

## EXHIBIT A

### SECTION 1: GENERAL PLAN AMENDMENTS

1. The text in the second full paragraph of page 30, appearing under the heading "Urban Limit Line and Greenbelt" in General Plan Chapter 3, Growth and Conservation Strategy, is amended as follows:

The Urban Limit Line is shown on the Land Use Diagram and Development Planning Areas and Urban Limit Line map. This Urban Limit Line was adopted by a vote of the people of Watsonville and, with certain exceptions described in Implementation Measure 3.C.3 of this Plan, cannot be amended except by a vote of the people until on or after November ~~13, 2027~~**2040**, ~~for the 25-year Urban Limit Line and, should that Memorandum of Understanding (MOU) terminate, the westerly Urban Limit Line, and until on or after November 1, 2022, for the 20-year Urban Limit Line.~~

2. Policy 3.B, commencing on page 34 of General Plan Chapter 3, Growth and Conservation Strategy, is amended as follows:

The City shall pursue annexation of undeveloped and underdeveloped land between the City limit boundary and Urban Limit Line (ULL) in phases to allow efficient expansion of urban infrastructure and promote development of lands within existing urban areas before development of lands in outlying areas. The segments of the ULL are defined in Implementation Measure 3.C.1 and shown in the General Plan Land Use Diagram. The City shall not initiate annexation applications to LAFCO or adopt rezoning ordinances for urban development unless the annexation or rezoning would be consistent with the phasing policies in Implementation Measure 3.G.2; provided that, to the extent then applicable State law allows for simultaneous LAFCO approval of annexation of multiple areas subject to phasing conditions, the City may pursue such multiple annexations provided that the phasing is consistent with this policy. Except as provided in Implementation Measure 3.C.3, the City shall not initiate any annexation of land: (1) beyond ~~the 25-year~~ ULL **Segment 2** until on or after November ~~13, 2027~~**2040**; (2) beyond ~~the 20-year~~ ULL **Segment 1** until on or after November ~~13, 2022~~**2040**; or (3) beyond ~~the westerly~~ ULL **Segment 3** as long as the Memorandum of Understanding between the City of Watsonville, Santa Cruz County, and the Coastal Commission (City of Watsonville Resolution 69-00 (CM), adopted March 14, 2000 ("MOU")) remains in effect. Should that MOU terminate for any reason, the City shall not initiate annexations of land beyond ~~the westerly~~ ULL **Segment 3** until on or after November ~~3, 2027~~**2040**, except as required to accommodate public facilities described in the MOU or as provided in Implementation Measure 3.C.3.

3. Implementation Measure 3.C.1, commencing on page 35 of General Plan Chapter 3, Growth and Conservation Strategy, is amended as follows:

Urban Limit Line Location – The Urban Limit Line **was originally** ~~has been~~ delineated through the cooperative efforts of interested individuals and organizations and adopted by vote of the people of the City of Watsonville through the Watsonville Orderly Growth and Agricultural Protection Initiative. The specific location represents a shared vision, taking into account and balancing agricultural and open space lands preservation, economic development and stability, environmental integrity, and social equity. The location of the Urban Limit Line is based on practical considerations such as: the size of

parcels, location of lot lines, existing development at urban densities, environmentally sensitive areas; and other natural features such as the Corralitos Creek, Salsipuedes Creek, Pajaro River, sloughs, and topography. **In this same spirit, the exceptions in Implementation Measure 3.C.3 allow the City Council the flexibility to amend the location of the Urban Limit Line if growth areas are identified during a General Plan update as being well suited for development that would create local jobs, parks, and safe spaces for kids to play, or housing for working families, seniors, and residents with disabilities.** The Urban Limit Line consists of three segments as follows:

~~Twenty Year ULL Segment 1.~~ **Segment 1.** Until on or after November 13, 2022~~2020~~, ~~the 20-year ULL Segment 1~~ **Segment 1** may not be amended except by vote of the people or as provided in Implementation Measure 3.C.3. This segment of the ULL is in two parts and located as follows:

The first part commences near the most southwesterly corner of APN: 015-211-03, at the intersection of Highway 1 and City limits; then northwesterly along the north boundary of Highway 1 approximately 850 feet to a point where Larkin Valley Road leaves Highway 1 in a northerly direction; then northwesterly along Larkin Valley Road, to the intersection with Buena Vista Road; then northwesterly along Old Adobe Road to the most westerly corner of APN: 49-171-21 (where the said line intersects with Calabasas Road); then northwesterly along Calabasas Road to the most westerly boundary of APN: 49-511-03; then northeasterly along said boundary  $\pm 700'$  to the top of a ridge (identified as contour elevation 180 feet in the most recent applicable quadrant of the United States Geological Survey map); then southeasterly along the top of said ridge (said ridge runs parallel with Calabasas Road, more or less) to a point where said ridge line intersects the northwesterly boundary of APN: 49-181-19; then northeasterly along said northwesterly boundary to Freedom Boulevard at a point on Freedom Boulevard where said APN: 49-181-19 intersects the southerly right-of-way of Freedom Boulevard at which point the initial segment of ~~the 20-year ULL Segment 1~~ **Segment 1** ceases and ~~the 25-year ULL Segment 2~~ **Segment 2** commences.

The second part of ~~the 20-year ULL Segment 1~~ **Segment 1** commences at a point at the northerly intersection of the present City limits and East Lake Avenue, then southeasterly along existing City limits, to the northeasterly corner of Lot 578, Tract 719 Bay Village No. 6 (64 Maps at Page 47, Santa Cruz County Records); then easterly and southerly around the extension of the property described in Santa Cruz Local Agency Formation Commission Resolution 883 (Village Associates/Delta Way Reorganization) to the most easterly corner of Lot 143, Tract 721, Pajaro Village Sub. No. 2 (64 Map, Page 13); then southeasterly along existing City limits to Salsipuedes Creek; then generally southerly and westerly along the City limits to its intersection of West Beach Street and Lee Road, where it ends (hereafter referenced as "~~20-Year ULL Segment 1~~").

~~Twenty five Year ULL Segment 2.~~ **Segment 2.** Until on or after November 13, 2022~~2020~~, ~~the 25-year ULL Segment 2~~ **Segment 2** may not be amended except by a vote of the people or as provided in Implementation Measure 3.C.3. This segment of the ULL is located as follows:

Commencing at the most northerly corner of APN: 49-181-19; then southeasterly along Freedom Boulevard to its intersection with the City Limits; then, northeasterly along said City limits to the intersection of Corralitos Creek and Airport Boulevard; then along said Corralitos Creek to Green Valley Road; then northerly following the City limits, along Green Valley Road, to Holohan Road; then easterly, following the City limits, along Holohan Road to the most easterly corner of APN 19-861-23; then southerly along the easterly boundary of APN 19-861-23 and its intersection with Corralitos Creek to the northeastern corner of APN: 19-241-23; then easterly along the northeastern boundary of APN: 48-231-

01, the northern boundary of APN: 48-231-17 and approximately 446 feet along the northwestern boundary of APN: 48-231-18 to a point; then southerly, approximately 870 feet across APN: 48-231-18 to the northernmost point on APN: 48-251-09; then easterly and southerly along the easterly boundary of APN: 48-251-09 to the City limits; then continuing easterly and northerly along the City limits to the intersection of East Lake Avenue and Coleman Avenue (hereafter referenced as “~~25-year~~ ULL Segment 2”).

~~Westerly~~ ULL Segment 3: This segment of the ULL constitutes the Eastern boundary of an area that currently remains undeveloped as specified by a Memorandum Of Understanding between the City of Watsonville, Santa Cruz County, and the Coastal Commission (City of Watsonville Resolution 69-00 (CM), adopted March 14, 2000, hereafter referenced as “MOU”). As long as this MOU remains in effect, its provisions govern the City’s planning and development policies in the area west of the ~~Westerly~~ ULL Segment 3 (Development Phasing Area G). Should that MOU terminate for any reason, ~~the Westerly~~ ULL Segment 3, nonetheless, may not be amended until on or after November 13, 2027~~2040~~, except by a vote of the people or as provided in Implementation Measure 3.C.3 or for public facilities described in the MOU. This segment of the ULL is located as follows:

Commencing at the point on the City limits at the intersection of West Beach Street and Lee Road; then, along said City limits southerly, westerly and northerly to a point on Highway 1; then crossing Highway 1 to a point on the northeastern side; then westerly along Highway 1 approximately ±1,000 feet to a point on the City limits and Highway 1; then generally northwesterly to the intersection of Highway 1 and the extension of Larkin Valley Road (hereafter referenced as “~~Westerly~~ ULL Segment 3”).

4. Implementation Measure 3.C.3, commencing on page 36.1 of General Plan Chapter 3, Growth and Conservation Strategy, is amended, and readopted as amended, as follows:

Amendments to Urban Limit Line and Development Phasing Policies. The Urban Limit Line shown on the Land Use Diagram of the General Plan, the figure entitled “Development Phasing Areas and Urban Limit Line” and Policies 3.B, 3.C, and 3.G and their respective implementation measures, 3.B.1 and 2, 3.C.1 through 3.C.3, and 3.G.1 through 3.G.3 (collectively “ULL Maps and Policies”), were adopted by the people of the City of Watsonville through the Watsonville Orderly Growth and Agricultural Protection Initiative and may only be amended by a vote of the people of the City of Watsonville except as follows:

a) The City Council may reorganize, renumber, or reorder the ULL Maps and Policies in the course of regular updates to the General Plan provided that these policies and implementation measures remain in the General Plan.

~~b)~~ The City Council may amend the location of the ULL, provided that the amended boundary is inside the limits of the ULL as established by the Watsonville Orderly Growth and Agricultural Protection Initiative.

**c) The City Council may also amend the location of the ULL to include properties identified by the City Council during the General Plan update, subject to community input and environmental review. In order to amend the location of the ULL, the City Council must determine that the property subject to the amendment and the proposed project are in overall compliance with the following findings:**

- 1. The proposed use of the property is consistent with the policies of the General Plan;**
- 2. Adequate infrastructure and services can be provided to the property;**

3. **The proposed use will foster and protect the unique character of the City of Watsonville;**
4. **The proposed use will encourage efficient growth patterns and protect the quality of life in the City of Watsonville;**
5. **The proposed use has the potential to generate revenue for the City of Watsonville; and**
6. **Developing the property is consistent with the City's goal of balancing growth.**

de) On or after November ~~13, 2022~~**2040**, the City Council may amend ~~the 25-year~~ ULL **Segment 2** shown on the Land Use Diagram of the General Plan and related ULL Maps and Policies. On or after November ~~13, 2022~~**2040**, the City Council may amend ~~the 20-year~~ ULL **Segment 1** and related ULL Maps and Policies. Should the MOU terminate for any reason, the City Council on or after November ~~13, 2022~~**2040**, may amend ~~the Western~~ ULL **Segment 3** and related ULL Maps and Policies, provided, however that earlier Council amendments of ~~the Western~~ ULL **Segment 3** are permitted where necessary to accommodate public facilities as set forth in Policy 3.C.1 and the MOU. At the time of such amendments, the City may amend any other provision of the General Plan to conform to the amended ULL Maps and Policies.

ef) The Land Use Diagram in the General Plan and the other ULL Maps and Policies and related land use designations adopted pursuant to the Watsonville Orderly Growth and Agricultural Protection Initiative may be amended by the Watsonville City Council in their entirety if, within eighteen months of submittal by the City of a complete application (including applicable environmental review documents), the Santa Cruz LAFCO does not amend the Watsonville Sphere of Influence to a configuration substantially corresponding to the ULL.

fg) The Land Use Diagram in the General Plan and the other ULL Maps and Policies and related land use designations adopted pursuant to the Watsonville Orderly Growth and Agricultural Protection Initiative may be amended by the Watsonville City Council in their entirety if, within one year of submittal by the City of a complete annexation application (including applicable environmental review documents) for land within the ULL that is consistent with the phasing of development and other provisions of Policy 3.G, the Santa Cruz LAFCO does not approve the annexation in a manner substantially corresponding to the application.

5. Implementation Measure 3.F.1, commencing on page 36.4 of General Plan Chapter 3, Growth and Conservation Strategy, is amended, and readopted as amended, as follows:

Urban Limit Line – In order to preserve agricultural uses outside the urbanized area, the City shall not support annexation or increased urbanization by the City or County outside the Urban Limit Line as identified on the Watsonville 2005 Land Use Diagram **except for properties identified by the City Council as meeting the criteria of Implementation Measure 3.C.3(c).**

6. Implementation Measure 3.G.2, commencing on page 36.5 of General Plan Chapter 3, Growth and Conservation Strategy, is amended as follows:

Area C, the area South of Corralitos Creek, lies outside of the ULL, is subject to Annexation Policy 3.B and shall not be subject to planning or processing for development until on or after November ~~13, 2022~~**2040**.

Area D, the area East of East Lake Avenue, lies outside of the ULL, is subject to Annexation Policy 3.B and shall not be subject to planning or processing for development until on or after November ~~13,~~ **2022**~~2040~~.

Area E, the Villages, lies within the ULL and may be planned and processed for development as soon as possible pursuant to applicable State law and shall be used primarily for senior housing.

Area F, the Manabe/Burgstrom area, lies within the ULL and may be planned and processed for development as soon as possible pursuant to applicable State law. Uses in this area shall be restricted to industrial and other job-generating uses.

Area G, the area west of the ~~Westerly~~ ULL **Segment 3**, shall be subject to the MOU. Should that MOU terminate for any reason, the area shall, nonetheless, not be subject to planning or processing for development until on or after November ~~13,~~ **2027**~~2040~~, except for water service, waste water service, leachate lines or other public facilities, as provided in the MOU or as provided in Policy 3.C. and related Implementation Measures.

## SECTION 2: CONFORMING AMENDMENTS

The General Plan is further amended as set forth below in order to promote internal consistency among the various sections of the General Plan. Text to be inserted in the General Plan is indicated in **bold** type. Text to be deleted from the General Plan is indicated in ~~strikeout~~ type. Text in standard type currently appears in the General Plan and is not changed or readopted by this Initiative. The language adopted in the following amendments may be further amended as appropriate without a vote of the people, during the course of further updates and revisions to the General Plan, so long as such amendments are consistent with the measure including Implementation Measures 3.C.3 and 3.F.1.

- A. The following text is inserted under the first paragraph under the heading "Goals for Environmental Resource Management" on page 121 of General Plan Chapter 9, Environmental Resources Management:

**All references to the urban limit line in the goals below are to the Urban Limit Line established by Policy 3.C and Implementation Measure 3.C.1, inclusive of any future Urban Limit Line amendments under Implementation Measure 3.C.3(c).**

- B. The following text is inserted under the first paragraph under the heading "Policies and Implementation Measures" on page 122 of General Plan Chapter 9, Environmental Resources Management:

**All references to the urban limit line in the goals below are to the Urban Limit Line established by Policy 3.C and Implementation Measure 3.C.1, inclusive of any future Urban Limit Line amendments under Implementation Measure 3.C.3(c).**

- C. General Plan Land Use Diagram Amendments

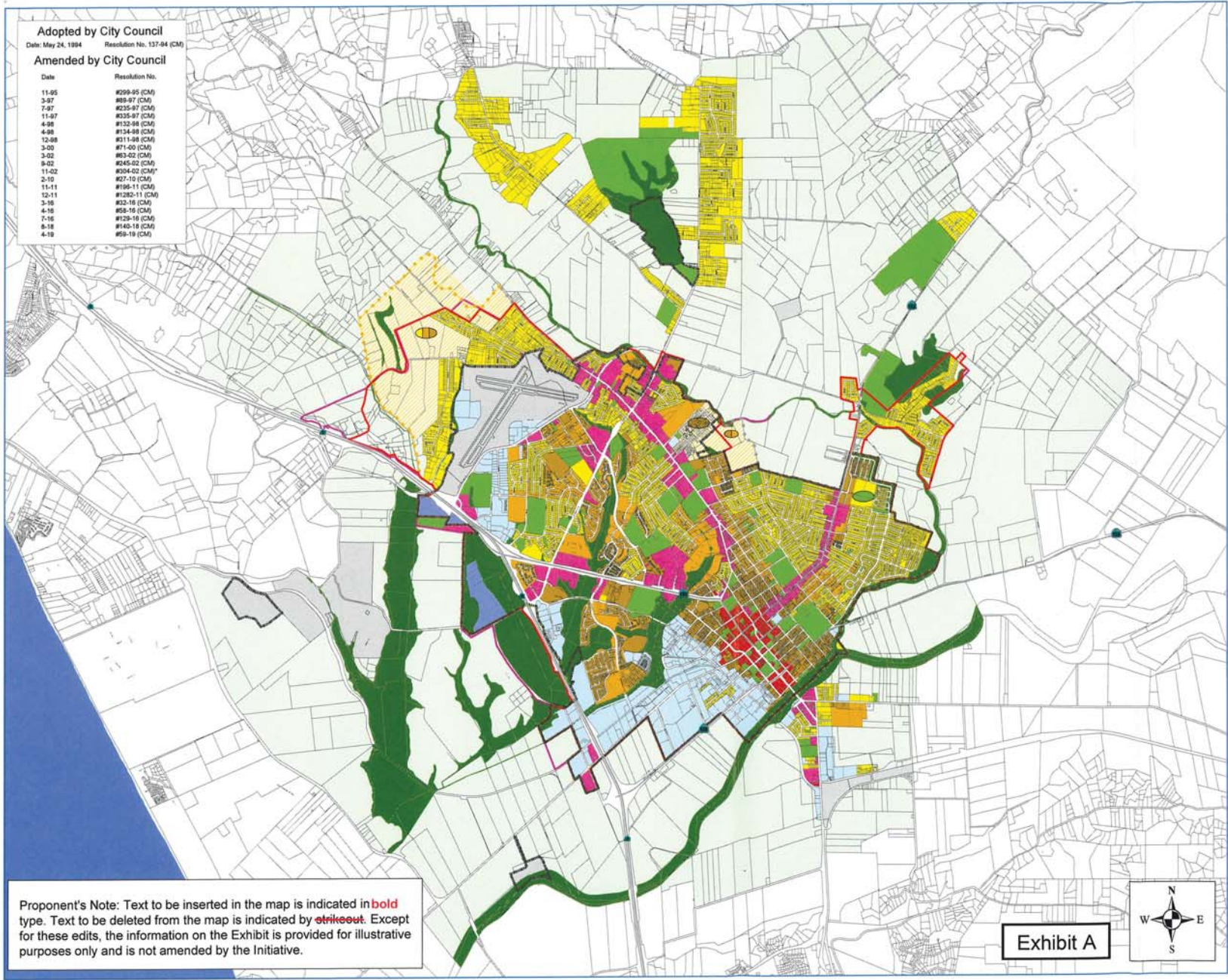
The General Plan Land Use Diagram is hereby amended as shown in Exhibit 1 to reflect the changes this Initiative makes to the names of the three ULL segments. Text to be inserted in the Diagram is indicated in **bold** type. Text to be deleted from the Diagram is indicated in ~~strikeout~~ type. These changes do not

affect the location of the ULL, which remains in the same location it was on the Submittal Date. Except for changes shown in bold and strikeout type, the information depicted on Exhibit 1 is provided for illustrative purposes only and is not amended by this Initiative.

D. General Plan Development Planning Areas & Urban Limit Line Map Amendments

Measure U adopted the “Development Planning Areas & Urban Limit Line” map for inclusion in the General Plan. However, due to an apparent clerical error, the map is not currently included in the General Plan available from the City. Accordingly, the City is directed to insert the Development Planning Areas & Urban Limit Line map, as amended below, into the General Plan.

The Development Planning Areas & Urban Limit Line map is hereby amended as shown in Exhibit 2 to reflect the changes this Initiative makes to the names of the three ULL segments and conforming edits to the use restrictions. Text to be inserted in the map is indicated in **bold** type. Text to be deleted from the map is indicated in ~~strikeout~~ type. These changes do not affect the location of the ULL, which remains in the same location it was on the Submittal Date. Except for changes to the names of the three ULL segments and conforming edits to the use restrictions, the information depicted on Exhibit 2 is provided for illustrative purposes only and is not amended by this Initiative.



Adopted by City Council	
Date	Resolution No.
11-95	#299-95 (CM)
3-97	#89-97 (CM)
7-97	#235-97 (CM)
11-97	#335-97 (CM)
4-98	#132-98 (CM)
4-98	#134-98 (CM)
12-98	#311-98 (CM)
3-00	#71-00 (CM)
3-02	#63-02 (CM)
9-02	#245-02 (CM)
11-02	#304-02 (CM)*
2-10	#271-10 (CM)
11-11	#199-11 (CM)
12-11	#1282-11 (CM)
3-16	#32-16 (CM)
4-16	#58-16 (CM)
7-16	#129-16 (CM)
8-16	#140-16 (CM)
4-18	#58-18 (CM)

# Land Use Diagram

## Watsonville 2005 General Plan



- Residential**
- Residential Low Density  
Equal to, or less than, 7.99 units per net acre
  - Residential Medium Density  
8 to 13.99 units per net acre
  - Residential High Density  
14 to 42 units per net acre
- Commercial, Office, and Industrial**
- Central Commercial
  - General Commercial
  - Industrial
- Open Space, Community Facilities, Agriculture, and Coastal Zone**
- Greenbelt
  - Environmental Management
  - Public/Quasi-Public
  - Transportation, Communications, & Utilities
  - Agriculture
  - Coastal Zone

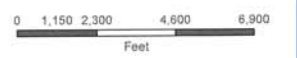
- Circulation**
- Specific Plan Area
- Other**
- Specific Plan Area
- The proportion of land uses shown in the insets is conceptual only, subject to the outcome of the specific plan. In addition to the primary uses shown in the insets, specific plan areas may contain secondary uses described in the Land Use C.

- Boundaries and Symbols**
- City Limit
  - ~~20-yr~~ Urban Limit Line Segment 1
  - ~~25-yr~~ Urban Limit Line Segment 2
  - ~~Western~~ Urban Limit Line Segment 3
  - Parcels
  - Sphere of Influence May 2000

**Notes:**

- The land use designations can be fully understood only through reference to the General plan document. For further information, please contact the Watsonville Community Development department, 250 Main St., Watsonville, CA 95077.
- The Redevelopment Area is shown in the Land Use Chapter (4) of the General Plan.

\* Amend the Watsonville 2005 General Plan to impose certain restrictions on subsequent amendments as provided in the Watsonville Urban Limit Line and Development Timing Initiative.



This document is a graphic representation only of final available unamended. The City of Watsonville assumes no responsibility for any errors.

Prepared by Watsonville GIS Center 9/19/2018.

Proponent's Note: Text to be inserted in the map is indicated in **bold** type. Text to be deleted from the map is indicated by ~~strikeout~~. Except for these edits, the information on the Exhibit is provided for illustrative purposes only and is not amended by the Initiative.

Exhibit A



