



# **Committee for Orderly Growth & Agricultural Protection**

*Text on Ballot Initiative:  
Watsonville Urban Limit Line &  
Development Timing*

On November 5th, 2002 the Voters of the City of Watsonville passed Measure U,  
the "Watsonville Urban Limit Line and Development Timing" ballot initiative.

**YES: 60.3 %**

**NO: 39.7 %**

***Stay tuned for next steps.***

# PLANNING PROCESS

## General Plan Document

### Selection of Contractor

- Release of Request for Qualifications (RFQ)
- Prepare list of qualified firms
- Preparation of Scope of Work and Request for Proposal (RFP)
  - Community Input
  - Include Buena Vista I, II and III (General)
  - Sphere of Influence and Annexation of Measure U areas included
- Planning Commission Review/Recommendation on Scope of Work
- City Council Review/Approval of Scope of Work
- Release of RFP (30-45 days for response typical)
- Review of Responses/Interview/Reference and Background Checks
- Prepare Consultant Contract/City Council Approval
- Issue Notice to Proceed

### Process (General Plan)

- Initiate Work with Consultant Firm
- Form Steering Committee
- Community Forums (180 days)
  - Include Buena Vista I, II and III
- Formulate Draft General Plan (Up to 12 months)
  - Include Generalized Version of Buena Vista I, II and III
- Initiate California Environmental Quality Act (CEQA)—See below
- Planning Commission Review
- City Council Review/Approval

## General Plan EIR

### Selection of Contractor/Process

- Release of Request for Qualifications (RFQ)
- Prepare list of qualified firms
- Preparation of Scope of Work and Request for Proposal (RFP)
  - Include detailed analysis of Buena Vista I (Developer Pays)
  - Include Sphere of Influence and Annexation in Project Description
- Planning Commission Review/Recommendation on Scope of Work
- City Council Review/Approval of Scope of Work
- Release of RFP (30-45 days for response typical)
- Review of Responses/Interview/Reference and Background Checks
- Prepare Consultant Contract/City Council Approval
- Issue Notice to Proceed
- Hold Public Scoping Session

- Prepare Draft EIR
- Circulate Draft (Min. 45-days)
- Response to Comments
- Certify EIR
  - 30 days for litigation to be filed

## **Buena Vista I Specific Plan Document**

### **Selection of Contractor**

- Release of Request for Qualifications (RFQ)
- Prepare list of qualified firms
- Preparation of Scope of Work and Request for Proposal (RFP)
  - Community Input
- Planning Commission Review/Recommendation on Scope of Work
- City Council Review/Approval of Scope of Work
- Release of RFP (30-45 days for response typical)
- Review of Responses/Interview/Reference and Background Checks
- Prepare Consultant Contract/City Council Approval
- Issue Notice to Proceed

### **Process (Specific Plan)**

- Initiate Work with Consultant Firm
- Form Steering Committee
- Community Forums (90 days)
- Formulate Draft Specific Plan (Up to 9 months)
- Initiate California Environmental Quality Act (CEQA)—See below
- Planning Commission Review
- City Council Review/Approval

## **Specific Plan EIR?**

### **Selection of Contractor**

- Release of Request for Qualifications (RFQ)
- Prepare list of qualified firms
- Preparation of Scope of Work and Request for Proposal (RFP)
  - Include Annexation in Project Description
- Planning Commission Review/Recommendation on Scope of Work
- City Council Review/Approval of Scope of Work
- Release of RFP (30-45 days for response typical)
- Review of Responses/Interview/Reference and Background Checks
- Prepare Consultant Contract/City Council Approval
- Issue Notice to Proceed
- Hold Public Scoping Session
- Prepare Draft EIR

- Circulate Draft (Min. 45-days)
- Response to Comments
- Certify EIR
  - 30 days for litigation to be filed

## **Annexation**

### **Process**

- Pre-Annexation Agreement?
- City Council Formally Initiates Annexation and Sphere of Influence Amendment
  - Includes all Measure U Expansion Areas
- Application Filed with LAFCO
  - Includes request for phased conditioned annexation (subject to Legislation)
- Application Processed
  - Tax Share Resolution (approved by City and County)
- LAFCO Public Protest Hearing
- Annexation Approved

## **Development**

### **Process**

- Entitlement applications prepared by private parties
- Reviewed by City Staff
- Planning Commission/City Council Review/Approval
  - CEQA review based on EIR
- Improvement Plans/Final Maps
- Construction of Project