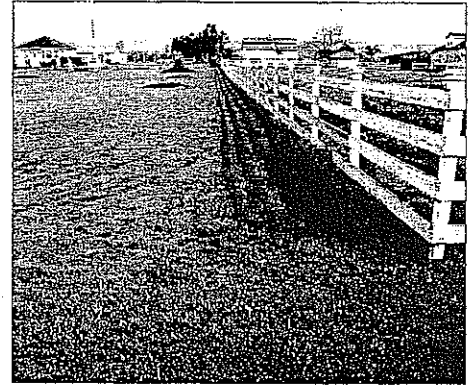

2.0 GROWTH and CONSERVATION STRATEGY

The Watsonville General Plan, originally adopted in 1969, and subsequently updated in 1994 as the Watsonville 2005 General Plan set a goal for the city to expand as a compact, unified City and maintain a clear definition between rural and urban uses. *Watsonville VISTA 2030* continues the commitment to compact development, maintenance of a clear definition between rural and urban uses, and preservation of agriculture. The City of Watsonville recognizes the importance of its unique resources, including its rivers, creeks, sloughs, lakes and adjacent wetland habitat. It establishes a clear boundary between urban and rural uses.

The City of Watsonville recognizes that the agricultural land adjacent to its urban limit line are important for the economy as well as its sense of history and place. The lands of the Pajaro Valley which surround Watsonville define the City as a distinct place, separated from other urban areas by ample undeveloped land. The City is committed to the preservation of agriculture in the Pajaro Valley and thus supports Santa Cruz County's policies to promote agriculture on the lands beyond the City's urban limit line. However, within urbanized areas of the County the City encourages Santa Cruz County to also pursue a strategy of encouraging the development of affordable housing consistent with the Action Pajaro Valley Pajaro Valley Growth management Strategy.

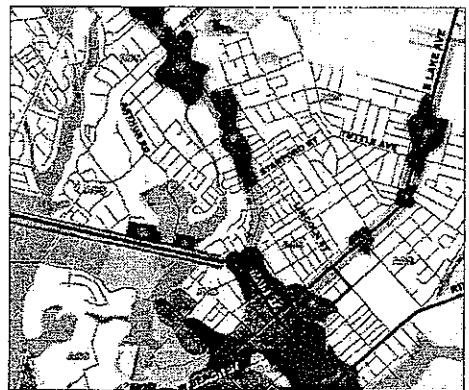
It is vital that future expansion of the City be anticipated and planned for by managing the natural and built environment wisely. While compact growth is a positive trend relative to the preservation of agricultural land (compact patterns of development minimize the need to consume productive agricultural land), there are limits to the ability of the City to increase its population density. For instance, the limited capacity on some major arterials and parts of the street network



Rural area within the urban limit line adjacent to the existing urban area.



Compact patterns of development – in the form of small-lot single-family homes – can help preserve agricultural lands while providing affordable housing opportunities.



Portion of growth "vision" map; a concept or framework for where future growth should occur.

will likely require major roadway improvements to handle increased traffic. Land for parks and schools are limited. Also, the desire to preserve the community's character and protect existing neighborhoods may be at odds with the introduction of higher density development.

Nevertheless, achieving the General Plan development goals within City limits and designated future growth areas should be underscored. In order to satisfy the needs of its growing population, the City must make the most of its new growth expansion options while also optimizing its infill and redevelopment opportunities within existing city boundaries and encouraging its neighboring jurisdictions to assume their fair share responsibility.

The basis for the growth and conservation strategy follows:

- Continue to serve the needs of the existing and future population, which include:
 - A balance of land uses to satisfy the need for affordable housing, employment, and recreation and education
 - A supply of jobs in Watsonville that are sufficient to provide a living wage and that reduce the need to commute elsewhere for employment
 - Elimination of the housing affordability gap
 - A sound financial strategy for the city
- Urban development should take place under the City's jurisdiction and those areas designated by the Pajaro Valley Growth Management Strategy; the City is best suited to provide urban services.
- Infill development, where feasible, can only meet a portion of the population's need.
- Expand the Sphere of Influence. Additional land outside the existing City limits will be needed to accommodate growth in 2025 and 2030.
- Continue a compact development pattern in newly annexed areas. The density and intensity of development within these areas will equal or exceed that within the existing City. Thus, negative impacts on the environmental and agricultural lands can be mitigated while still accommodating new housing, jobs, services, and recreation opportunities for the current and future population.
- Link urban development within the expansion areas to the City's Capital Improvement Program and Public Services Budget to ensure that new development is economically feasible. New development shall "pay its own way." Thus, development will follow a logical outward sequence.
- Encourage the continuation of agriculture in the Pajaro Valley by allowing and providing for compact, orderly development patterns that minimize the impact on farmland; provide affordable housing and living wage jobs for agricultural worker families and suitable places for agricultural support businesses.
- Continue and expand the protection and restoration of wetlands, minimize the impact on wetlands by development, and enhance recreational opportunities related to wetlands.
- Honor and maintain Measure U defined urban limit lines to provide clear separation between urban and agricultural uses; schedule multi-year intervals to consider appropriate expansion of the urban limit lines to help maintain adequate supply of land for future growth.
- Intensify appropriate existing areas which are rezoned for a higher density to the maximum extent feasible.

- Encourage neighboring jurisdictions to provide increased densities in areas designated for urban development in the Pajaro Valley Growth Management Strategy.
- Limit expansion of utilities outside of the urban limit line unless such projects meet the objectives of the Growth Management Strategy and applicable City water extension policies.

2.1 Planning Boundaries

Several boundary lines define the framework for separating urban and rural land uses. The first is the Watsonville Planning Area boundary line, which defines the outermost boundary for planning and encompasses land intended to remain in rural use as well as land intended for urban use. The perimeter of the boundary represents the area where existing City Water services are currently extended, but land use jurisdictions remains with Santa Cruz County. The second is the urban limit line which lies within the Planning Area boundary, and defines the area intended for City focused urban use. The third boundary is the Sphere of Influence boundary, which delineates land eligible for annexation to the City of Watsonville. Land within the Sphere of Influence is intended for urban use.

The *Watsonville VISTA 2030* planning process focuses on the jurisdiction of the City and its sphere of influence while still taking care to consider adjacent and outlying areas affected by their proximity

Measure U

The Watsonville Urban Limit Line and Development Timing -- popularly known as Measure U -- helps direct where potential new growth should occur. In November 2002, 60% of City voters approved Measure U. It established twenty-year, twenty-five-year, and westerly urban limit lines around the City, and directed growth into several unincorporated areas -- primarily the Buena Vista, Manabe-Burgstrom, and Atkinson Lane areas -- adjacent to the current City boundary. The Measure was designed to protect commercial agricultural lands and environmentally sensitive areas while providing a measure of surety to the City on its

ability to address housing and job creation for the next 20 years.

For the City of Watsonville, this means that some housing and employment areas can be built on vacant land that is currently located outside of the City limits. If housing and employment goals are to be achieved, additional development must be accommodated through infill, refill, or re-use development. Simply put, not all of the projected growth can -- or should be -- accommodated in the Measure U designated new growth areas.

to the City. The community acknowledges that conservation of the prime agricultural land that surrounds the city's urban limit line is a principal planning concern to sustain the City's future growth. To ensure protection of surrounding agricultural lands and to stay focused on the lands to which the City legally maintains jurisdiction, the Urban limit line was set tightly around the area defined by measure U and the existing City limits. As part of the City's policy direction, the Sphere of Influence boundary is intended to be adjusted to reflect the urban limit line.

Watsonville Planning Area Boundary

The Watsonville Planning Area shown in Figure 2.1 encompasses land that the City currently provides limited services including water. The total population in the service area is approximately 63,000 residents. There are approximately 15,500 residents in the water service areas outside City limits. Land use decisions in these areas are governed by the County of Santa Cruz; however these decisions have some impact on the City of Watsonville. The City requests that the County provide notice on development activity in order that the City can ascertain if a project will impact City services or transportation and comment appropriately. There is no implied intent to extend the Urban Limit Line or the Sphere of Influence boundary to the Planning Area Service boundary.

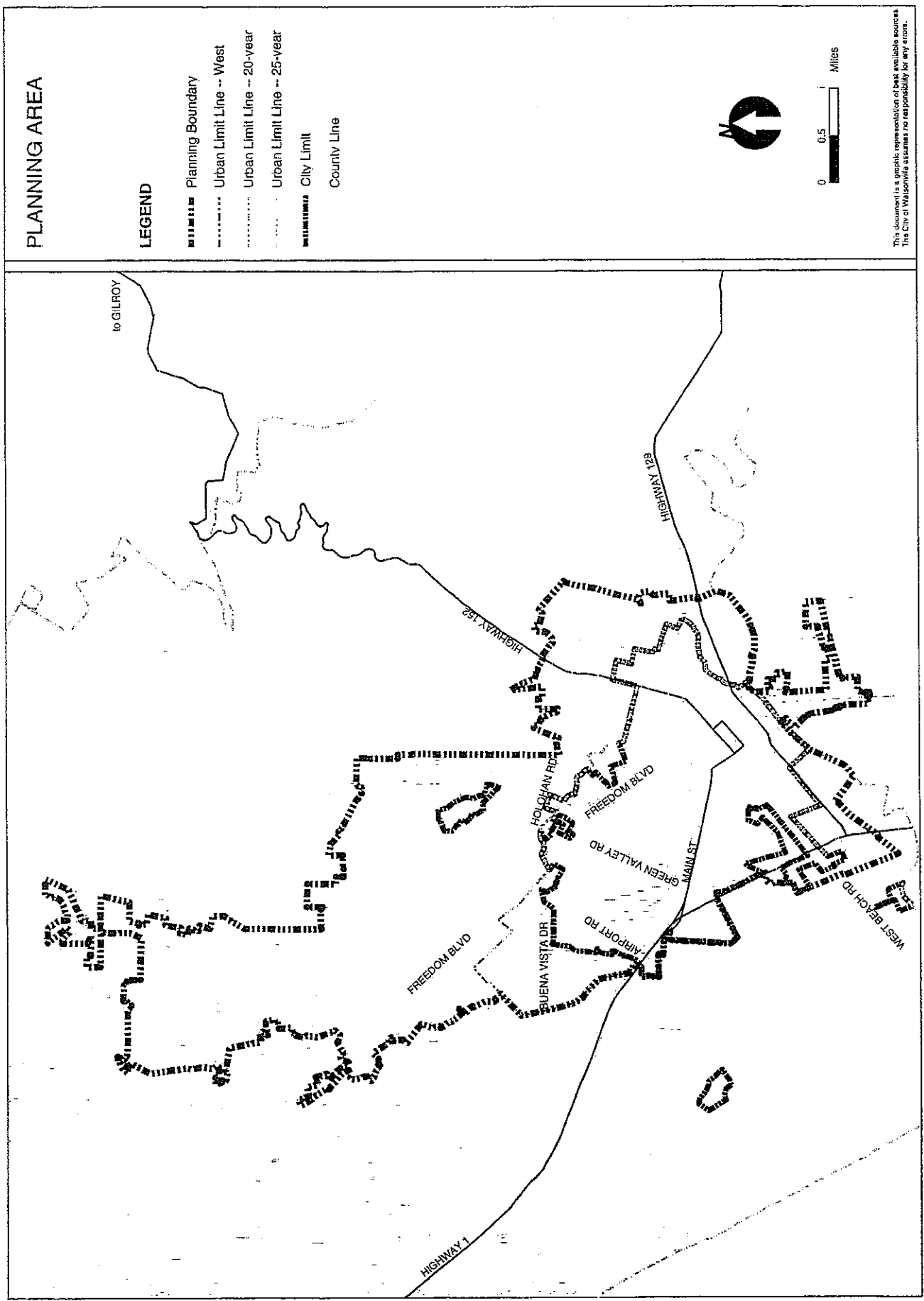
Urban Limit Line

The Urban Limit Line is shown on the Land Use Diagram, Figure 3.21, on page 3-25. This Urban Limit Line was adopted by a vote of the people of Watsonville and, with certain exceptions (described in implementation of this Plan) cannot be amended except by a vote of the people until on or after November 1, 2027, for the 25 year Urban Limit Line and, should that Memorandum of Understanding terminate, the westerly Urban Limit Line, and until on or after November 1, 2022, for the 20 year Urban Limit Line.

Sphere of Influence

A Sphere of Influence (SOI) defines land eligible for annexation. Annexation occurs with the consent of the City and the Local Agency Formation Commission (LAFCO) in accordance with the procedures of the Cortese/Knox Hertzberg act. Watsonville has not extended its SOI since 1994. As part of the General Plan the City will request amendments of the SOI to match Measure U's boundaries.

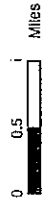
Figure 2.1 Proposed Planning Area Boundary



PLANNING AREA

LEGEND

- █ Planning Boundary
- - - - - Urban Limit Line -- West
- · · · · Urban Limit Line -- 20-year
- · - · - Urban Limit Line -- 25-year
- █ City Limit
- County Line



This document is a graphic representation of best available sources. The City of Watsonville assumes no responsibility for any errors.

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2.2 Agriculture and Urban Development

The Pajaro Valley's exceptional agricultural resources have given Watsonville a unique economic advantage historically. Temperate climate and fertile soils make the Pajaro Valley home to some of the most productive agricultural land in the world. The fruits, vegetables and flowers that are farmed on this land are the driving force behind the Valley's thriving agricultural economy. In 2004, 18 percent of all jobs in Watsonville were directly related to agriculture, and Watsonville plays an important role in housing those who work agricultural jobs—both inside and outside the City.

The agricultural heritage of Watsonville and the Pajaro Valley is an important aspect of Watsonville's character. Agriculture has historically provided an important lifestyle and employment choice for the residents of the Pajaro Valley. No land shown on the Land Use Diagram of the Watsonville Vista 2030 is designated for agricultural use.

Agricultural lands are classified in several ways. Two prominent classification systems for agricultural land surrounding Watsonville are: (1) The Soil Conservation Service (SCS) Capability Classification Class I and II lands with a Storie rating of 60-100; and (2) the County of Santa Cruz land use designation Commercial Agriculture (CA). Lands currently under Williamson Act Contracts are also notable.

Watsonville has contributed significantly over the years to the preservation of the agricultural base of the Pajaro Valley. With the highest developed density in Santa Cruz County, the City has solidly supported the agricultural industries that comprise much of its economic base. In addition, Watsonville has worked diligently to support agricultural workers and their families by providing an affordable, full service community. Watsonville's ability to continue to meet that commitment is

challenged given the escalation of land values, housing costs, utility costs; many of which are out of the control of the City. Recent modifications of the City's agricultural buffer policies will ensure that adequate buffers are maintained between new urban growth areas and existing agricultural uses.

The most viable agriculture land is often also the land most suited for urban development--flat land on good soil. The resulting conflict can only be resolved with a balanced approach to developing future growth areas. *Watsonville VISTA 2030* recognizes the need for such a balance and endeavors to accomplish that as sensitively as possible. The General Plan also recognizes the interplay of various elements to support agriculture, as the preservation of agricultural land alone will not ensure preservation of agriculture or the agricultural economy. Adequate housing and social support services for the agricultural labor force, facilities for support industries, availability of agricultural water, and transportation infrastructure are also essential to maintaining and expanding an agriculturally-based and/or related economy.

To preserve agriculture and simultaneously stimulate other economic development activity in the Pajaro Valley, the City encourages the surrounding jurisdictions to support City-oriented development in already urbanized areas. This means encouraging more strategic configurations of land development (well designed townhomes, duplexes, triplexes, some apartments, and mixed-use buildings) to mitigate the consumption of raw agricultural lands while accommodating growth in the region. And more specifically, the City promotes collaboration with surrounding jurisdictions to encourage the area's projected new growth to occur within Watsonville City limits and other existing urbanized areas in the County, to minimize new development in agricultural areas and in development patterns that are wasteful of land resources and service provisions.

Where feasible, the Urban Limit Line will be complemented by a greenbelt/buffer area which is

a band of land separating urban uses from those beyond the Urban Limit Line. This buffer is to lie within the ULL and be the responsibility of the urban development to maintain. The exact width, location and configuration is dependent upon the purpose(s) which it serves and the physical characteristics of the land. The buffer is considered a passive component of the City's open space system.

Goals, Policies and Implementation

The following goals, policies, and implementation measures are intended to provide a framework for the management of growth within the existing City limit and urban limit lines. These goals build on previous plans' goals and are also derived from the "Guiding Principles" of this updated Plan.

Goal 2.1 Orderly Growth that Protects Agricultural Resources.

Encourage development patterns that protect and are compatible with agricultural lands.

Policy 2.1.1 City-Centered Development

Urban development will occur as infill within existing City of Watsonville limits and in designated future growth areas within the Urban Limit Line. The City will continue to encourage land use policies in existing urbanized areas in the Planning Area that implement the Action Pajaro Valley Growth Management Strategy.

Implementation

2.1.11 Governmental Cooperation.

The City shall collaborate with Santa Cruz and Monterey Counties to establish mutually reinforcing goals of City-centered development patterns to avert the intrusion of rural residential uses and urban development into agricultural lands. Santa Cruz County will be encouraged to modify land use policies in existing urbanized areas in the Planning Area that reflect the City's water extension policies and the Action Pajaro Valley Growth Management Strategy.

2.1.12 Pajaro Community.

The City shall continue to monitor and participate in planning for the Pajaro community within Monterey County to ensure consistency with the Action Pajaro Valley Growth Management Strategy. Since annexation of Pajaro to Watsonville is not currently allowed under State law, development of those lands should be limited to infill in Monterey County. Urban expansion into lands adjacent to the boundary of Pajaro should not be permitted. The City shall actively discourage large scale commercial development outside of the existing redevelopment project area because of flooding, loss of prime agricultural land, traffic, and economic issues.

2.1.13 Government Regulation.

The City shall amend as necessary its development regulation measures to encourage City centered development and to maintain the City's distinct character, which includes the agricultural land surrounding the City's Urban Limit Line in the Watsonville Planning Area.

2.1.14 Urban Services.

The City Council shall establish policies for extension of water services to area within the County that are in the City's Planning Area. New development within City limits shall receive the highest priority for extension of urban services.

2.1.15 Adequate Supply of Land for Urban Needs.

The City shall seek an amendment of the Sphere of Influence to coincide with the City's designated Urban Limit Line. The City shall comply with the Measure U schedule of development.

Goal 2.2 Containment of Urban Development. Maintain Urban Limit Line growth boundaries as mandated by Measure U. Amend the Sphere of Influence line to reflect the Urban Limit Line (ULL) and pursue annexation of future growth areas within the ULL.

Policy 2.2.1 Annexation.

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 that 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 until on or after November 1, 2027; (2) beyond the 20-year ULL until on or after November 1, 2022; or (3) beyond the westerly ULL 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 until on or after November 2027 except as required to accommodate public facilities described in the MOU

Implementation Measures

2.2.11 Sphere Amendment.

The City shall petition the Santa Cruz Local Agency Formation Commission (LAFCO) to amend the Sphere of influence to coincide with the Urban Limit Line shown in the General Plan Land Use Diagram.

2.2.12 Annexation of Land in an Adjacent County.

The City shall monitor and consider requesting legislation permitting the City to annex unincorporated, urbanized land contiguous with the City, situated in an adjoining county.

Policy 2.2.2 Urban Limit Line.

The City shall adhere to the Urban Limit Lines adopted in Measure U to contain urban development within the specified boundaries.

Implementation Measures

2.2.21 Urban Limit Line Location.

The Urban Limit Line has been 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 land 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. The Urban Limit Line consists of three segments as follows:

Twenty Year ULL. Until on or after November 1, 2022, the 20 Year ULL 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 the north side 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: 49-171-07; then leaving Old Adobe Road, northeasterly in a straight line to the northerly 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 ceases and the 25-year ULL commences.

The second part of the 20-year ULL 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 County 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").

Twenty-five Year ULL. Until on or after November 1, 2027, the 25-year ULL 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 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 extension along the City limits to its intersection with Corralitos Creek; then easterly along 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”).

Westerly ULL. 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 (Development Phasing Area G). Should that MOU terminate for any reason, the Westerly ULL, nonetheless, may not be amended until on or after November 1, 2027 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”).

2.2.22 County Cooperation

The City shall participate in the revision of the general plans for Santa Cruz and Monterey County and other locally relevant planning efforts. The City shall encourage each county to actively promote agricultural and open space land uses, and to strictly prohibit further residential and commercial expansion on commercial agriculture lands beyond the urban limit line that significantly impacts the provision of services by the City. However, the City will encourage Santa Cruz County to update its land use programs and the Housing Element in the City’s Planning Area for those existing urban areas that reflect the policies of the Action Pajaro Valley Growth Management Strategy. The City shall monitor the County Housing Element process to ensure that this issue is addressed.

2.2.23 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 2.2.1, 2.2.2, and 2.2.3 and their respective implementation measures, 2.2.11 and 2.2.12 and 2.2.21 through 2.2.23 (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 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 and implementation measures remain in the General Plan.

- b) On or after November 1, 2027, the City Council may amend the 25-year ULL shown on the Land Use Diagram of the General Plan and related ULL Maps and Policies. On or after November 1, 2022, the City Council may amend the 20-year ULL and related ULL Maps and Policies. Should the MOU terminate for any reason, the City Council on or after November 1, 2027, may amend the Westerly ULL and related ULL Maps and Policies, provided, however that earlier Council amendments of the Westerly ULL 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.
- c) 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.
- d) 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.

Policy 2.2.3 Development Phasing.

The City shall pursue annexation of undeveloped and underdeveloped lands between the City limits and the Urban Limit Line.

Implementation Measures

2.2.31 Specific Plan Approval.

Areas with specific plan designations must have specific plan approval before, or concurrent with, subdivision or other development approvals. These areas include:

- Buena Vista (I, II, and III)
- Atkinson Lane
- Manabe-Burgstrom

2.2.32 Phasing of Development.

Development of large parcels of annexed land shall proceed according to the phasing schedule in the specific plan.

Area A, Buena Vista, lies within the ULL and shall be processed for development in phases as follows:

Buena Vista I may be processed for development as soon as possible following completion of a specific plan calling for primarily residential uses, with some neighborhood commercial, light industrial, schools, open space and parks.

No final map for Buena Vista II may be recorded until after 2016, or after final maps have been recorded for fifty percent of the residential units in Buena Vista I, whichever is earlier, but in any event not before January 2010 and following completion of a specific plan.

No final map for Buena Vista III may be recorded until after 2016, or after final maps have been recorded for fifty percent of the residential units in Buena Vista II, whichever is earlier, but in any event not before January 2012 and following completion of a specific plan.

Area B, Atkinson Lane, lies within the ULL. No tentative map shall be approved until after January 1, 2010, and after completion of a specific plan. Uses in this area shall be restricted to residential and support commercial uses with a requirement that at least fifty percent of the number of units be deed restricted affordable workforce housing with an emphasis on the housing of agricultural workers. "Affordable" shall mean a category of housing that may be purchased or rented by a household with very low (50% of annual Watsonville median household income ("mhi")), low (80% mhi), median (100% mhi), moderate (120% mhi) or above moderate (150% mhi) income.

Area C, the area South of Corralitos Creek lies outside of the ULL, and is subject to Annexation Policy 2.2.1 and which shall not be subject to planning or processing for development until on or after November 1, 2027.

Area D, the area East of East Lake Avenue, lies outside of the ULL, and is subject to Annexation Policy 2.2.1 which shall not be subject to planning or processing for development until on or after November 1, 2022.

Area E, the Villages, lies within the ULL. This site has been annexed and received approval of a Tentative Subdivision Map and is restricted to 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, 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 1, 2027, except for water service, waste water service, leachate lines or other public facilities, as provided in the MOU or as provided in Policy 2.2.2 and related Implementation Measures.

2.2.33 Unbuildable Land.

Lands deemed unsuitable for development by the City of Watsonville shall not be approved for development. If development is not permitted, lands may be used as greenbelt and/or designated environmental management.

2.2.34 Agricultural Land Use.

Foster the continuation of agriculture in the Pajaro Valley.

Policy 2.2.4 Agricultural Land Conservation

The City shall plan for the preservation and enhancement of important agricultural lands by encouraging Santa Cruz County and Santa Cruz LAFCO to focus continued urbanization of lands beyond the urban limit line to those already urbanized areas recognized by the Action Pajaro Valley Growth Management Strategy, and those that are consistent with the City water service policy and by encouraging the retention of Commercial Agriculture land beyond the urban limit line for long term agricultural purposes.

Implementation

2.2.41 Urban Limit Line.

To preserve agricultural land uses outside the urbanized area, the City shall not initiate /pursue annexation or increased urbanization by the City outside the Urban Limit Line.

2.2.42 Retention of Agriculture.

The City shall encourage retention of agricultural uses on lands beyond the Urban Limit Line by restricting the extension of urban services to those areas in accordance with the City's adopted water and agricultural buffer policies.

2.2.43 Williamson Act.

The City shall encourage landowners in Santa Cruz County, outside the urban limit line, to maintain agricultural production through the use of Williamson Act contracts.

2.2.44 Limits on Urban Expansion.

The City shall continue to enforce the Urban Limit Line and conditions set forth by Measure U. Specifically, the City shall not allow urban uses beyond the Urban Limit Line as it is depicted in the Land Use Diagram until 2027, with the sole exception of the area just west of Corralitos Creek and north of East Lake Avenue, where development can occur after 2025 following the process outlined in Measure U.

2.2.45 Industries Related to Agriculture.

The City shall encourage industries that derive synergies from and help to support local agriculture.

2.2.46 Agricultural Workforce and Housing.

The City shall continue to encourage regional cooperation in addressing the agriculture workforce housing issues, including the development of new farm worker housing in Santa Cruz County.

2.2.47 Water Quality and Erosion Control.

The City shall continue to provide for the protection of water quality and for the control of erosion.

Policy 2.2.5 Establishment of an Agricultural and Open Space Buffer

The City shall maintain a buffer policy to protect agriculture and environmental resources from urban encroachment. This buffer policy may also serve one of the following purposes:

- Protect natural resources
- Serve as passive recreation
- Promote City beautification
- Buffer airport operations
- Utilize constrained land unsuitable for development

Implementation Measures

2.2.51 Cooperation with Counties.

The City shall continue work with Santa Cruz and Monterey Counties to ensure that buffers between agricultural uses and urban development are maintained and established.

2.2.52 Establish Buffer from Agricultural Land.

Residential uses shall provide a buffer between agricultural activity and urban lands per the City buffer policy Resolution 274-04 (CM) or as amended from time to time. Buffers for environmentally sensitive lands shall be consistent with policy 11.1.12.