

# PROJECT OVERVIEW

Beautiful 20+/- acres of flat and rolling undeveloped land in an annexation area called Buena Vista I located in the City's Sphere of Influence, just north of the City of Watsonville.

The City of Watsonville received a federal Grant in the late 1990's to guide its land acquisition and development process. A non-profit, political action committee called Action Pajaro (APV) was formed in 1998 with members and stakeholder groups inside and outside the community interested in shaping this process. Over a four year period, public meetings and workshops, guided by the City and its professional consultants, resulted in the Growth Management Strategy Document<sup>i</sup> how land use in the City of Watsonville would be done over the next 25 years. Measure U<sup>ii</sup> passed overwhelmingly (60% + in favor) in November 2002 and validated the community's support of the City's plan for growth and new development.

In October of 2005, the local LAFCO unanimously approved the Manabe-Bergstrom annexation of 90 acres of farmland to the southwest which is planned as the new industrial hub for the City, creating 2000+ new jobs. Buena Vista is designed to be the housing and commercial component for the new job holders and their families.

In June 2006, the City Council passed, Watsonville VISTA 2030, the General Plan Update<sup>iii</sup> to include the mandate of Measure U as the next step in moving toward annexation. The City expects that the fate of a lawsuit filed against the General Plan by disgruntled pilots and outsiders will be decided soon. When appropriate, the City will begin its Specific Plan and EIR process for the Buena Vista Annexation Area.

The City Manager and the Planning Department are committed to the process and have facilitated open discussion within the community engaging them in the planning process for Buena Vista I. Current densities and land use suggested by the City for this 20+/- acres includes plans for approximately 100+SF homes and potentially, 3-5 acres of mixed use commercial and higher density residential.

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The BVI Annexation Area of 300+ acres is easily the largest residential and commercial development that will take place in Santa Cruz County over the next 25 years. The “new land owner” will be coming in as the Specific Plan and EIR process are beginning. They will have a great deal of input, advice, consent, and control over the ultimate land use and density as owner of this parcel.

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- <sup>i</sup> Growth management strategy document
  - <sup>ii</sup> Measure u
  - <sup>iv</sup> Section 2.0, growth and conservation
  - <sup>v</sup> Section 3.0, land use
  - <sup>vi</sup> Section 12.0, new infrastructure

Links:

City of Watsonville

<http://watsonville.org/>

LAFCO

<http://www.santacruzlafco.org/>