEREAS, the FedEx project included construction of the backbone infrastructure envisioned by the MOBSP along the northern boundary of the subject property, including utilities, storm drains, and street improvements from the new roundabout at the Ohlone Parkway/Manabe Ow Road intersection to the FedEx site at

300 Manabe Ow Road, providing access to both the North and West Business Park development areas; and

WHEREAS, on July 30, 2021, the applicant, Lone Oak – Watsonville, L.L.C., submitted application 2138 to request approval of a Special Use Permit with Design Review and Environmental Review for a new 155,847-square-foot warehousing and distribution facility on an 11.5-acre parcel located at 200 Manabe Ow Road (APN: 018-711-33); and

WHEREAS, an Initial Study was prepared for the proposed project (dated October 2022) by MIG in accordance with Section 15063 of the CEQA Guidelines. The Initial Study addresses the potential physical environmental effects of the proposed project for each of the environmental topics outlined in Appendix G of the CEQA Guidelines. Impacts to biological resources, cultural resources, hazards and hazardous materials, noise, transportation and tribal cultural resources were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation; and

WHEREAS, on October 20, 2022, City staff filed a Notice of Intent to Adopt a Mitigated Negative Declaration (“NOI”) and copies of the Initial Study and proposed Mitigated Negative Declaration (“IS/MND”) with the State Clearinghouse, and thereby initiated the 30-day public review period for the document on Friday, October 21, 2022, which closed at 5:00 p.m. on Monday, November 21, 2022. The NOI was also mailed to property owners and residents in the vicinity of the project site, interested parties, tribal representatives, and relevant state regulatory agencies; uploaded to the California State

Clearinghouse; posted physically in three locations in the vicinity of the project site; and posted on the City Hall public notice board; and

WHEREAS, Staff received five comment letters on the IS/MND during the public review period; and

WHEREAS, after reviewing the proposed project for compliance with the policies of the 2005 General Plan and Manabe-Ow Business Park Specific Plan, Staff recommended the applicant add a Specific Plan Amendment to remove Business Park Road South and Connection Road to the project entitlements; and

WHEREAS, on January 12, 2023, the applicant amended their application to include a Specific Plan Amendment to the project entitlements to remove the internal streets (Business Park Road South and Connector Road) from the Land Use Plan and Circulation Plan in the Manabe-Ow Business Park Specific Plan; and

WHEREAS, on January 26, 2023, applicant and City executed the first amendment to the reimbursement contract for environmental review of the project, adding an additional \$4,140 to the MIG contract for analysis of the Specific Plan Amendment and revisions to the Manabe-Ow Business Park Specific Plan; and

WHEREAS, on February 15, 2023, Staff received the Final IS/MND, including the Initial Study and Mitigated Negative Declaration (IS/MND), written responses to comments received on the IS/MND (“Response to Comments” document), an IS/MND Errata, and the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, notice of time and place of the hearing to consider approval of Application No. 2138, including the Specific Plan Amendment, was given at the time and in the manner where appropriate public noticing procedures have been followed

and a public hearing was held according to Part 9: Public Hearing Notice Provisions of Chapter 14-10: Administration and Procedure of the Watsonville Municipal Code; and

WHEREAS, the Planning Commission has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

The Planning Commission of the City of Watsonville does hereby recommend the City Council adopt a resolution making the findings required by Watsonville Municipal Code section 14-12.904, attached hereto and marked as Exhibit “A,” and approve an amendment to the Manabe-Ow Business Park Specific Plan to remove two internal streets, Business Park Road South and Connection Road, from the Land Use Plan and Circulation Plan of the Manabe-Ow Business Park Specific Plan as identified in the proposed redlines included in the Staff Report accompanying this Resolution.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, held on the 21st day of March, 2023, by Commissioner _____, who moved its adoption, which motion duly seconded by Commissioner _____, was upon roll call carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Suzi Merriam, Secretary
Planning Commission

Lucy Rojas, Vice-Chair
Planning Commission

**CITY OF WATSONVILLE
PLANNING COMMISSION**

EXHIBIT “A”

Application No.: 2138

APN: 018-711-33

Applicant: Lone Oak –
Watsonville, L.L.C.

Hearing Date: 03/21/2023

SPECIFIC PLAN FINDINGS (WMC §14-12.904)

WMC §14-12.905 requires Major Amendments to the Specific Plan to be processed in the same manner as an application for original approval of the Specific Plan. Therefore, approval of the proposed Specific Plan Amendment requires the Planning Commission and City Council to make the findings in WMC §14-12.904. Project-specific supportive evidence is included under each finding.

- a) That the proposed location of the development and proposed conditions under which it will be operated or maintained is consistent with the goals and policies embodied in the General Plan;**

Supportive Evidence

The City's participation in Action Pajaro Valley (APV) resulted in grass roots community organization which put Measure U on the November 5, 2002, ballot. Measure U established the City's current urban growth boundary including the 95-acre Manabe Ow site. Measure U was approved by over 60% of the voters and was integrated into the 2005 General Plan in 2002. The 95-acre Manabe Ow properties were specifically annexed in 2006 to serve as a job creation area in accordance with policies of the 2005 General Plan that supported the development of light industrial properties that provide approximately 2,100 jobs and establish a small workforce housing component.

The plan establishes specific guidance for the development of the circulation network and infrastructure necessary to serve the specific plan area. It provides specific development standards and land use processes for new buildings that can be proposed by future developers and establishes specific design guidelines for building design, landscaping, streetscape, and other critical components.

The Specific Plan approval process provides the public process necessary to inform residents of future plans for the site and identifies conditions for development that achieve the goals and policies of the General Plan.

The proposed Specific Plan Amendment, which removes Business Park Road South and Connection Road, does not modify or remove the design guidelines or development standards of the adopted Manabe-Ow Business Park Specific Plan. In addition, Staff reviewed the proposed project at 200 Manabe Ow Road and determined, based on substantial evidence, that the project was consistent with

the goals, policies, and implementation measures of the 2005 General Plan (Attachment 6, Exhibit A).

- b) That the proposed development is in accordance with the purposes and objectives of this title and, in particular, will further the purposes stated for each zoning district;**

Supportive Evidence

The Manabe-Ow Business Park Specific Plan (MOBPSP) established specific district requirements for the Business Park Development Standards, Retail Overlay District, and the Workforce Development District. The plan provides specific guidance including development standards, land use standards, design guidelines, and infrastructure standards to clearly identify how future projects will integrate with existing surrounding land use development. The MOBPSP provides significantly more guidance than the existing zoning districts in the area and provides clear environmental impact analysis of potential improvements as part of a Master Environmental Impact Report for the site.

The Manabe-Ow Business Park Specific Plan, as amended by the proposed Specific Plan Amendment, contains all of the required contents identified in WMC §14-12.902(b), and is consistent with the purpose of the Industrial Park (IP) zoning district, as described in WMC §14-16.500. Removal of the Business Park Road South and Connection Road will allow for the development of two new job-generating and state-of-the-art industrial warehousing and distribution facilities.

- c) That the development will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to such a development and properties or improvements in the vicinity or to the general welfare of the City; and**

Supportive Evidence

The Master Environmental Impact Report (MEIR) for the MOBPSP clearly indicated that the development of the specific plan area, with the suggested mitigation measures, will not create significant environmental impacts. The Initial Study and Mitigated Negative Declaration (IS/MND) for the new warehousing and distribution facility at 200 Manabe Ow Road determined that the proposed project, with the suggested mitigation measures, will not create any significant new environmental impacts not analyzed in the MOBPSP MEIR.

The development and land use guidelines in the specific plan establish clear processes that future projects must follow in order to obtain approvals from the City. The MOBPSP outlines how the plan area will be developed over the 25-year time frame of the plan and establishes thresholds where specific improvements are required to reduce impacts on the surrounding community.

- d) That the Specific Plan and resulting development will be consistent with the provisions of Article 8 of Chapter 3 of Division I of Title 7 of the California Government Code, commencing with Section 65450.**

Supportive Evidence

The Specific Plan was developed in accordance with Section 65450 of the California Government Code and includes all the required sections and analysis required by the State and the City's Specific Plan Ordinance, WMC §14-12.900. The Specific Plan includes a General Plan Consistency analysis, a land use analysis that identifies distribution, location, intensity, and the extend of land use impacts on surrounding areas. The plan identifies necessary infrastructure required to serve the project, including circulation, wet utilities, dry utilities, and financing mechanisms to develop these improvements. The plan identifies design guidelines and environmental resource protection plans to make sure the project fits within the surrounding land uses and establishes an implementation program to work with the property owners to create the infrastructure necessary to move the project forward over the life of the plan. All these sections meet the requirements of Section 65450 of the California Government Code.