

RESOLUTION NO. \_\_\_\_\_ (CM)

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING ADDENDUM NO. 2 TO THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (EIR) (PP2016-199) – STATE CLEARINGHOUSE (SCH) NO. 2017032041 PREPARED FOR THE SUNSHINE VISTA PHASED DEVELOPMENT PROJECT, CONSISTING OF THE CONSTRUCTION OF 144 DWELLING UNITS ON INDIVIDUAL PARCELS, CONSISTING OF 5 SINGLE-FAMILY DETACHED UNITS, 60 DUPLEX-STYLE ATTACHED TOWNHOUSE UNITS AND 76 ROW-STYLE ATTACHED TOWNHOUSE UNITS, AND SIX COMMON AREA PARCELS ON A 13± ACRE SITE LOCATED AT 511 OHLONE PARKWAY, WATSONVILLE, CALIFORNIA (APN'S: 018-372-14 & 018-381-01) AND MAKING CERTAIN FINDINGS IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**WHEREAS**, on or about, June 15, 2017, an application for General Plan Map Amendment, Rezoning, Planned Development, Major Subdivision (Tentative Map), and Special Use Permit with Design Review (PP2017-116) to allow construction of 150 dwelling units on individual parcels, consisting of 23 single-family units, 40 duplex-style townhouse units and 87 row-style townhouse units on a 13± acre site located at 511 Ohlone Parkway, Watsonville, California, was filed by California Sunshine Development LLC, applicant and property owner; and

**WHEREAS**, the preparation of the Environmental Impact Report (EIR) for the project was filed under a separate permit number (PP2016-199); and

**WHEREAS**, a Final EIR was prepared for the project (dated May 2018), which consists of the Draft EIR and revisions to the document in response to comments received on the Draft EIR; and

**WHEREAS**, on June 5, 2018, the Planning Commission of the City of Watsonville conducted a public hearing and adopted Resolution No. 08-18 (PC), recommending, in part, that the City Council certify the EIR (PP2016-119) for the project, in compliance with CEQA; and

**WHEREAS**, on June 26, 2018, the City Council conducted a public hearing to consider written and verbal evidence regarding this application; and

**WHEREAS**, members of the public spoke at the meeting expressing their concerns about the project; and

**WHEREAS**, the item was continued to August 28, 2018, giving staff time to address some of the concerns raised and work with the public to proceed with the project; and

**WHEREAS**, CEQA requires that in connection with approval of a project for which an EIR has been prepared that identifies one or more significant environmental effects of the project, the decision-making body of a public agency make certain findings regarding those effects; and

**WHEREAS**, on August 28, 2018, the City Council adopted Resolution No. 139-18 (CM), certifying the Final EIR prepared for the Sunshine Vista (now Hillcrest Estates) Phased Development Project, consisting of the construction of 150 dwelling units on individual parcels on a 13± acre site located at 511 Ohlone Parkway, Watsonville, California (APNs 018-372-14 & 018-381-01); making certain findings concerning potentially significant impacts, mitigation measures and alternatives; and adopting a Mitigation Monitoring and Reporting Program for the project, in accordance with CEQA; and

**WHEREAS**, at this same meeting, the Council also approved a General Plan Map Amendment, Zoning Map change, Tentative Map, and Special Use Permit with Design Review to entitle the construction of the Sunshine Vista Phase Development Project (Resolution Nos. 140-18 through 142-18 (CM) and Ordinance No. 1372-18 (CM)); and

**WHEREAS**, on March 12, 2019, the Council adopted Resolution No. 29-19 (CM), approving an Addendum to the previously Certified Final Environmental Impact Report, modifying the project description regarding site access and conducting an analysis of the potential environmental impacts for a modified Mitigation Measure N-6 (Construction Noise Reduction Techniques) and potential new roadway improvements (i.e., the use of Errington Road as a permanent secondary access road and installation of a roundabout at the intersection of Ohlone Parkway and Loma Vista Drive); and

**WHEREAS**, on May 18, 2021, an application for a Major Modification (P155) to the original project known as Hillcrest Estates (formerly Sunshine Vista) was filed by California Sunshine Development LLC, applicant and property owner, to allow the construction of 144 dwelling units, and 6 common area parcels on a 13 +/- acre site located at 511 Ohlone Parkway, Watsonville, California; and

**WHEREAS**, the certified Final EIR and this Addendum to the certified Final EIR serve as information documents to inform the Council and public of the potential environmental consequences of approving the proposed modified project; and

**WHEREAS**, the purpose of Addendum No. 2 is to address modifications to the treatment of contaminated soils and analyze the proposed project modifications for compliance with CEQA; and

**WHEREAS**, no other changes to the project or required mitigation measures have been requested or are considered as part of this action. The project is subject to all previously required mitigation measures from the certified Final EIR. The Mitigation Monitoring and Reporting Program (MMRP) adopted for the project on August 28, 2018, as modified by Resolution 29-19 (CM) regarding Mitigation Measure N-6; and

**WHEREAS**, notice of time and place of the hearing to consider the certification of the Final EIR (PP2016-199) for the Sunshine Vista Homes Project was given at the time and in the manner prescribed by Section 14-10.900 of the Zoning Ordinance of the Watsonville Municipal Code; and

**WHEREAS**, the City Council determines that the evidence in the record constitutes substantial evidence to support the actions taken and the findings made in this Resolution, that the facts stated in this Resolution are supported by substantial evidence in the record, including testimony received at the public hearing, the staff presentation, the staff report and all materials in the project files. There is no substantial evidence, nor are there other facts, that detract from the findings made in this Resolution. This City Council expressly declares that it considered all evidence presented and reached these findings after due consideration of all evidence presented to it.

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

That the City Council in the exercise of its independent judgment as the decision-making body for the City of Watsonville as lead agency, makes and adopts the following Findings and certifications in compliance with the requirements of CEQA:

1. The Council has reviewed and considered Addendum No. 2 to the previously certified Final EIR and finds that it is complete, correct, adequate and prepared in accordance with the requirements of CEQA, and hereby approves and adopts Addendum No. 2, attached as Exhibit “B” and incorporated herein by reference, for the construction of 144 dwelling units on individual lots, consisting of 5 single-family detached units, 60 duplex-style attached townhouse units and 76 row-style attached

townhouse units, and 6 common area parcels on a 13± acre site located at 511 Ohlone Parkway, Watsonville, California.

2. Based on the information and analysis in the Final EIR, Addendum No. 1 and Addendum No. 2, the Council finds that none of the conditions described in Section 15162 or 15163 of the *State CEQA Guidelines* calling for a subsequent or supplemental EIR have occurred.

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