

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADOPTING THE MITIGATED NEGATIVE DECLARATION (PP2018-11) FOR THE PROJECT ON A 1.57± ACRE SITE LOCATED AT 547 AIRPORT BOULEVARD, WATSONVILLE, CALIFORNIA (APN 015-321-01); AND ADOPTING CONCURRENTLY A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, on December 21, 2018, Raoul Ortiz, applicant and property owner, applied for a General Plan Map Amendment, Zoning Map Amendment, Planned Development, Major Subdivision (Tentative Map), and Special Use Permit/Specific Development Plan with Design Review and Environmental Review (PP2018-11) to allow construction of a 21-unit townhome project located at 547 Airport Boulevard (APN: 015-321-01); and

WHEREAS, on July 11, 2020, and February 16, 2021, the applicant submitted revised plans in support of the entitlement applications; and

WHEREAS, the California Environmental Quality Act (Public Resources Code section 21000, *et seq.*, and the California Environmental Quality Act Guidelines, 14 California Code of Regulations section 15000, *et seq.*, collectively, “CEQA”) requires a lead agency to prepare a Mitigated Negative Declaration for projects that could have a significant impact on the environment without mitigation; and

WHEREAS, an Initial Study was prepared for the proposed project (dated August 2020) in accordance with Section 15063 of the CEQA Guidelines. The Initial Study addresses the potential physical environmental effects of the proposed project for each of the environmental topics outlined in Appendix G of the CEQA Guidelines. Impacts to biological resources, cultural and tribal resources, geology and soils, hazards and

hazardous materials, noise, and transportation were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation; and

WHEREAS, on August 24, 2020, City staff filed a Notice of Intent and copies of the proposed Mitigated Negative Declaration (“MND”) with the State Clearinghouse, and thereby initiated the 30-day public review period for the document, which closed at 5:00 p.m. on September 22, 2020. Notice was also given to local and regional agencies by mail and to neighboring property owners and interested parties as part of public hearing notices. Copies of the Initial Study were made available for public review at the Community Development Department and Watsonville Public Library; and

WHEREAS, during preparation of the Planning Commission staff report, staff noted that the Initial Study needed to be updated to reflect the revised stormwater analysis. In addition, minor typographic and grammatical errors were corrected. It was determined that these changes did not change the Findings of the Initial Study; therefore, the changes did not trigger the need for the Initial Study to be recirculated, pursuant to Section 15073.5 of the CEQA Guidelines; and

WHEREAS, on June 1, 2021, the Planning Commission conducted a public hearing, considered evidence both oral and documentary introduced and received, and adopted Resolution No. 06-21 (PC), recommending the City Council adopt a resolution adopting the MND (PP2018-11) for a 21-unit townhome Project on a 1.57± acre site located at 547 Airport Boulevard, Watsonville, California (APN 015-321-01); and recommending the City Council adopt concurrently a Mitigation Monitoring and

Reporting Program for the project, in accordance with the California Environmental Quality Act; and

WHEREAS, the proposed Planned Development Overlay District for this project must receive five (5) affirmative votes for a recommendation of approval to the City Council; and

WHEREAS, the Planning Commission voted 4-3, failing to make a recommendation for approval or denial; and

WHEREAS, notice of time and place of the hearing to consider the adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was given at the time and in the manner prescribed by the Zoning Ordinance (Section 14-10.900) of the Watsonville Municipal Code. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision.

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

The City Council does hereby make and adopt the following Findings and adopt concurrently with these Findings a Mitigation Monitoring and Reporting Program, attached hereto and marked as Exhibit "A," in support of the MND for the 21-unit townhome Project located at 547 Airport Boulevard, Watsonville (APN 015-321-01) in compliance with the requirements of CEQA:

1. The City, in its capacity as Lead Agency, has prepared an Initial Study and MND for the project. The purpose of the Initial Study is to determine whether the project could have a potentially significant effect on the

environment and to identify and impose appropriate project mitigation measures to avoid such impacts or reduce them to a less-than significant level;

2. The Initial Study and MND reflects the City of Watsonville's independent judgment and analysis;
3. The MND was prepared in accordance with all legal requirements, including all public notice and comment period requirements, set forth in CEQA;
4. The Initial Study examined all relevant environmental issues associated with the project, and is a complete and adequate environmental document under the requirements of CEQA. Specifically, the Planning Commission supports the conclusions of the Initial Study and the mitigation measures proposed for the MND, as both documents as supported by substantial evidence; and
5. There is not substantial evidence in the record that the project, as mitigated, will have a significant effect on the environment for areas analyzed in the Initial Study, including biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, noise, and transportation. As discussed in the Initial Study analysis, mitigation measures have been identified that, when implemented, will avoid or reduce each of these impacts to less-than-significant levels.
