

RESOLUTION NO. _____ (CM)

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE
ADOPTING 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 of Chapter 14-12 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 MOBPSP 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, on March 21, 2023, the City of Watsonville Planning Commission approved Resolution No. 03-23 (PC) recommending the City Council adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

prepared for the project in compliance with the California Environmental Quality Act (CEQA), Resolution No. 04-23 (PC) recommending the City Council approve a Special Use Permit with Design Review and Environmental Review (App. No. 2138) to allow the construction of a new warehousing and distribution facility totaling 155,847± square feet on an 11.5± acre site located at 200 Manabe Ow Road (APN 018-711-33), and Resolution No. 05-23 (PC) recommending the City Council approve an amendment to the Manabe Ow Business Park Specific Plan to remove two internal streets from the Land Use Plan and Circulation Plan; 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 City Council has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

The City Council of the City of Watsonville does hereby 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.
