

**CITY OF WATSONVILLE
CITY COUNCIL**

EXHIBIT “A”

Application No.: 2138
APN: 018-711-33
Applicant: Lone Oak –
Watsonville, L.L.C.
Hearing Date: 04/11/2023

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 as indicated in the Staff Report and Resolution accompanying this Amendment.

- 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.