

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE  
APPROVING THE TWENTY-FIFTH (25TH) AMENDMENT TO THE  
WATSONVILLE 2005 GENERAL PLAN AMENDING CHAPTER 12 (PUBLIC  
SAFETY) TO INCORPORATE BY REFERENCE THE 2020 LOCAL HAZARD  
MITIGATION PLAN (LHMP)**

**WHEREAS**, in September 2020, the City of Watsonville submitted a draft Local Hazard Mitigation Plan (LHMP) to California Office of Emergency Services and the Federal Emergency Management Agency (FEMA) for approval; and

**WHEREAS**, the draft LHMP was approved by both agencies, pending adoption of the Plan by the City Council; and

**WHEREAS**, on December 1, 2020, the Planning Commission adopted Resolution No. 21-20 (PC), recommending the City Council approve a general plan text amendment to incorporate by reference the LHMP into the City's General Plan; and

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

**WHEREAS**, the proposed text amendment to Chapter 12 (Public Safety) of the Watsonville 2005 General Plan is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). The LHMP guides future hazard mitigation strategies but does not implement any specific project, action, or funding. A Notice of Exemption will be filed in accordance with CEQA Guidelines; and

**WHEREAS**, a twenty-fifth (25th) amendment to the *Watsonville 2005 General Plan* is proposed which will change Chapter 12 (Public Safety) to incorporate by reference the 2020 Local Hazard Mitigation 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 (13<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the second (2<sup>nd</sup>) 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 (14<sup>th</sup>) Amendment to the *Watsonville 2005 General Plan* and the third (3<sup>rd</sup>) 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 (15<sup>th</sup>) Amendment to the *Watsonville 2005 General Plan*, and the fourth (4<sup>th</sup>) 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 (16<sup>th</sup>) amendment to the General Plan and the fifth (5<sup>th</sup>) amendment of the 2002 calendar year; and

**WHEREAS**, on February 23, 2010, the City Council adopted Resolution No. 27-10 (CM) approving the seventeenth (17<sup>th</sup>) amendment to the *Watsonville 2005 General Plan*

(GPA-1-10) and the first (1<sup>st</sup>) 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 (18<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* (GPA-1-11) and the first (1<sup>st</sup>) 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 (19<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the first (1<sup>st</sup>) 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 (20<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the second (2<sup>nd</sup>) 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 (21<sup>st</sup>) amendment to the *Watsonville 2005 General Plan* and the third (3<sup>rd</sup>) 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 (22<sup>nd</sup>) amendment to the *Watsonville 2005 General Plan* and the first (1<sup>st</sup>) 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 (23<sup>rd</sup>) amendment to the *Watsonville 2005 General Plan* and the first (1<sup>st</sup>) 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 (24<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the second (2<sup>nd</sup>) 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**, the proposed General Plan Text Amendment, if adopted, will be the twenty-fifth (25th) amendment to the *Watsonville 2005 General Plan* and the first (1st) 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 12 (Public Safety) of the Watsonville 2005 General Plan, incorporating the Local Hazard Mitigation Plan.

2. That the text amendment to Chapter 12 (Public Safety) of the Watsonville 2005 General Plan is to read in words and figures as follows (***bold italic*** text represents new text):

#### **EMERGENCY PREPAREDNESS**

The policies for environmental constraint management and public safety have been developed in an effort to protect lives and property by preventive measures. Watsonville also recognizes the need to remain prepared should disaster strike. The City has prepared a state-approved *Emergency Preparedness Plan* and has identified evacuation routes for the relocation of residents from any part of the Planning Area experiencing hazardous conditions. As illustrated in Figure 12-5, routes have been selected to move the population toward any point of the compass depending on the nature of the emergency.



In addition, the *Hazard Mitigation Plan*, developed **in 1990** after the Loma Prieta Earthquake, identifies several emergency preparedness improvements that are of benefit in emergencies other than earthquakes. The implementation of the recommendations in that Plan will improve that City's overall emergency response capability.

The City has developed and adopted a *Community-based Disaster Response Plan*, which describes a method of organizing the efforts of the entire community around disasters. This Plan includes coordinating the efforts of governmental agencies as well as schools, hospitals, businesses, non-profit agencies, and other community groups and addresses short-term and long-term recovery needs.

***In 2020, the City developed a LHMP in accordance with the federal Disaster Mitigation Act of 2000. Following FEMA's 2011 Local Hazard Mitigation Plan guidance, the LHMP provides a process that enables the City to identify and assess: 1) natural hazards, including those that are created or exacerbated by climate change; 2) people and facilities that are at risk to hazard impacts; and 3) mitigation actions that reduce or eliminate hazard impacts.***

***The Plan's risk assessment summarizes the vulnerability and potential impacts of hazards including flooding, earthquakes, landslides, liquefaction, drought, wildfire, extreme heat, and sea-level rise. The risk assessment addresses climate risks by including climate projections from Cal-adapt and discussing how the frequency and magnitude of hazard events may increase due to climate change.***

***The LHMP provides short- and long-term strategies, which involve policy changes, programs, projects, and other activities aimed at reducing the City's vulnerability to these hazards. The Plan's mitigation strategy also includes adaptation and resilience goals, policies, and objectives.***

***Examples of identified mitigation actions include protecting essential infrastructure from sea-level rise, improving existing stormwater infrastructure to reduce flood risk, strengthening and stabilizing public facilities and infrastructure against fire and earthquake risk, developing back-up communications systems for essential infrastructure, and improving urban natural habitats to increase resilience and promote climate change adaptation.***

***In 2006, the state adopted Assembly Bill (AB) 2140—known as the California Disaster Assistance Act—which authorizes and incentivizes local jurisdictions to incorporate by reference their LHMP into the safety element of their general plan if it meets applicable state requirements. By adopting its LHMP by reference in the General Plan, the City is compliant with AB 2140 and is therefore potentially eligible for additional disaster relief funding.***

***In 2015, California passed Senate Bill (SB) 379, which requires the City to update the safety element to address applicable climate adaptation and resiliency strategies. Specifically, SB 379 requires the City to develop goals, policies, and***

***objectives based on a vulnerability assessment, identifying the risks that climate change poses to the local jurisdiction and the geographic areas at risk from climate change impacts. The bill also states that if a local jurisdiction has adopted the LHMP that fulfills commensurate goals and objectives and contains information related to climate change vulnerability and adaptation policies, separate from the general plan, an attachment of, or reference to, the local hazard mitigation plan is sufficient in complying with SB 379. Therefore, by summarizing and incorporating by reference the City's 2020 LHMP into the safety element of the general plan, the City is compliant with SB 379.***

***As part of this effort, the City also prepared an emergency evacuation route analysis in accordance with AB 747 (2019) and SB 99 (2019). This analysis provides an assessment of the transportation network's capacity, safety, and viability under a range of emergency scenarios, and is attached as Appendix D to the General Plan.***

In addition, the proposed text amendment includes updates to the following implementation measures under Policy 12.L (Emergency Preparedness), as follows:

- 12.L.3 Planning – The City shall annually update the Emergency Preparedness Plan ***and Local Hazard Mitigation Plan (LHMP)*** and coordinate planning efforts with the local community and the Santa Cruz County Office of Emergency Services.
- 12.L.4 Evacuation – The City shall designate evacuation routes for the Planning Area, according to the planning format outlined in the Emergency Preparedness Plan ***and emergency evacuation route analysis in Appendix D.***
- 12.L.5 ***Local*** Hazard Mitigation Plan – The City of Watsonville shall actively pursue the implementation of the recommendations included in the ***2020 LHMP and subsequent updates*** ~~Hazard Mitigation Plan for the City of Watsonville that was developed after the 1989 Loma Prieta Earthquake, including preparation of the Community-based Disaster Response Plan.~~

Lastly, the proposed text amendment includes the aforementioned emergency evacuation route analysis as a new Appendix D, which is attached hereto and incorporated herein by this reference.

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