

RESOLUTION NO. _____(CM)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE
APPROVING THE TWENTY-SEVENTH (27TH) AMENDMENT TO THE
WATSONVILLE 2005 GENERAL PLAN AMENDING CHAPTER 9
(ENVIRONMENTAL RESOURCE MANAGEMENT) TO INCLUDE THE
CLIMATE ACTION AND ADAPTATION PLAN**

WHEREAS, the City has prepared a draft Climate Action and Adaptation Plan (CAAP) to provide a framework and process for updating policies, program, practices, and incentives for the City to reduce greenhouse gas emissions, combat the impacts of climate change, and explore carbon sequestration, habitat restoration, and repair of our natural world; and

WHEREAS, to help achieve the greenhouse gas reduction and resilience goals in the CAAP, a new policy and implementation measure has been drafted for inclusion in the City's 2005 General Plan; and

WHEREAS, in September 2021, the City of Watsonville submitted the draft CAAP, General Plan Text Amendment, and associated Initial Study and Negative Declaration to comply with the California Environmental Quality Act (CEQA) for a 45-day public review and comment; and

WHEREAS, the CAAP is a CEQA-qualified greenhouse gas reduction plan pursuant to State CEQA Guidelines Section 15183.5. The CAAP may be used to streamline the analysis of greenhouse gas emissions for future projects; and

WHEREAS, on October 11, 2021, the Planning Commission conducted a public hearing and adopted Resolution No. 16-21 (PC), recommending that the City Council approve a General Plan Text Amendment, to include the City of Watsonville Climate Action and Adaptation Plan – September 2021; and

WHEREAS, on October 11, 2021, the Planning Commission also adopted Resolution Nos. 14-21 and 15-21 (PC), recommending the City Council adopt the CAAP and the Initial Study and Negative Declaration; and

WHEREAS, pursuant to Section 14-12.700 of the Watsonville Municipal Code, the General Plan text may be amended whenever public necessity, general community welfare, and good zoning practices permit such amendment; and

WHEREAS, a twenty-seventh (27th) amendment to Chapter 9 (Environmental Resource Management) of the *Watsonville 2005 General Plan* is proposed which will add policy and implementation measure from the Climate Action and Adaptation Plan; and

WHEREAS, the requested General Plan Text Amendment would satisfy the requirement of State law applicable to General Law cities for zoning and General Plan consistency; and

WHEREAS, pursuant to Section 65358(b) of the Government Code, the General Plan may only be amended four (4) times during any calendar year; and

WHEREAS, on May 24, 1994, the *Watsonville 2005 General Plan* was adopted by Resolution No. 137-94 (CM); and

WHEREAS, on November 7, 1995, the *Watsonville 2005 General Plan* was amended by Resolution No. 299-95 (CM) adopting GPA-1-95 thereby affecting 451 East Beach Street. GPA-1-95 was the first (1st) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 1995 calendar year; and

WHEREAS, on March 25, 1997, the *Watsonville 2005 General Plan* was amended by Resolution No. 89-97 (CM) adopting GPA-2-94 thereby affecting certain lands west of Lee Road owned by Vincent Tai. GPA-2-94 was the second (2nd) amendment to the

Watsonville 2005 General Plan and the first (1st) amendment of the 1997 calendar year;
and

WHEREAS, on July 22, 1997, the *Watsonville 2005 General Plan* was amended by Resolution No. 235-97 (CM) adopting GPA-2-97 thereby affecting certain property at 527 Center Street Watsonville, owned by John Fiorovich. GPA-2-97 was the third (3rd) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 1997 calendar year; and

WHEREAS, on November 4, 1997, the *Watsonville 2005 General Plan* was amended by Resolution No. 335-97 (CM) adopting GPA-3-97 thereby affecting certain property at 567 Auto Center Drive owned by Robert Erickson. GPA-3-97 was the fourth (4th) amendment to the *Watsonville 2005 General Plan* and the third (3rd) amendment of the 1997 calendar year; and

WHEREAS, on April 28, 1998, the *Watsonville 2005 General Plan* was amended by Resolution No. 132-98 (CM) adopting GPA-1-98 to re-designate 98 parcels in the vicinity of Airport Boulevard and Loma Prieta Avenue. GPA-1-98 was the fifth (5th) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 1998 calendar year; and

WHEREAS, on April 28, 1998, the *Watsonville 2005 General Plan* was amended by Resolution No. 134-98 (CM) adopting GPA-2-98 to re-designate 141.2 acres outside the City Limits of the City of Watsonville (Freedom/Carey Annexation). GPA-2-98 was the sixth (6th) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 1998 calendar year; and

WHEREAS, on December 8, 1998, the *Watsonville 2005 General Plan* was amended by Resolution No. 311-98 (CM) adopting GPA-3-98 to amend the Land Use Diagram of the

Land Use and Community Development Element of the *Watsonville 2005 General Plan* requesting re-designation of Assessor's Parcel Numbers 019-861-20 & 21 as part of a mixed use hospital re-use development project (298 Green Valley Road, Watsonville). GPA 3-98 was the seventh (7th) amendment to the *Watsonville 2005 General Plan* and the third (3rd) amendment of the 1998 calendar year; and

WHEREAS, on July 27, 1999, the City Council adopted Resolution No. 224-99 (CM) approving the eighth (8th) amendment to the *Housing Element, 1991 - 1996* of the *Watsonville 2005 General Plan* (GPA-2-99) and the first (1st) amendment of 1999 calendar year; and

WHEREAS, on March 10, 2000, the City Council adopted Resolution No. 71-00 (CM) approving the ninth (9th) amendment to the *Watsonville 2005 General Plan* (GPA-1-00) and the first (1st) amendment of 2000 to eliminate the Lands West of Lee Road as a "Special Study Area"; and

WHEREAS, on August 22, 2000, the Council adopted Resolution No. 245-00 (CM) approving the tenth (10th) and the second (2nd) amendment to the *Watsonville 2005 General Plan* (GPA-2-00) to amend the *Watsonville 2005 Local Coastal Program* to allow development of the New Millennium High School; and

WHEREAS, on June 12, 2001, the Council adopted Resolution No. 142-01 (CM) approving the eleventh (11th) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 2001 calendar year by amending the Housing Element of such General Plan; and

WHEREAS, on June 26, 2001, the Council adopted Resolution No. 170-01 (CM) approving the twelfth (12th) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 2001 calendar year by amending the *Watsonville 2005 Local Coastal*

Program Land Use plan to make minor modifications to Figure 2A, Sections III C.3 (p) and C.4; and

WHEREAS, on January 8, 2002, the Council adopted Resolution No. 10-02 (CM) amending the twelfth (12th) amendment and (1st) amendment of the 2002 calendar year to the *Watsonville 2005 General Plan*; and

WHEREAS, on February 26, 2002, the Council adopted Resolution No. 52-02 (CM) approving the thirteenth (13th) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 2002 calendar year to re-designate Assessor's Parcel Numbers 018-151-14, 28, 29, and 30 (640, 646, and 652 Main Street) from Central Commercial to Public/Quasi-Public; and

WHEREAS, on March 12, 2002, the Council adopted Resolution No. 63-02 (CM) approving the fourteenth (14th) Amendment to the *Watsonville 2005 General Plan* and the third (3rd) amendment of the 2002 calendar year, to re-designate Assessor's Parcel Number 015-321-04 (20 Holm Road) from Industrial to Residential Medium Density on the *Land Use Diagram* of the *Land Use and Community Development Element* to allow the construction of a twenty-five (25) unit townhouse development; and

WHEREAS, on September 24, 2002, the Council adopted Resolution No. 245-02 (CM) approving the fifteenth (15th) Amendment to the *Watsonville 2005 General Plan*, and the fourth (4th) amendment of the 2002 calendar year to re-designate a portion of Assessor's Parcel Number 015-201-04 from Public/Quasi Public to Residential - Low Density (comprising 12,000 square feet) and Environmental Management - Open Space (EM-OS) on the *Land Use Diagram* of the *Land Use and Community Development Element*); and

WHEREAS, on November 5, 2002, the voters of the City of Watsonville approved the Orderly Growth and Agricultural Protection measure to amend the *Watsonville 2005 General Plan* which became the sixteenth (16th) amendment to the General Plan and the fifth (5th) amendment of the 2002 calendar year; and

WHEREAS, on February 23, 2010, the City Council adopted Resolution No. 27-10 (CM) approving the seventeenth (17th) amendment to the *Watsonville 2005 General Plan* (GPA-1-10) and the first (1st) amendment of the 2010 calendar year from (R-LD) Residential Low Density to (CG) General Commercial for a parcel located at 813 Freedom Boulevard (APN: 016-143-09), Watsonville, California; and

WHEREAS, on November 8, 2011, the City Council adopted Resolution No. 196-11 (CM) approving the eighteenth (18th) amendment to the *Watsonville 2005 General Plan* (GPA-1-11) and the first (1st) amendment of the 2011 calendar year from (R-LD) Residential Low Density to (P/QP) Public/Quasi-Public, for parcels located at 320 and 332 East Beach Street (APN: 017-141-05 and 017-141-15), Watsonville, California; and

WHEREAS, on March 22, 2016, the City Council adopted Resolution No. 32-16 (CM) approving the nineteenth (19th) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 2016 calendar year from (GC) General Commercial to (CC) Central Commercial and a text amendment to page 52 (Central Commercial) of Chapter 4 (Land Use and Community Development) to allow additional intensification in the downtown if adequate on-site parking can be provided for Assessor's Parcel Number 016-153-03 located at 1 Western Drive, Watsonville, California; and

WHEREAS, on April 26, 2016, the City Council adopted Resolution No. 58-16 (CM) approving the twentieth (20th) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 2016 calendar year re-designating Assessor's Parcel Number

018-302-03 located at 1715 West Beach Street, Watsonville, California from (I) Industrial to (GC) General Commercial to allow the development of two four-story hotels and associated retail uses on a 7.3 acre parcel located at 1715 West Beach Street,; and

WHEREAS, on July 5, 2016, the City Council adopted Resolution No. 129-16 (CM) approving the twenty-first (21st) amendment to the *Watsonville 2005 General Plan* and the third (3rd) amendment of the 2016 calendar year re-designating Assessor's Parcel Number 015-371-01 located at 221 Airport Boulevard, Watsonville, California, from (N) Institutional to (R-HD) High-Density Residential to allow the construction of 48 townhome units and the relocation and rehabilitation of an existing school house to a residential unit on a 2.65 acre parcel; and

WHEREAS, on August 28, 2018, the City Council adopted Resolution No. 140-18 (CM) approving the twenty-second (22nd) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 2018 calendar year re-designating (APN: 018-372-14) from (I) Industrial to (RH-D) High Density Residential for 551 Ohlone Parkway, Watsonville California; and

WHEREAS, on April 23, 2019, the City Council adopted Resolution No. 59-19 (CM) approving the twenty-third (23rd) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 2019 calendar year re-designating from (R-MD) Medium Density Residential to Public/Quasi Public for a parcel located at 376 A South Green Valley Road (APN: 016-221-06) and (R-LD) Low Density Residential to Public/Quasi Public and Environmental Management, for a portion of parcel located at 0 South Green Valley Road (APN:014-052-01) Watsonville, California; and

WHEREAS, on August 27, 2019, the City Council adopted Resolution No. 132-19 (CM) approving the twenty-fourth (24th) amendment to the *Watsonville 2005 General Plan* and the

second (2nd) amendment of the 2019 calendar year re-designating Assessor's Parcel Number 015-11-36 located at 58 Hangar Way and Assessor's Parcel Number 015-111-37 located at 5 Nielson Street, from Industrial to Public/Quasi Public, to allow construction of a 11,424± square foot medical office building on a 1.01± acre site; and

WHEREAS, on January 19, 2021, the City Council adopted Resolution No.42-21 (CM) approving the twenty-fifth (25th) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 2021 calendar year amending Chapter 12 (Public Safety) to incorporate by reference the 2020 Local Hazard Mitigation Plan (LHMP); and

WHEREAS, on August 24, 2021, the City Council adopted Resolution No. 237-21 (CM) approving the twenty-sixth (26th) amendment to the *Watsonville 2005 General Plan* and the second (2ND) amendment of the 2021 calendar year re-designating Assessor's Parcel Number 015-321-01 located at 547 Airport Boulevard from (I) Industrial to (RH-D) High Density Residential to allow for the construction of a 21-unit townhome project; and

WHEREAS, the proposed General Plan Text Amendment, if adopted, will be the twenty-seventh (27th) amendment to the *Watsonville 2005 General Plan* and the third (3rd) amendment of the 2021 calendar year; and

WHEREAS, notice of time and place of the hearing to consider approval of the General Plan Text Amendment was given at the time and in the manner where appropriate public noticing procedures have been followed and a public hearing was held according to Section 14-10.900 of the Watsonville Municipal Code; and

WHEREAS, the City Council has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

1. Good cause appearing and upon the Findings, attached hereto and incorporated herein as Exhibit "A," the City Council does hereby approve the text amendment to Chapter 9 (Environmental Resource Management) of the Watsonville 2005 General Plan, adding the Climate Action and Adaptation Plan.

2. That the text amendment to Chapter 9 (Environmental Resource Management) of the Watsonville 2005 General Plan is to read in words and figures as follows (bold italic text represents new text):

INTRODUCTION AND BACKGROUND (page 111)

The Watsonville Planning Area possesses a rich heritage of open space and natural resources. Farm-land, water, wildlife habitat, and air quality are not recognized as limited resources which must be judiciously used and wisely managed to minimize stress on the area's natural resources.

This chapter of *Watsonville 2005* addresses the state of planning requirements for conservation and open space. It presents goals and policies for the protection and wise use of the environmental resources found in the Watsonville Planning Area. Additional City policies and actions on the preservation and enhancement of important agricultural soils are found in the Growth and Conservation Strategy chapter (3).

The City shall prepare a Climate Action and Adaptation Plan (CAAP). The CAAP provides a framework and process for updating policies, programs, practices, and incentives for the City, including residents and businesses, to reduce the City's greenhouse gas (GHG) emissions, combat the impacts of climate change, and explore carbon sequestration, habitat restoration, and repair of our natural world. The CAAP policy and implementation measures are included in Policy 9.K Climate Action and Adaptation Plan. The CAAP is available on the City's website.

CLIMATE (page 112)

The climate of Watsonville makes it ideal for both growing crops and as a place to live. Temperature extremes are rare, ranging from occasional lows of 28 degrees F. to highs of 95 degrees F. These extremes are experienced for only short durations. The mild Mediterranean climate produces a long crop growing season of about 237 days per year.

Rainfall increases with distance inland from the Bay. Average annual rainfall is about 17 inches at the mouth of the Pájaro River, 21 inches at Watsonville, and as high as 50 inches at the crest of Mount Madonna. Ninety percent of all precipitation occurs between November and April with February being the wettest month. Wind direction is generally from the west off Monterey Bay.

The City's CAAP includes three types of initiatives in order to advance its desired climate resilience goals. Climate action, or mitigation, refers to actions taken to address the causes of climate change and to reduce the impact people have on the climate system. An example of mitigation includes transitioning to low-carbon energy sources, such as renewable energy. Climate adaptation, on the other hand, refers to adjusting behaviors, systems, and infrastructure to reduce the impact climate change has on communities. Updating building codes to address future climate conditions and extreme weather events is an example of climate adaptation. Climate restoration consists of goals and associated actions, such as tree planting programs and soil carbon sequestration, intended to return climate systems to the safe and healthy state in which the natural world evolved.

POLICIES AND IMPLEMENTATION MEASURES (page 128)

Policy 9.K. Climate Action and Adaptation

The City shall prepare and implement a Climate Action and Adaptation Plan (CAAP). The CAAP shall be a fully enforceable document that establishes emissions reductions targets and identifies and quantifies strategies and measures the City will undertake to reach its targets. The CAAP shall also include a climate change preparedness analysis to address City adaptation to climate change. The City shall monitor and report on progress toward the emissions reduction targets on a periodic basis, with updates to the inventory every two years and an update to the CAAP at least every five years. The CAAP shall be a California Environmental Quality Act (CEQA)-qualified GHG reduction plan pursuant to CEQA Guidelines Section 15183.5. Therefore, all strategies and GHG reduction measures must be fully enforceable and feasible to implement by the City.

Implementation Measures

9.K.1 Climate Action and Adaptation Plan – The CAAP shall include the following:

- Conduct a baseline analysis (GHG emissions inventory) using the best available baseline year;***
- Adopt an emissions reduction target;***
- Develop strategies and measures for reducing emissions;***
- Develop strategies and actions for adaptation to climate change;***

- **Develop a local carbon offset program;**
- **Implement strategies and measures identified in the CAAP; and**
- **Monitor emissions and verify results.**

The CAAP shall be a standalone document that implements the requirements set forth in Policy 9.K. Updates to the CAAP, including, but not limited to, inventory updates every two years and updates to the CAAP at least every five years, shall not require updates to the 2005 General Plan or revisions to this Chapter through subsequent General Plan Amendments.

The CAAP developed in 2021 satisfies the implementation efforts above. To ensure progress and streamline update efforts, the CAAP is structured in a way that prioritizes project implementation through City commitments and ongoing monitoring. The CAAP and progress made towards its implementation shall be posted on the City's website.

City operations and actions, as well as land use approvals, will be required to be consistent with the CAAP.

Environmental Resources Management Goals and Policies

		Policies										
		9A	9B	9C	9D	9E	9F	9G	9H	9I	9J	9K
Goals	9.1	•	•									
	9.2	•										
	9.3		•									
	9.4			•								
	9.5				•							
	9.6					•						
	9.7					•						
	9.8						•					
	9.9							•				
	9.10								•			
	9.11									•		
	9.12										•	•

Each policy for environmental resource management serves to implement one or more of the 12 goals. This relationship is presented above in the form of a policy-to-goal matrix.
