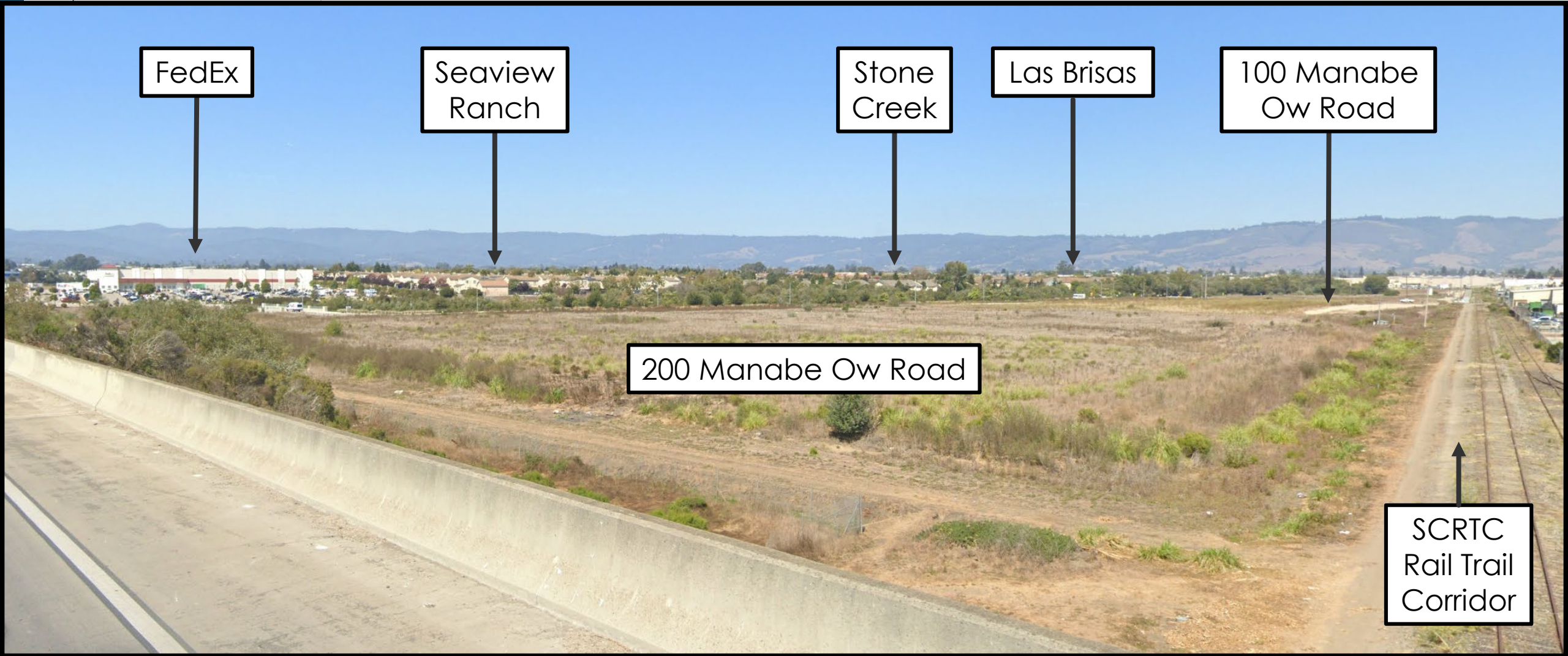




200 Manabe Ow Road

Special Use Permit with Design Review, Specific Plan Amendment, and Initial Study/Mitigated Negative Declaration for a 155,847-square-foot Warehousing and Distribution Facility

View from Highway 1 Northwest



Satellite View

Watsonville Slough

Highway 1

Regional
Drainage Ditch

Couch Distributing

Big Creek Lumber

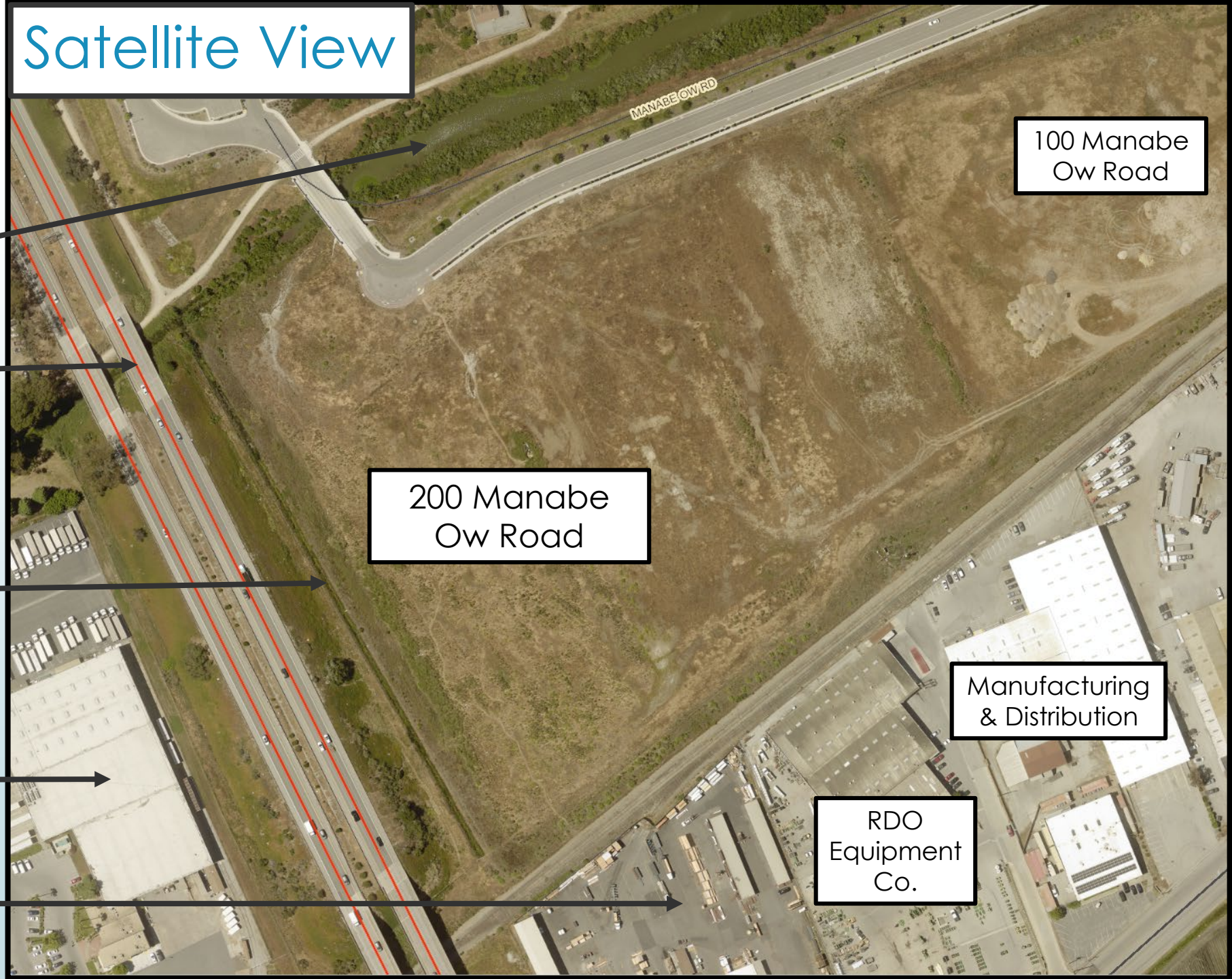
MANABE OW RD

100 Manabe
Ow Road

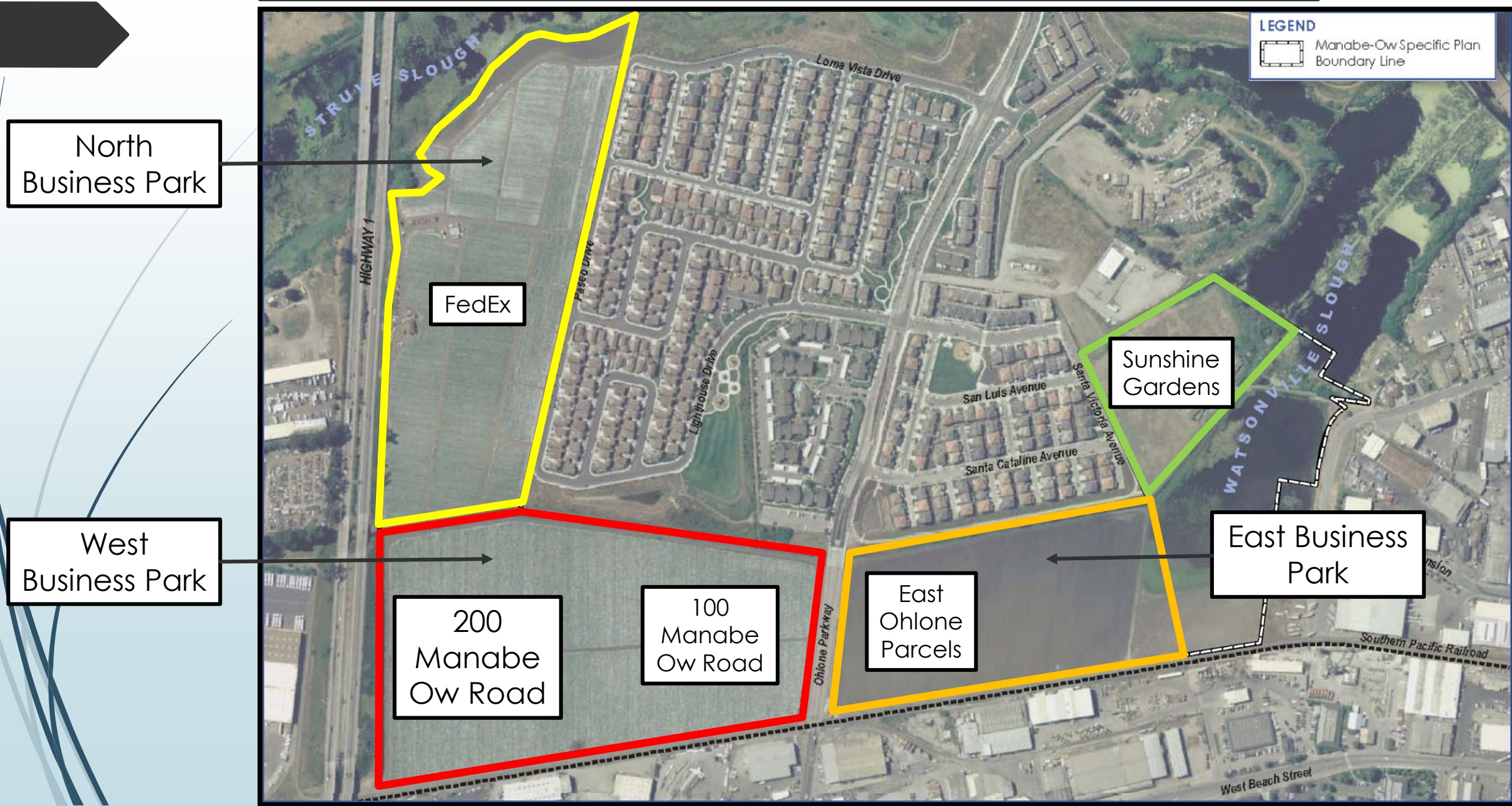
200 Manabe
Ow Road

Manufacturing
& Distribution

RDO
Equipment
Co.



Manabe-Ow Business Park Specific Plan



Manabe-Ow Business Park Specific Plan



Manabe Wetlands Restoration Project Phases



City of Watsonville

Legend

- Manabe Phase 1A
- Manabe Phase 1B
- Manabe Phase 2 Dedication
- Ow/Burgstrom Dedication Area
- Manabe Property
- Ow/Burgstrom Property
- Parcel

Total Donation/Dedication

Manabe Donation/Dedication: 23.5 acres
Ow/Burgstrom Dedication: 1.5 acres



1 inch equals 365.33 feet

Prepared by Watsonville GIS Center 6-27-2006 (06054-26)
This document is a public representation only. It does not constitute a contract.
The City of Watsonville assumes no responsibility for any errors.

Site Plan

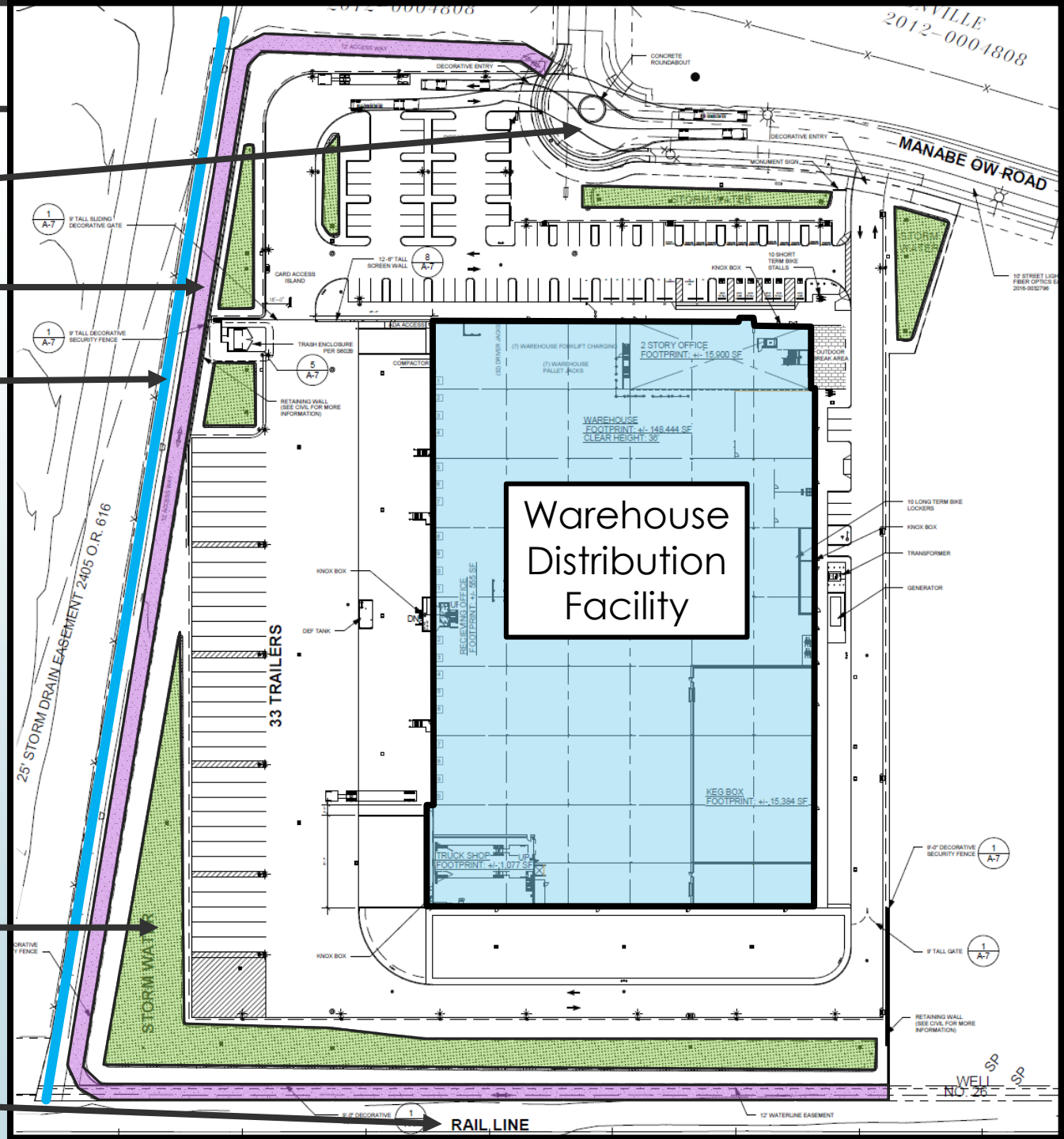
Manabe Ow Road

Access Road

Drainage Channel

Stormwater
Retention
Facilities

Rail Line



Site Plan

Landscaping

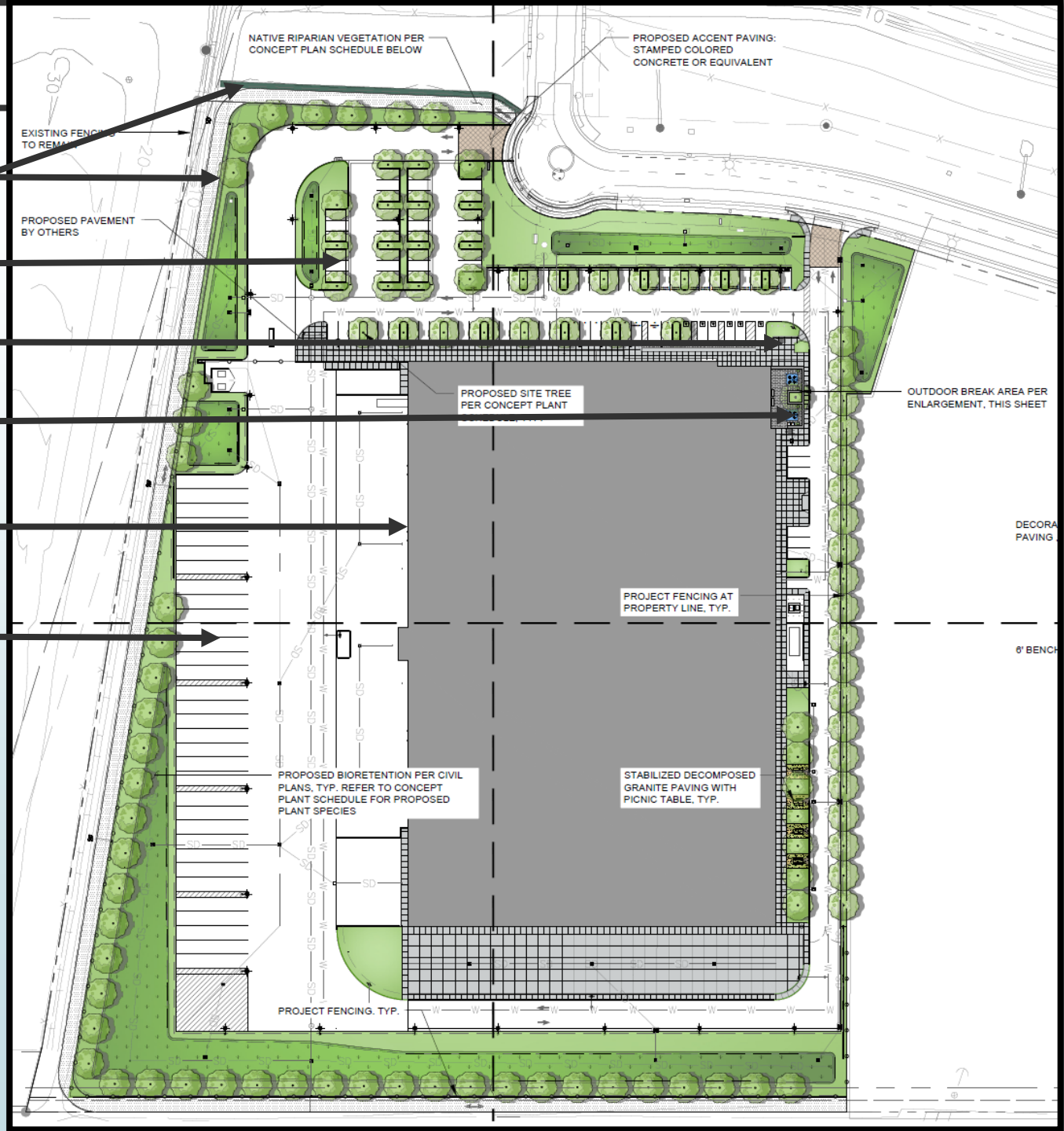
Auto Stalls

Short-Term Bike Racks

Employee Break Area

Truck Loading
Docks

Truck Trailer Stalls





Northeast Perspective



NORTH-EAST CORNER BUILDING PERSPECTIVE 1
A-S

Southwest Perspective



SOUTH-WEST CORNER BUILDING PERSPECTIVE 2
A-S

3D Views

North Perspective



Existing Golden Brands Facility – 270 W. Riverside Dr.

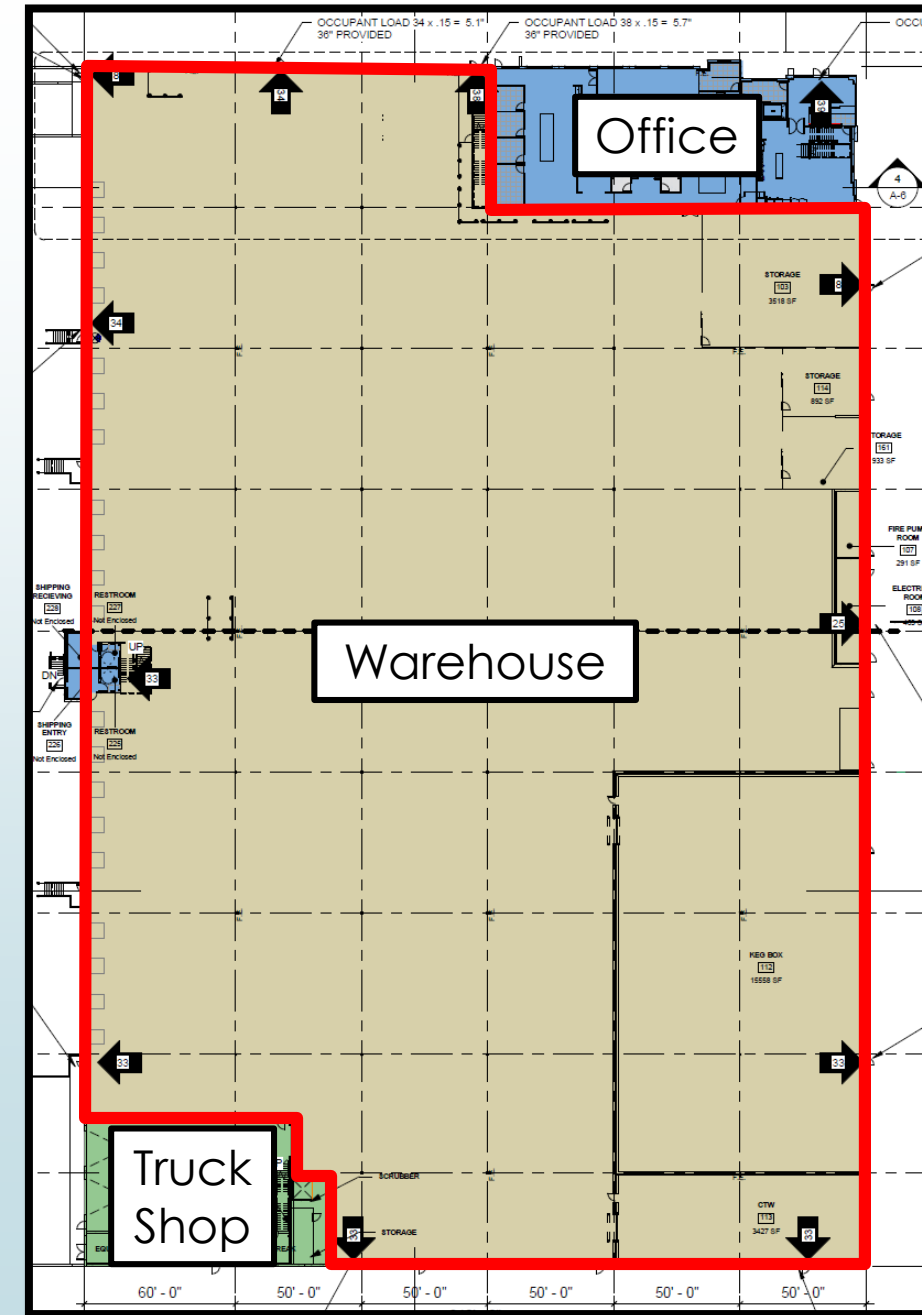


Golden Brands Facility – Existing vs. Proposed

	Existing Facility	Proposed Facility
Structure	Leased	Owned
Building	59,700 sq. ft.	155,847 sq. ft.
Truck Docks	3 + Exterior Ramp	20
Truck Parking	15 positions	33 positions
Refrigerated Storage	900 sq. ft.	15,750 sq. ft.
Truck Service	None	4,500 sq. ft.
Employee Amenities	Minimal	<ul style="list-style-type: none">• Fitness Center• Hospitality/Training Center• EV Charging• Outdoor Amenity Space• Bike Access
Sustainability Solutions	Minimal	<ul style="list-style-type: none">• Solar• LED Light/Controls• EV Service Vehicles• Water conservation• Increased insulation• Electric MHE• Efficient, natural refrigerants for Keg storage

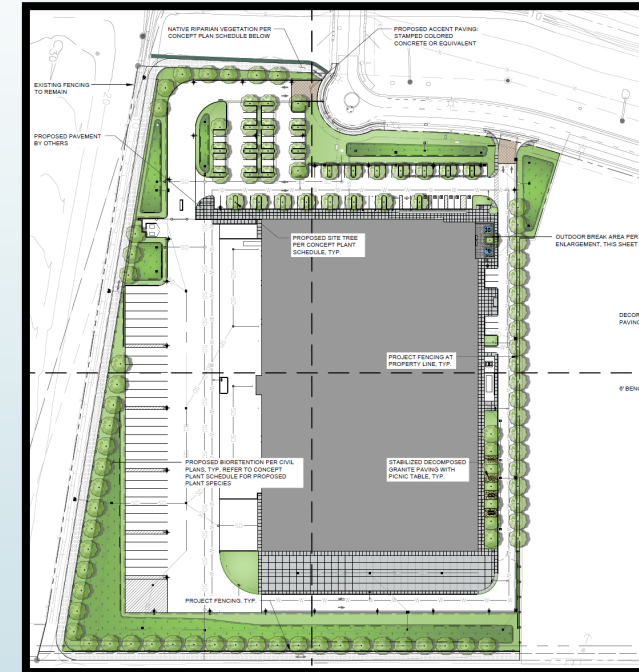
Special Use Permit

A Special Use Permit is required for any use with the potential to generate significant impacts such as noise, odor, use of hazardous materials, significant water demand, or any use that is difficult to clearly classify as a business park use. The Zoning Administrator or designated staff member shall make the determination when Tier Two review (Special Use Permit review) is required in accordance with Chapter 6, Section 5 of this Specific Plan. Any warehousing exceeding 30% of the floor area of a business will require a Special Use Permit. No use that requires overnight residential occupancy will be allowed within the Business Park District.



Design Review

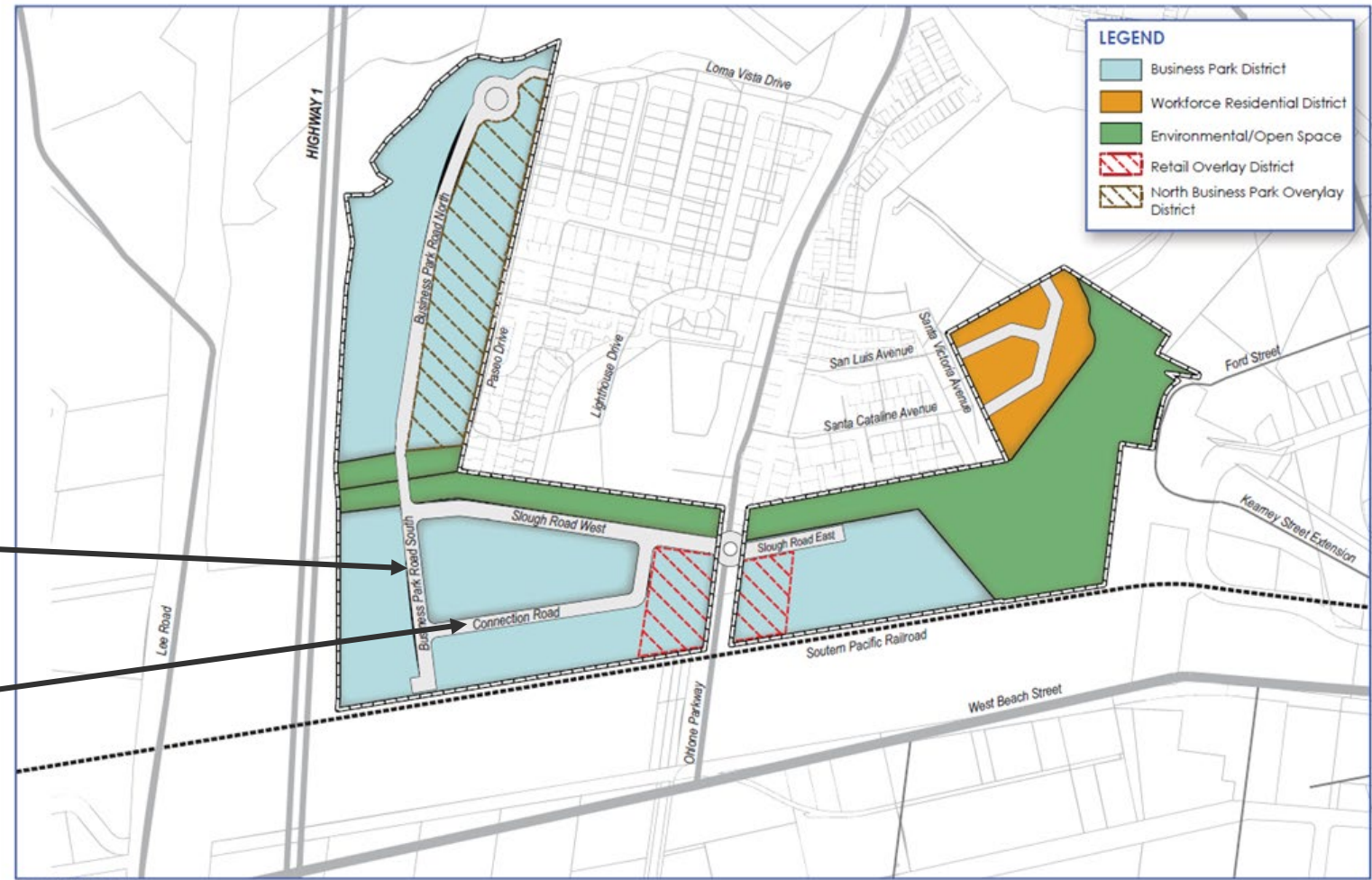
- e) The proposed development incorporates features to minimize adverse effects including visual impacts of the proposed development on adjacent properties:
- 1) Harmony and proportion of the overall design and the appropriate use of materials;
 - 2) The suitability of the architectural style for the project; provided, however, it is not the intent of this section to establish any particular architectural style;
 - 3) The sitting of the structure on the property, as compared to the sitting of other structures in the immediate neighborhood;
 - 4) The size, location, design, color, number, and lighting; and
 - 5) The bulk, height, and color of the project structure as compared to the bulk, height, and color of other structures in the immediate neighborhood;



Specific Plan Amendment

MANABE-OW BUSINESS PARK SPECIFIC PLAN | CITY OF WATSONVILLE

Development Plan | 3.0



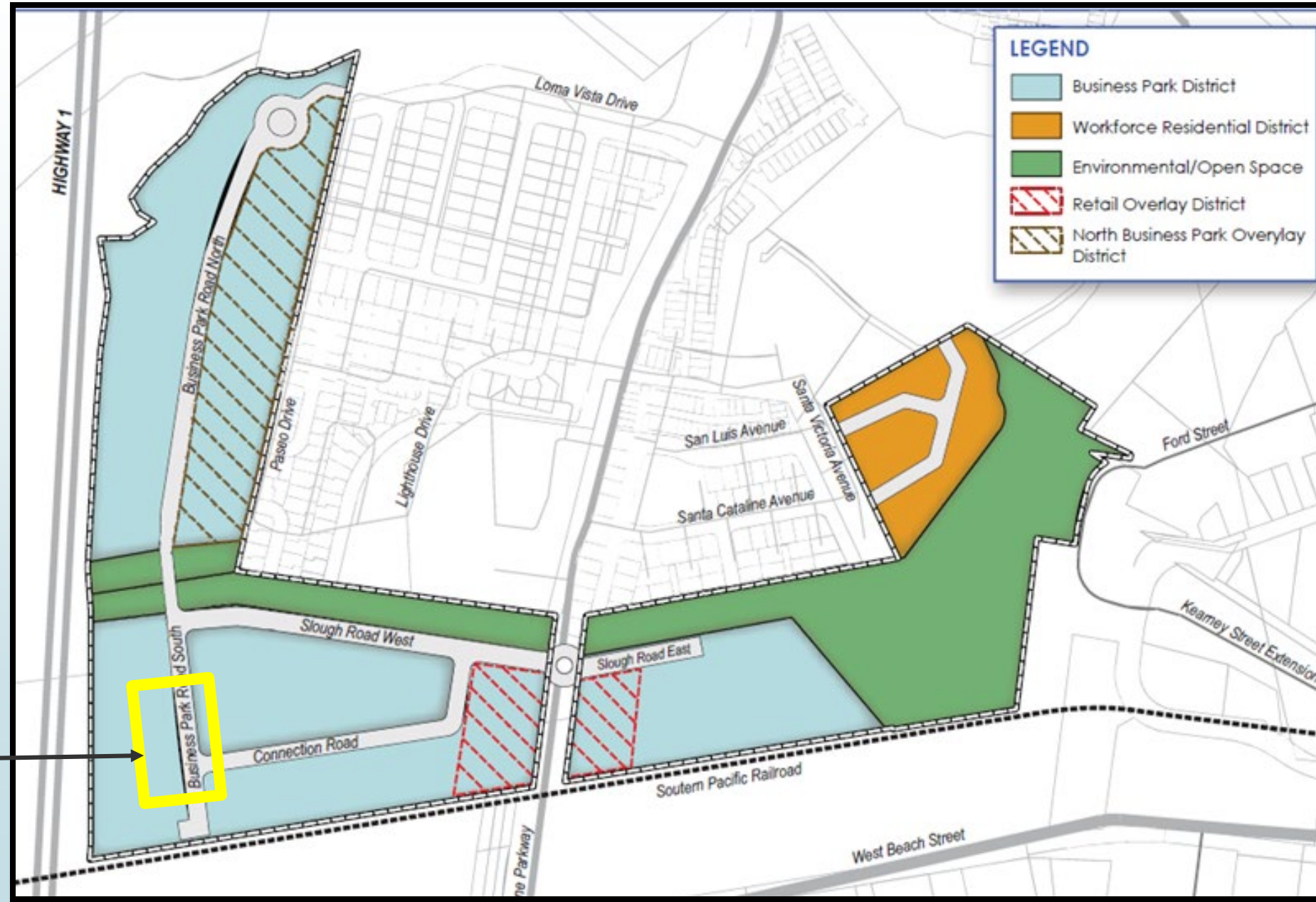
Business Park
Road South

Connection Road

Land Use Plan | 3-2

RBF
CONSULTING

Specific Plan Amendment



Specific Plan Amendment

Creativity and Flexibility

1.5 Specific Plan Purpose and Authorization

The purpose of this specific plan is to provide a blueprint for the development of the project site consistent with Measure U and other provisions of the City's General Plan. The MOBP is authorized by Section 65450 et seq. of the California Government Code. The MOBP is also a condition of the Annexation Agreements signed by and between the City of Watsonville and the property owners.

The MOBP is not intended to be a rigid document; rather it has been developed to provide as much flexibility as allowed by State law and by local ordinance. It should also be noted that the MOBP may be amended over time to reflect the City of Watsonville's most current vision of this vital employment area.



ting

that a strong public / private partnership is essential in creating a successful business park. Development of the site requires creativity and flexibility in density, product type, design, and entitlement processing to help the City meet its economic (job growth) objectives. Improvement of the site is anticipated to develop in phases as economic conditions improve, but may take up to 25 years to complete. The plan provides the direction to create a quality park that reflects the desires of the community. It is anticipated that market conditions will improve as

Methods to encourage economically feasible development may include; construction of infrastructure that is only required to functionally serve the project, phasing/deferring initial capital outlays, defining flexible and economically practical design guidelines and parking ratios, allowing for maximization of development density, and allowing a wide range of uses and building types to appeal to a broad market.

4.1 Introduction

This chapter describes the circulation improvements, including vehicular, bicycle, pedestrian and public transportation desired by the City to serve the business park. Moreover, modifications to the circulation requirements and standards contained in this chapter (with certain exceptions noted) may be approved by the City Council if deemed necessary to facilitate development of the business park.



Specific Plan Amendment

Specific Plan Amendment Findings - WMC §14-12.904

- 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;
- 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;
- 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
- 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.

General Plan Consistency

Goal 4.4: Industrial Land Use

Goal 4.6: Local Employment

Goal 4.7: Land Use Suitability

Policy 4.D: Industrial Land Use

Implementation Measure 4.D.2: Design and Open Space

Implementation Measure 4.D.6: Street and Roadside Improvements

Policy 4.F: Economic Development

Implementation Measure 4.F.3: Balanced Land Uses

Policy 4.G: Land Use Suitability

Implementation Measure 4.G.4: Environmental Management

Policy 4.I: Land Use Regulation

Implementation Measure 4.I.4: Environmental Review

Implementation Measure 4.I.6: Traffic Mitigations

Goal 10.1: Street and Highway Facilities

Goal 10.8: Truck Transportation

Implementation Measure 10.A.2: Costs of Improvements

Policy 10.C: Level of Service

Implementation Measure 10.C.2: Project Funding

Policy 10.E: Planning for Transit

Implementation Measure 10.F.4: Transportation Systems Management

Policy 10.U: Truck Facilities and Routing

Implementation Measure 10.U.1: On-Site Facilities

Implementation Measure 10.U.2: Access Improvements

Implementation Measure 10.U.4: Truck Maneuvering

Policy 10.V: Commercial Truck Routes

Implementation Measure 10.V.2: Truck Route Signing

Goal 9.3: Natural Resources

Implementation Measure 9.B.6: Environmental Review

Goal 9.4: Air Quality

Policy 9.C: Air Quality

Implementation Measure 9.C.4: Design Review

Implementation Measure 9.C.5: Industrial and Commercial Development

Implementation Measure 9.C.9: Environmental Review

Implementation Measure 9.C.10: Construction-related Impacts

Goal 9.5: Water Quality

Implementation Measure 9.D.5: Wetland Protection

Goal 9.6: Soil Conservation

Goal 9.10: Archaeological Resources

Policy 9.H: Archaeological Resources

Implementation Measure 9.H.2: Protection Measures

General Plan Consistency - LOS Impacts

- **Mitigation Measure - MM-3.12-2**
 - A roundabout at the intersection of Ohlone Parkway/Lighthouse Drive shall be constructed when approximately 825,000 square feet of the proposed project has been constructed.
 - Construction of the traffic mitigation projects are the sole obligation of the project once the square footage triggers are reached.
- **Mitigation Measure - MM-3.12-5**
 - Prior to the construction of 720,000 square feet of the proposed project, a roundabout shall be constructed at the intersection of Ohlone Parkway/Loma Vista Drive.
 - Construction of the traffic mitigation projects are the sole obligation of the project once the square footage triggers are reached.

General Plan Consistency - LOS Impacts

	MOBPSP – As Envisioned		MOBPSP – As Built & Proposed
Total Square Footage	1,025,000	—————→	658,607
80% Threshold	825,000	—————→	526,886
70% Threshold	720,000	—————→	461,025
Square Footage	Project	Cumulative	% Total Dev.
FedEx	194,000	194,000	29.5%
200 Manabe Ow Road	155,847	349,847	53.1%
100 Manabe Ow Road	175,760	525,607	79.8%
East Ohlone Parcels @ 0.3 FAR	133,000	658,607	100%

Ohlone Parkway/Loma Vista Drive Roundabout

- **200 Manabe Ow Road – 34%**
 - Design roundabouts at Ohlone Parkway/Loma Vista Drive and Ohlone Parkway/Lighthouse Drive
 - Pay fair share contribution (34%) towards construction of both roundabouts
- **100 Manabe Ow Road – 38%**
 - Construct Ohlone Parkway/Loma Vista Drive roundabout
- **East Ohlone Parcels – 29%**
 - Construct Ohlone Parkway/Lighthouse Drive roundabout



Ohlone Parkway/Loma Vista Drive Roundabout
Preliminary Roundabout Design



California Environmental Quality Act (CEQA)

CEQA Guidelines Section 15070 - A public agency shall prepare a Negative Declaration or a Mitigated Negative Declaration when:

1. The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
2. The Initial Study identifies potentially significant effects, but:
 - Revisions in the project plans made before a proposed Mitigated Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where no significant effects would occur, and
 - There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

California Environmental Quality Act (CEQA)

Potentially Significant but Mitigable:

- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources
- Impacts to all other resource areas found to be less than significant without mitigation

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agricultural and Forestry Resources	<input checked="" type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Transportation
<input checked="" type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Land Use/Planning	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Energy	<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Wildfire
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing	<input checked="" type="checkbox"/>	Mandatory Findings of Significance



California Environmental Quality Act (CEQA)

Public Review:

- Initial Study was available for public review and comment from October 21, 2022, to November 21, 2022.

Comments Received:

- California Department of Fish and Wildlife
- California Department of Transportation
- County of Santa Cruz Environmental Health Division
- Blum Collins & Ho, LLP/Golden State Environmental Justice Alliance (Withdrawn)
- Watsonville Wetlands Watch
- Amah Mutsun Tribal Band



California Environmental Quality Act (CEQA)

Response to Comments Document:

- Provides responses to public comments received on the IS/MND
- Comments addressed through Response to Comments, Errata, and Mitigation Monitoring and Reporting Program (MMRP)

Errata:

- Provides the changes to the final IS/MND that were identified as being needed during the analysis and preparation of the Response to Comments received during the public review period to clarify or amplify the information provided in the Public Draft IS/MND.

Mitigation Monitoring and Reporting Program:

- The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures are implemented in accordance with CEQA requirements.



Staff Recommendation

1. Adopt the Initial Study/ and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project in compliance with the California Environmental Quality Act (CEQA); and
2. 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
3. Approve an amendment to the Manabe Ow Specific Plan to remove two internal streets from the Land Use Plan and Circulation Plan.