

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024090440

Project Title: Watsonville General Plan 2050

Lead Agency: City of Watsonville, Community Development Department

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Project Location: Watsonville Santa Cruz County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Watsonville General Plan 2050 is a comprehensive update of the Watsonville 2005 General Plan that establishes a long-term community vision and planning framework for public and private development through the next 20 to 30 years and responds to changed conditions and new State requirements. The plan area includes the approximately 6.5-square-mile City of Watsonville and potential annexation areas within the existing and proposed Urban Limit Line. 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. General Plan 2050 would focus growth within Downtown Watsonville and in identified new growth areas. At full buildout, General Plan 2050 could facilitate up to 5,980 new residential units, 4,560 of which would be within existing City limits and 1,420 which are planned in the Buena Vista and/or Area C growth areas. General Plan 2050 plans for 2.672 million square feet of nonresidential development, including 513,000 square feet within the existing City limits; 2.129 million square feet in the Highway 1 Gateway new growth area; and 30,000 square feet of neighborhood-serving retail in the Buena Vista and Area C new growth areas.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

With the following mitigation measures, General Plan 2050 was determined to have less than significant effects to:

- Air Quality: Mitigation Measure AQ-4
- Biological Resources: Mitigation Measures BIO-1 through BIO-19
- Cultural Resources: Mitigation Measure CUL-4
- Hazards and Hazardous Materials: Mitigation Measures HAZ-1 and HAZ-2
- Noise and Vibration: Mitigation Measures NOI-1 through NOI-3
- Tribal Cultural Resources: Mitigation Measure TCR-1

Even with the incorporation of the following mitigation measures, General Plan 2050 was determined to have significant and unavoidable impacts to:

- Agricultural Resources: Mitigation Measure AG-1
- Air Quality: Mitigation Measures AQ-1 through AQ-3
- Cultural Resources: Mitigation Measures CUL-1(a) through CUL-3(c)
- Greenhouse Gas Emissions: Mitigation Measure GHG-1
- Noise and Vibration: Mitigation Measure NOI-1

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Land Use, Growth, and Annexation – Potential annexation areas, consistency with LAFCO policies, the ULL, agricultural land conversion, and the relationship between future growth and voter-adopted land use policies
- Agricultural Resources – Conversion of agricultural lands
- Water Supply – Future water demand, groundwater basin sustainability, stormwater runoff, groundwater recharge, and cumulative impacts on water resources.
- Biological Resources and Wetlands – Special-status species, sensitive habitats, wetlands, riparian corridors, wildlife movement, and cumulative impacts on biological resources
- Cultural Resources and Tribal Cultural Resources – Compliance with Assembly Bill (AB) 52 and Senate Bill (SB) 18 consultation requirements, protection of tribal cultural resources, evaluation of culturally sensitive sites, and development of appropriate mitigation measures for future ground-disturbing activities
- Transportation – Increased vehicle miles traveled associated with population growth, pedestrian and bicycle facilities, transit-oriented development, complete streets, transportation demand management strategies, and coordination with regional transportation improvement
- Air Quality and Greenhouse Gas Emissions – Emissions associated with projected growth, consideration of impacts on disadvantaged communities and sensitive receptors, expansion of electric vehicle infrastructure, and implementation of strategies to reduce vehicle trips and associated emissions
- Geology, Hazards, and Wildfire – Seismic hazards, liquefaction, landslide potential, airport-related safety, wildfire hazards, public safety issues associated with future development
- Airport Compatibility – Airport land use compatibility, aircraft noise, safety zones, airspace protection, runway configuration alternatives, and potential effects on future development in areas surrounding the airport

Provide a list of the responsible or trustee agencies for the project.

There are no agencies other than the City of Watsonville that have approval or permitting authority for the adoption of the General Plan. Implementation of the project would involve many responsible agencies depending upon the specifics of the subsequent projects. Following are some of the agencies that may act as responsible and/or trustee agencies for subsequent projects:

- State agencies: Caltrans District 5, Caltrans Division of Aeronautics, California Air Resources Board, California Highway Patrol, California Department of Conservation, California Department of Fish and Wildlife Region 3, California Department of Forestry and Fire Protection, California Energy Commission, California Department of Housing and Community Development, California Department of Parks and Recreation, California Department of Toxic Substances Control, California Public Utilities Commission, California State Office of Historic Preservation, California State Lands Commission, California State Water Resources Control Board, California Department of Water Resources, Native American Heritage Commission, Office of Historic Preservation, California Public Utilities Commission
- Regional and local agencies: Central Valley Regional Water Quality Control Board, County of Santa Cruz, County of Santa Cruz Local Agency Formation Commission, Fire Districts (Various), School Districts, Freedom Sanitation District, Salsipuedes Sanitation District, Pajaro Sanitation District

Any other Responsible or Trustee Agency that may need to provide discretionary approval would be consulted and/or identified as necessary based on the type, nature and location of that specific project within the plan area.