

RESOLUTION NO. _____ (CM)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WATSONVILLE APPROVING THE FINAL SUBDIVISION MAP FOR
HILLCREST ESTATES SUBDIVISION STAGE 2, TRACT NO. 1607,
LOCATED AT 511 OHLONE PARKWAY, WATSONVILLE, CALIFORNIA
(APN: 018-372-58)**

WHEREAS, on June 15, 2017, an application for a Major Subdivision (Tentative Map) to allow construction of 150 dwelling units on individual parcels on a 13± acre site located at 511 Ohlone Parkway, Watsonville, California, was filed by California Sunshine Development LLC, applicant; and

WHEREAS, on August 28, 2018, Council adopted Resolution No. 141-18 (CM) approving a Tentative Map for Tract No. 1607; and

WHEREAS, on August 25, 2020, Council adopted Resolution No. 161-20 (CM) approving a two-year time extension of the Tentative Map; and

WHEREAS, on July 6, 2021, Council adopted Resolution No. 210-21 (CM) approving a First Amended Tentative Map for the Hillcrest Estates Subdivision where the amended Tentative Map included 144 lots with 5 single-family detached units, 60 duplex townhouse units and 76 row townhouse units; and

WHEREAS, on May 10, 2022, Council adopted Ordinance No. 1431-22 (CM) approving a Development Agreement between Hillcrest Watsonville, LLC and the City; and

WHEREAS, on December 5, 2023, Council adopted Resolution No. 241-22 (CM) approving a Public and On-Site Improvement Agreement between the City and Landco Hillcrest, LLC and Council Resolution No. 242-22 (CM) approving the Final Subdivision Map for Hillcrest Subdivision Stage 1, Tract 607 to develop 27 lots.

WHEREAS, the developer, Landco Hillcrest, LLC., has requested approval of a Final Map for the Hillcrest Subdivision Stage 2, Tract No. 1607, located at 511 Ohlone Parkway, Watsonville, California (APN: 018-372-58); and

WHEREAS, the developer has provided improvement plans for the Hillcrest Subdivision Stage 2, Tract No. 1607, that have been reviewed by City staff and found to be substantially in compliance with the tentative map, public and on-site improvements and satisfy the conditions of the Tentative Map; and

WHEREAS, no public and on-site public improvements shall be accepted by the City until inspected and approved by City staff; and

WHEREAS, the Final Subdivision Map for Hillcrest Subdivision Stage 2, Tract No. 1607, located at 511 Ohlone Parkway shall not be released until and unless the Subdivision Improvement Agreement and attached fee sheet approved concurrently are executed by developer in a form reasonably acceptable to the City Attorney and City Manager.

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

1. This action implements the approvals analyzed and considered by the Sunshine Vista Environmental Impact Report and its associated Addendums (State Clearinghouse Number: 2017032041). Any potentially significant effects have been adequately analyzed and have been avoided or mitigated pursuant to that earlier EIR and Addendums, including revisions or mitigation measures that are imposed upon the proposed project. In addition, none of the conditions described in California Code of Regulations, Section 15162, exist. Therefore, no further action is required under the California Environmental Quality Act (CEQA).

2. That the Final Subdivision Map for Hillcrest Estates Subdivision Stage 2, Tract No. 1607, located at 511 Ohlone Parkway, Watsonville, California (APN: 018-372-58), is hereby approved, providing developer executes the Subdivision Improvement Agreement concurrently considered by Council, and copies of Pages 1-11 of the Final Subdivision Map are attached hereto and incorporated herein by this reference.
