



CITY OF WATSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
250 MAIN STREET • WATSONVILLE, CA 95076
TELEPHONE: (831) 768-3050 • www.watsonville.gov

NOTICE OF AVAILABILITY

Project Title: Watsonville General Plan 2050 Environmental Impact Report (EIR) - SCH 2024090440

Subject: Notice of Availability – Watsonville General Plan 2050 Draft EIR

Lead Agency:

Agency Name: City of Watsonville, Community Development Department
Street Address: 250 Main Street
City/State/Zip: Watsonville, California 95076
Contact: Justin Meek, AICP
Assistant Community Development Director
Telephone: 831-768-3050

Consulting Firm:

Name: Circlepoint
Street Address: 42 S First Street, Suite D
City/State/Zip: San Jose, California 95113
Contact: Krysten McCue
Project Manager
Telephone: 510-285-6740

Project Location: The City of Watsonville (City) is located in the southern area of Santa Cruz County, approximately 14 miles southeast of the city of Santa Cruz and 16 miles north of the city of Salinas. The General Plan 2050 area (plan area) encompasses the approximately 6.5-square-mile City and potential annexation areas within the existing and proposed Urban Limit Line (ULL), covering roughly 4,851 acres, including 4,200 acres of contiguous land within the City and 651 acres of land in potential annexation areas. Major transportation routes that provide access to the City include Highway 1 (SR 1), which runs north-south along the western edge of the City; SR 152 which begins at SR 1 and passes through the City along Main Street and East Lake Avenue; and SR 129, which also begins at SR 1 and heads eastward through the southern portion of the City along Riverside Drive to U.S. Highway 101.

Project Description: The Watsonville General Plan 2050 is a comprehensive update of the Watsonville 2005 General Plan to guide land use, mobility, housing, conservation, safety, public facilities, and other policy decisions through 2050. General Plan 2050 establishes a long-term community vision and planning framework for public and private development while responding to changed conditions and new State requirements including AB 1358 (Complete Streets), SB 99 (Evacuation Analysis), SB 379 (Climate Adaptation), SB 932 (Safe Systems), SB 1241 (Wildfire Hazards), and SB 1000 (Environmental Justice).

General Plan 2050 focuses growth within Downtown Watsonville, along the Freedom Boulevard and East Lake Avenue corridors, and in identified new growth areas. It introduces a broader range of housing choices; supports new employment, commercial, regional retail, visitor-serving, and community recreation uses; preserves natural open space and agricultural resources; improves parks and community facilities; implements complete streets improvements; and supports rerouting truck traffic around the City. The plan would also update the City's land use map, goals, policies, and implementation actions and would serve as a first-tier program-level planning document for future development.

The full buildout projections for General Plan 2050 facilitate up to 5,980 new residential units and approximately 2.672 million square feet of nonresidential development. This includes approximately 4,560 residential units within the existing City limits; 1,420 residential units in the Area A (Buena Vista), Area B (Atkinson Lane) and/or Area C growth areas; 513,000 square feet of nonresidential development within the existing City limits; 2.129 million square feet of nonresidential development in the Highway 1 Gateway growth area; and 30,000 square feet of neighborhood-serving retail in the Buena Vista and Area C growth areas.

Purpose of this Notice of Availability: The purpose of this Notice of Availability (NOA) is to inform agencies, interested parties and persons that in accordance with California Environmental Quality Act (CEQA), the City of Watsonville has prepared a Draft EIR for the proposed General Plan 2050. The NOA for the Draft EIR has been prepared in accordance with Section 15087 of the *State CEQA Guidelines*. This NOA provides information about the project and its environmental effects and requests that comments be provided on the content of the Draft EIR.

As described in the Notice of Preparation prepared for General Plan 2050, and in accordance with *State CEQA Guidelines* Section 15063(a), the City of Watsonville determined that an EIR would be required for this project and so did not prepare an initial study. This EIR has been prepared as a Program EIR pursuant to *State CEQA Guidelines* Section 15168. The Draft EIR evaluates and addresses the potential physical environmental effects of the proposed General Plan 2050 for each of the environmental resource topics required by CEQA. The Draft EIR also addresses the cumulative impacts resulting from other past, present and reasonably foreseeable future projects combined with impacts of General Plan 2050. Through the Draft EIR process, General Plan 2050 was determined to have significant and unavoidable impacts to agricultural resources, air quality, cultural resources, greenhouse gases, and noise. Additional potentially significant impacts to air quality, biological resources, cultural resources, geological resources, hazardous materials, noise, and tribal cultural resources were found to be mitigable to less than significant. Impacts to other resource areas and environmental topics evaluated in the Draft EIR were found to be less than significant without mitigation.

Draft EIR Availability: Copies of the Draft EIR are available for review at the City of Watsonville Community Development Department (250 Main Street, Watsonville), City of Watsonville City Manager's Office (275 Main Street, Suite 400, Watsonville), Watsonville Public Library (275 Main Street, Suite 100, Watsonville) and Freedom Branch Library (2021 Freedom Boulevard, Freedom) or online at: <https://www.watsonville.gov/2440/General-Plan-Update>. If you need assistance accessing the document, or have inquiries, you may contact staff by email or written correspondence as noted below, or by phone (831) 768-3050.

Review and Comment Period: The City of Watsonville is soliciting comments on the Draft EIR. Comments provided will be considered in the Final EIR in accordance with *State CEQA Guidelines* Section 15088. Due to the time limits mandated by State law, your response must be sent at the earliest possible date and not later than 45 days after receipt of this NOA. The 45-day public review period for the Draft EIR begins on **Monday, September 21** and ends on **Thursday, November 5 at 5:00 PM**.

Please note that all comments shall become part of the public record. Written comments may be emailed to general.plan@watsonville.gov or mailed to:

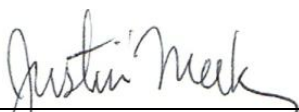
City of Watsonville Community Development Department
250 Main Street
Watsonville, CA 95076
Attn: Justin Meek, Watsonville General Plan 2050 Draft EIR

All comments on the Draft EIR will be included in a Final EIR and considered by the Planning Commission and City Council at public hearings in the City Council Chambers (275 Main Street, Top Floor, Watsonville), which are tentatively scheduled on the following dates:

- Planning Commission meeting on Tuesday, February 2, 2027
- City Council meeting on Tuesday, February 23, 2027

Americans with Disabilities Act: The City of Watsonville, in complying with the Americans with Disabilities Act ("ADA"), requests individuals who require special accommodations to access and/or participate in Planning Commission and/or City Council meetings to please contact the Community Development Department at (831) 768-3050, at least three (3) business days before the scheduled meeting to ensure that the City may assist you.

Signature:


Justin Meek, AICP

Title: Assistant Community Development Director
City of Watsonville

Telephone: (831) 768-3050

Date: September 21, 2026