

**Application No:** P155  
**APNs:** 018-372-14 & 018-381-01  
**Applicant:** California Sunshine Development LLC  
**Hearing Date:** July 6, 2021

**PLANNED DEVELOPMENT SPECIAL USE PERMIT MODIFICATION FINDINGS  
(WMC § 14-16.2512)**

- 1. Proposed modifications maintain the original purpose and reasons for approval of the Planned Development District and are consistent with the original conditions of approval.**

**Supportive Evidence**

The Original Project approval allowed the construction of 150 dwelling units on a 13± acre site, with 6 common area parcels and associated public improvements. The proposed modifications include the following:

The purpose of the Residential High Density designation is to provide living environments through multi-story apartment and condominium type housing at densities of between 14 and 36.99 dwelling units per acre. The modified project includes construction of 144 dwelling units, including 60 duplex-style and 76 row-style townhouse units. The proposed density of the project is 16.9 units per acre. Therefore, the project is consistent with the dwelling type and residential density standards permitted in the Residential High Density designation.

The Planned Development (PD) process can be used to make modifications to subdivision and zoning district development standards for project sites that exceed one acre. The purpose of the PD process is to provide a technique to foster development plans which serve public objectives more fully than development plans permitted under conventional zoning regulations. A PD Overlay District may provide for modifications on district regulations, such as to building setbacks, lot coverage, lot area and street standards.

The modified project does not propose to modify the basic street layout pattern, building heights, setbacks, or open space areas. The modifications propose to reduce the number of dwelling units to 144, modify the unit types, reduce the number of attached units to four rather than eight, and propose to install a roundabout at the intersection of Loma Vista and Ohlone Parkway. In addition, the project is proposed to be phased into five discrete phases, with the timing and amenities to be included in each phase identified clearly in the phasing plan.

- 2. All proposed modifications meet the regulations for the district in which the planned development is located, unless such modifications conform with previously approved planned variations.**

**Supportive Evidence**

The project modifications include the following:

	<b>Item</b>	<b>Original Project</b>	<b>Proposed Modification</b>
1	Total units	150 units	144 units
2	Affordable units	30 affordable	29 affordable
3	Phasing	2 phases	5 phases
4	Grading/ remediation	Off-haul approx. 35,000 cu. yd.	Bury approx. 18,000 cu. yd. in containment pit, off haul remainder
5	Errington Road	used for construction traffic only	1-way ingress , 12-foot wide
6	Building design	modern craftsman	modern craftsman
7	Building type	Single family dwellings and duplex, 3-plex, 4-plex, 6-plex and 8-plex style townhomes	Single family dwellings and duplex, 3-plex and 4-plex style townhomes
8	SFD	23 3-bedroom units	5 3-bedroom units
9	height	26 ft	24 ft
10	Duplex	40 3-bedroom units	60 3-bedroom units
11	height	35 ft	32 ft
12	Row style plexes	87 2- to 3-bedroom units	76 3-bedroom units
13	height	35 ft	31 ft
14	# units attached	3 to 8	3 to 4
15	Lot size	705 to 2793 sf	917 to 5444 sf
16	Resident parking	300	288
17	Guest parking	111	86

None of the modifications proposed for the project vary from the modifications proposed with the Original Project, aside from retaining walls, site grading, phasing, and planned removal of contaminated soil from the site. And an Addendum to the EIR has been prepared to memorialize the reduction in the number of units from 150 to 144, and the modification of the remedial action plan regarding contaminated soil.

**3. Proposed modifications maintain usable open space originally approved for the site.**

**Supportive Evidence**

The open space proposed for the Original Project is compared with the programmed open space for the revised project below:

<b>Item</b>	<b>Original Project</b>	<b>Proposed Modifications</b>
Common Area A	Bird observation venue - tables & benches	Bird Observation Venue - tables & benches
Common Area B	Play lawn	Children play area, community garden, family area
Common Area C	Tot lot and bocce ball court	Adult gathering & bocci ball venue
Common Area D	Mailbox location	Vista Point at Errington, Loma Vista & Street -A Loop

Common Area E	Observation deck, picnic tables, tables & chairs	Community event venue & active hard-court play area [basketball – volleyball – pickle ball – barbeque area]
Site-wide	Construction of the Slough trail	Exercise par-course throughout the development and construction of the slough trail

As shown in the table above, the same open space areas are being retained with the revised project, however the areas are programmed slightly differently and include amenities for residents of all ages. The revised project also proposes to install an exercise par-course throughout the project site for residents to follow during a jog or walk.

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**DESIGN REVIEW FINDINGS (WMC § 14-12.403)**

- 1. The proposed use/development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations**

**Supportive Evidence**

The Hillcrest Estates subdivision was approved by the City Council on August 28, 2021. The Original Project included a General Plan Amendment and Rezoning from Industrial to Residential, High Density to accommodate the 150 unit development.

The purpose of the Residential High Density designation is to provide living environments through multi-story apartment and condominium type housing at densities of between 14 and 36.99 dwelling units per acre. The revised project includes construction of 144 dwelling units, including 60 duplex-style and 76 row-style townhouse units. The proposed density of the project is 16.9 units per acre. Therefore, the project remains consistent with the dwelling type and residential density standards permitted in the Residential High Density designation.

- 2. The proposed use/development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

**Supportive Evidence**

The proposed modifications to the project include a reduction in the number of dwelling units, reconfiguration of unit types, modified floor plans and unit design, additional programming of open space areas, project phasing, soil remediation, street pattern and retaining walls.

The project proposes to retain the permanent use of Errington Road as a 1-way ingress to the project, while also keeping Loma Vista as the main access to the site. A roundabout is proposed to be installed at Loma Vista and Ohlone Parkway with Phase 3 of the project, to reduce traffic congestion and provide increased vehicle, pedestrian, and bike safety at that intersection.

Open space areas include adult features such as a site-wide par-course, tot lots, picnic areas, bocce ball, bird overlook, and a sport course.

The project has been designed to be constructed in 5 phases, with clear delineations of improvements to be installed at each phase. The entire construction would occur between August 2021 and April 2026.

Instead of off-hauling approximately 35,000 cubic yards of contaminated soil, approximately 18,000 cubic yards of soil are proposed to be buried in a pit underneath the northwestern street section, and capped. The remedial action plan for the treatment of the contaminated soil is under review by the County of Santa Cruz Public Health Department, which is the responsible entity for review, approval, and monitoring of contaminated soil.

- 3. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

#### **Supportive Evidence**

An EIR was prepared for the project and approved by the City Council on August 28, 2018. An EIR addendum was approved by the City Council on March 12, 2019, which included additional analysis of the installation of a roundabout at Loma Vista and Ohlone Parkway and retention of Errington Road as a permanent access road. The project, with 6 fewer units, proposes to install the roundabout at the intersection of Loma Vista and Ohlone Parkway and improve a 12-foot wide, 1-way ingress road on Errington. With these improvements, and the reduction in the number of units in the project, the modified project will not generate additional pedestrian or vehicular traffic that could be hazardous or conflict with traffic in the neighborhood, rather, the roundabout will include pedestrian and vehicle safety and reduce congestion.

- 4. The proposed use/development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

#### **Supportive Evidence**

The main traffic pattern for the project has not been modified from the Original Project approved in 2018. Based on the findings of the EIR addendum, approved by City Council on March 12, 2019, the modified project will construct a roundabout at the intersection of Ohlone Parkway and Loma Vista to reduce traffic congestion and improve pedestrian and vehicle safety. Although the traffic analysis prepared for the EIR addendum identified that there would be negligible benefit to retaining Errington Road as a permanent access road to the project, the developer proposes to improve a 12-foot wide portion of Errington Road as an ingress-only option of residents of the project. No other modifications are proposed for circulation in the project, and since the project proposes to reduce the number of units in the development, the revised project will not cause additional impacts to the surrounding neighborhood that were not anticipated in the EIR and EIR addendum for the Original Project.

5. **The proposed use/development incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

**Supportive Evidence**

The project includes removing vehicles and other solid wastes that have been disposed of on the project site for decades that would generally be considered aesthetically unpleasing. The project also includes new residential development consistent with the City of Watsonville *Livable Community Residential Design Guidelines* (2001). Therefore, the project would enhance the appearance of the site.

An EIR Addendum was prepared for the Original Project, and adopted by City Council on March 12, 2019, which included an analysis of the potential environmental impacts for a modified Mitigation Measure N-6 (Construction Noise Reduction Techniques). Mitigation Measure N-6 was modified and is included as a project condition of approval.

6. **The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed special use and uses within the applicable zoning district.**

**Supportive Evidence**

The proposed project is consistent with City of Watsonville *Livable Community Residential Design Guidelines* (2001). The modified plans and elevations of the residential units have been designed with facades that are well composed, balanced, and appropriately articulated to reflect the scale and street orientation of Watsonville's traditional neighborhoods. The massing of wall and roof planes would be sufficiently broken up by the use of balconies, dormer windows, offsets in surfaces, and use of complimentary materials and trim. The streetscape plan would ensure that streets are aesthetically pleasing.

7. **The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.**

**Supportive Evidence**

The project involves the cleanup of a contaminated site, making it suitable for housing. Junk vehicles have been removed, in 2017, along with all trash, debris and structures. The represents a benefit to surrounding uses.

The project will provide additional dwelling units to help meet the need for market-rate and affordable housing. The proposed project design is compatible with existing and planned residential neighborhoods on adjacent properties. Therefore, the project will not be detrimental to public welfare, and will not result in material damage to other property in the vicinity.

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**SPECIFIC DEVELOPMENT PLAN/SPECIAL USE PERMIT WITH DESIGN REVIEW  
CONDITIONS OF APPROVAL**

**General Conditions:**

1. **Approval.** This approval applies to the Plan Set identified as "Hillcrest Estates" located at 511 Ohlone Parkway, received by the Community Development Department on June 21, 2021, and filed by Pacific Sunshine Development LLC, applicant/property owner. (CDD-P)
2. **Conditional Approval Timeframe.** This Special Use Permit shall be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)
3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Sections 14-12.1000 and 14-10.1305. All revisions shall be submitted prior to field changes and are to be clouded on the plans. (CDD-P)
4. **Substantial Compliance.** Project development shall be accomplished in substantial accordance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)
5. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Use Permit, pursuant to Part 13 of WMC Chapter 14-10. (CDD-P)
6. **Effective Date.** This Use Permit shall not be effective until 14 days after approval by the decision-making body or following final action on any appeal. (CDD-P)
7. **Necessary Revisions.** The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below

the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)

8. **Conditions of Approval.** A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the first or second page will not be accepted at the plan check phase.*** (CDD-P)

**Project Specific Conditions:**

9. **Mitigation & Monitoring Plan (MMP).** Where not in conflict with specific conditions of approval, the project is subject to compliance with the Mitigation & Monitoring Plan adopted for the project. A reporting program shall be prepared and submitted to the City that establishes a format and timing for submittal of how mitigations have been implemented. (CDD-P)
10. **Affordable Housing Agreement.** The applicant shall execute an affordable housing agreement approved by the City Council in accordance with the WMC Chapter 14-46, which requires a minimum of 20 percent of the units to be reserved as affordable units. The affordable housing agreement shall be executed prior to issuance of a Building Permit. (CDD-H, CAT)
11. **Fencing Plan.** The applicant shall submit a Fencing Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Fencing Plan shall provide the materials and design along with the location and height of the new fencing that encloses the private yard and/or patio areas. Acceptable materials and designs include solid board, decorative wood, rod iron and masonry wall fencing. New fencing shall not enclose common open space areas to the rear of the proposed duplex-style townhouses (i.e., behind Lots #46-57 and Lots #97-102). (CDD-P)
12. **Colors & Materials.** The applicant shall submit a color and materials board for review and approval by the Community Development Director or designee prior to issuance of a building permit. (CDD-P)
13. **Pedestrian Access to Emergency Access Road.** Pedestrian access shall be provided to the emergency vehicle/restrict access road connecting the southeast corner of the project site to an emergency vehicle access road extending from the end of a street in the Sunshine Garden residential project. (CDD-P, -B)
14. **Pedestrian Lighting along Ramp to Nature Trail.** The applicant shall revise the Site Plan and Landscaping Plan to provide pedestrian scaled lighting along the ramp leading from the Observation Deck area (at the northwest corner of the project site) down to the nature trail. The lighting may be in the form of bollards, and shall enhance pedestrian safety and security at night. (CDD-P, -B)
15. **Landscaping & Irrigation Plan.** The applicant shall submit three copies of the final Landscaping and Irrigation Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Landscaping Plan shall provide drought-tolerant plants suitable for the Central Coast region in



landscaping the front yard, patio, planter and perimeter areas. The Irrigation Plan shall provide an automatic water system (e.g., drip system) to irrigate all landscape areas. (CDD-B-E-P)

- a. LANDSCAPING – The Landscape Plan shall indicate the types, quantities, locations and sizes of all plant material, including any existing major vegetation designated to remain and method of protecting planting areas from vehicular traffic. The Landscape Plan shall be drawn to scale, and plant types shall be clearly located and labeled. The plant list shall give the botanical name, common name, gallon sizes to be planted, and quantity of each planting. A minimum of 25 percent of all shrub material shall have a minimum 5-gallon container size. (CDD-E-P)
  - b. IRRIGATION SYSTEM – Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P)
  - c. WATER CONSERVATION – The project shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. (CDD-B-E-P)
  - d. NEW TREES – As proposed in the preliminary landscape plans, the project shall provide a minimum of thirteen trees.
  - e. LANDSCAPE & IRRIGATION INSTALLATION – All landscaping and irrigation shall be approved and installed prior to occupancy of the project. (CDD-P)
  - f. WATER EFFICIENT LANDSCAPE ORDINANCE – The applicant shall submit a landscape documentation package and demonstrate compliance with WMC Section 6-3.8 Water Efficient Landscape Ordinance. (CDD-P, -E)
16. **Landscape Plan Revisions.** The applicant shall revise the Landscape Plan (sheet L-1.0) to:
- a. Provide landscaping and/or revegetation along the perimeter of the site, in between the nature trail and the slough;
  - b. Show an access path to the concrete cap/knob/overlook area; and
  - c. Add a note stating, “All plant material used within the trail corridor, raingarden, and all areas outside residential and street areas near wetlands or natural open space, should include only plant species native to the Watsonville Slough watershed. Prior to planting, City approved biologist shall review and approve plant material, and provide instructions to landscape contractor for layout of plant material. Native plant material should be contracted in advance so it can be sourced from within the Pajaro Valley watershed to the maximum extent possible.”

17. **Nature Trail and Raingarden Area Plant Material.** The applicant shall revise the Landscape Plan (sheet L-1.0) to modify the plant material as follows:
- a. Ensure clear line-of-site between the nature trail and raingarden, thereby benefitting trail user safety and more easily facilitating on-going maintenance of the raingarden;
  - b. Within trail corridor, wetlands, and open space adjacent to wetlands, plant material should reflect plants native to Watsonville Slough watershed;
  - c. For all large native trees outside of retaining wall, within trail corridor and adjacent to raingarden area, use only Coast Live Oak (*Quercus agrifolia*) or Western Sycamore (*Plantanus racemose*), where possible due to soil moisture conditions;
  - d. For all small native trees within this area, use only Coffeeberry (*Frangula californica*), Toyon (*Heteromeles californica*), and/or Elderberry (*Sambucus caerulea*);
  - e. Existing raingarden area landscape selection presents significant concern for annual maintenance of raingarden and is likely to provide locations for encampments and hangouts. It will also provide beneficial habitat for threatened wildlife, such as California red-legged frogs and nesting birds, complicating maintenance. Modify plant material list for the raingarden to include only low growing native grasses, sedges and rushes, such as:
    - i. Creeping Wildrye (*Elymus triticoides*)
    - ii. Meadow barley (*Hordeum bracyantherum*)
    - iii. Red fescue (*Festuca rubra*)
    - iv. Western goldenrod (*Euthamia occidentalis*)
    - v. Marsh baccharis (*Baccharis glutinosa*)
    - vi. Bog rush (*Juncus effuses*)
    - vii. Spreading rush (*Juncus patens*)
    - viii. Dense rush (*Carex densa*)
    - ix. Santa Barbara sedge (*Carex barabarae*)
  - f. Substitute the proposed ground covers and low shrubs with plants from the following list:
    - x. Creeping Wildrye (*Elymus triticoides*)
    - xi. Hill-dweller sedge (*Carex tumilacola*)
    - xii. California lilac (*Ceanothus thysiflorus*, "carmel creeper")
    - xiii. Pacific Coast Iris (*Iris douglassiana*, "non hybrid")
    - xiv. Hookers manzanita (*Arctostaphylos hookeri*)
    - xv. Pajaro manzanita (*Arctostaphylos pajaroensis*)
    - xvi. Ocean Spray (*Holodiscus discolor*)
    - xvii. Other plant species native to the Watsonville Slough watershed

### **Building and Fire-related Conditions:**

18. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. (CDD-B, -E)
19. **Building Code.** Project construction shall comply with all applicable provisions of Title 24 of the California Code of Regulations, such as the latest version of the California Residential Code. (CDD-B)
20. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City (comment sheet attached). (WFD)
21. **Knox Box.** Plans for a key lock box (Knox-Box) system shall be submitted to the City Fire Department for approval and permits prior to installation of the box. (WFD)
22. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)
23. **Address Assignment.** Prior to building permit issuance, complete and submit an application for address assignment. (CDD-E)
24. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7 p.m. to 7 a.m. Monday through Friday, nor prior to 8 a.m. or after 5 p.m. on Saturday. No Work shall occur on Sundays or holidays. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone # of the Job superintendent. (CDD-B)

### **Source Control Related Conditions:**

25. **Comply WMC § 6-3.523.** Connection fees and charges shall be in accordance with a schedule established by resolution of the Council. Connection fees shall be in effect for all new connections to a public sanitary sewer main. New Construction. All newly constructed residential or commercial units shall pay the appropriate sanitary sewer connection fees as set forth by Council resolution prior to receiving an occupancy permit. All newly constructed industrial facilities shall, prior to receiving an occupancy permit, acquire by purchase or lease sufficient POTW capacity in an amount equal to not less than its estimated peak monthly discharge. A sewer connection fee must be collected by the City for this project. (PW-Source Control)
26. **Comply with WMC § 6-3.503.** Each parcel under separate ownership is required to have a separate sanitary sewer lateral. Upon change of ownership of a parcel sharing a sanitary sewer lateral, the owner of that parcel shall install a separate sanitary sewer lateral. (PW-Source Control)

27. **Comply with WMC § 6-3.509.** All applicable requirements of this Chapter shall be a condition precedent to the approval of any tentative or the recording of any final subdivision map, including the dedication of easements or rights-of-way for sanitary sewer mains. The Council shall approve the final subdivision map prior to the issuance of permits. (PW-Source Control)
28. **Comply with WMC § 6-3.512.** No person shall construct, extend, uncover, make any connection to, use, alter, or disturb any component of the POTW or sanitary sewer lateral without first obtaining a written permit from the City. Such person shall further give a description of the character of the work proposed to be done and the location, ownership, occupancy, and use of the premises in connection therewith. The Director may require plans, specifications, or drawings and such other information as the Director may deem necessary. If the Director determines that the plans, specifications, drawings, descriptions, or information furnished by the applicant are in compliance with the laws, rules, and regulations of the City, the Director shall direct the issuance of the permit applied for upon the payment of required fees. (PW-Source Control)

Director, in addition to any required State or federal permits, the following acts are prohibited: Discharges into a Watercourse. Discharge into or connect any pipe or channel to a watercourse. Development in a Watercourse. Carry out development within a watercourse setback. (PW-Source Control)

**Prior to occupancy, the following condition shall be met:**

29. All trash and construction debris shall be removed from the site. (CDD-B, PW)

**Prior to occupancy of the 121<sup>st</sup> unit, the following condition shall be met:**

- ~~30. **Ohlone/Loma Vista Traffic Study.** The applicant shall conduct a traffic study for the intersection of Ohlone Parkway and Loma Vista Drive following project construction and once at least 80 percent of all housing units (i.e., 120 units) are occupied by homeowners and/or renters. If a Homeowners Association (HOA) has been established by this time, it shall be responsible for hiring a qualified transportation consulting firm or individual to conduct the traffic study. The traffic study shall evaluate traffic conditions at this study intersection during both the AM and PM peak hour of a typical weekday. Intersection turning movement counts of vehicles, bicycles and pedestrians shall be collected and compared with the Existing + Project Conditions provided in the Draft EIR for the project (see Table 37). If project-generated traffic is determined to contribute to the intersection operating at LOS D, E or F, the applicant (or HOA if established) shall provide the proportional fair share of the cost of implementing improvements to mitigate the impact to the intersection, as identified in the traffic study and found to be warranted by the City Engineer. (CDD-P, PW)~~

### **Ongoing Conditions:**

31. All trash, recycling and greenwaste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The Applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and greenwaste materials. (PW)
32. Trash and recycling containers shall be stored out of public view within the garage or storage shed of each building, except for the 18-hour periods directly before and after scheduled city collection services. (PW)
33. Landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning, cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)
34. Common open space areas, landscaping, street trees, roadway pavement, driveways, parking spaces, walks, fences and retaining walls shall be maintained on an ongoing basis by the Homeowners Association (HOA) for the entire development area. (CDD-P)

### **Key to Department Responsibility**

- CDD-B – Community Development Department (Building)
- CDD-P – Community Development Department (Planning)
- CDD-E – Community Development Department (Engineering)
- CDD-H – Community Development Department (Housing)
- PW – Public Works Department
- WFD – Watsonville Fire Department
- WPD – Watsonville Police Department
- CAT – City Attorney