



Date: November 28, 2007 for December 5th Agenda
To: Commissioners
From: Executive Officer
Subject: Status of City of Watsonville Planning Activities

Summary: Guided by Measure U, the 2002 Urban Limit Line initiative, the City of Watsonville has revised its General Plan and is proceeding with planning activities in several of the Measure U growth areas. This memo briefly summarizes the City's planning activities in the Measure U growth areas.

Recommendation: Receive status report.

On the Measure U map, there were four planned growth areas outside the city limits (see attached map)

Villages

LAFCO authorized this annexation in 2002, and the City completed the annexation in 2002. The City then approved a tentative map for a 74-house subdivision. Clarum Homes, the builder, sold out the last house early in 2007.

Manabe

LAFCO authorized this annexation in 2006, and the City completed the annexation in 2006. 25 acres of wetlands restoration is occurring. In early 2007, the City formed a Technical Advisory Committee for the Manabe-Ow Specific Plan and hired a consulting firm (RBF Consulting) to prepare the specific plan. The TAC's progress is posted on:

http://www.ci.watsonville.ca.us/departments/cdd/tac_manabe_ow.html

I have attached a diagram of one of the alternative site layouts under study.

Buena Vista (I, II, and III)

The City has included the three phases of Buena Vista growth in its General Plan. The City has not yet prepared the Specific Plan, nor applied to annex this area. The City was sued over its adoption of the General Plan. The suit challenges compliance with the California Environmental Quality Act, the State Aeronautics law, and the General Plan law. The plaintiffs in the case are the Watsonville Pilots Association, the State Department of Aeronautics, the Friends of Buena Vista, and the Ventana Chapter of the Sierra Club. Superior Court Judge Burdick is scheduled to announce his decision on December 6, 2007.

Atkinson Lane

The City and County have not yet completed the Specific Plan, nor has the City applied to annex this area. The County of Santa Cruz and the City of Watsonville are partnering in the preparation of the Specific Plan and Environmental Impact Report.

The City/County Memorandum of Understanding anticipates that, under a unified Specific Plan, the western urban-infill area near Atkinson Lane will develop under County jurisdiction, and the agricultural eastern area will develop under City jurisdiction. The “City” and “County” sub-areas will be the subject of two phased annexation applications. A Technical Advisory Committee is now being formed.

Attachments: -- Map
 --Manabe site alternative

cc: Watsonville Planning Director
 Santa Cruz County Planning Director