

City of Watsonville

MEMORANDUM



Date: December 13, 2019

To: Suzi Merriam, Community Development Director

From: Justin Meek, AICP, Principal Planner/Zoning Administrator

Subject: Administrative Use Permit with Design Review and Environmental Review (PP2019-448) for implementing the City Plaza Expansion and Renovation Project.

RECOMMENDATION

Staff recommends approval of the Administrative Use Permit with Design Review and Environmental Review (PP2019-448) for implementing the City Plaza Expansion and Renovation Project, based on the attached Findings and Conditions of Approval.

BASIC PROJECT DATA

APPLICATION NO. PP2019-448

APN: 017-112-01

LOCATION: 350 Main Street

LOT SIZE: 2.3± acres

SCOPE OF PROJECT: The proposed project would renovate the existing City Plaza. The project involves renovating the historic gazebo structure, providing a new stage and seating area, and constructing a permanent restroom structure. The project also involves expanding the footprint of the Plaza to incorporate portions of the adjoining right-of-way of Peck Street and Union Street. Proposed site improvements include new landscaping, lighting, and permeable paving. Project entitlements include an Administrative Use Permit with Design Review.

GENERAL PLAN: P/QP (Public/Quasi-Public)

ZONING: PF (Public Facilities)

ADJACENT GENERAL PLAN: CC (Central Commercial)

ADJACENT ZONING: CCA (Central Commercial Core Area) and CC (Central Commercial)

EXISTING LAND USE: Public park

PROPOSED LAND USE: Public park

APPLICANT: Nick Calubaquib, 231 Union Street, Watsonville, CA 95076

PROPERTY OWNER: City of Watsonville, 275 Main Street, Watsonville, CA 95076

CEQA REVIEW: An Initial Study/Mitigated Negative Declaration has been prepared for this project, in accordance with the provisions of the California Environmental Quality Act (CEQA).

BACKGROUND

On September 8, 2009, the City of Watsonville City Council adopted Resolution No. 173-06 (CM), adopting the City of Watsonville Parks and Recreation Master Plan (2009). The purpose of this Plan is to present a long-term vision and goals for the Parks and Community Services Department for 20 years; describe current and future needs, interests and community preferences for parks, recreation, trails, and facilities; and develop a process and priorities for managing the Department's commitments so that new requests and initiatives are considered in light of existing conditions. This Plan serves as a framework for future decision-making, priority setting, and budgeting.

Appendix B to the 2009 Parks Master Plan provides design guidelines for improving park facilities, including the following list of additional resources to enhance the City Plaza in the future:

- Stage/amphitheatre
- Turf area
- Playground or play features
- Interactive water feature
- Small-scale sporting facilities compatible with an urban site (bocce, basketball, croquet)
- Shelter, shade structure or gazebo
- Upgraded utility service for special events
- Concessions or vendor space
- Commercial lease space (restaurant, bookstore, coffee shop, etc.)
- Restrooms
- Memorials
- Trees
- Ornamental fountain

The financing strategy discussion in the 2009 Parks Master Plan notes that the City does not have adequate funding to pay for all of the improvements described in the document for the City Plaza and other park sites and facilities. One of the strategies for making park improvements is a "pay-as-you-go" strategy. This option is intended to fund improvements and upgrades to existing parks and facilities. Funding would rely primarily on past sources, such as the General Fund and Parks Development Fund.

Plan Update

Since its adoption, many aspects of the City have changed, from the overall population to City and community leaders. These factors, along with the economic downturn in the United States at the time the Master Plan was adopted, greatly impacted the City's ability to fully implement the 2009 Parks Master Plan. In 2019, the City launched a new effort to create its first Parks and Recreation Strategic Plan.

Building upon the strong basis from which the 2009 Parks Master Plan was adopted, the new Parks and Recreation Strategic Plan (Strategic Plan) represents a vision for the City's park system in the coming years. The Strategic Plan identifies a plan of action for the City to create a sustainable, updated, and interconnected system of trails, parks, and recreational facilities and programs that promote recreation, health, and environmental stewardship for the growing community. This document expands upon the goals set forth in the 2009 Parks Master Plan to create a number of actionable objectives that better guide the future growth and modernization of the City's parks and recreation system.

The Strategic Plan describes the existing parks and trails conditions, identifies how public input was obtained to guide the plan to fit the needs of the community, delineates actionable objectives to improve

and expand the City-wide parks and trails system, and recommends conceptual designs for both the City Plaza and Ramsay Park sites. The Strategic Plan includes goals and objectives, prioritization information (both City-wide and park specific), site specific cost estimates for the conceptual designs at City Plaza and Ramsay Park, and overall funding strategies.

Strategic Plan Purpose

The Strategic Plan is intended to provide the City with a framework to guide future improvements and redevelopment projects within City limits. This document has three major purposes:

1. Catalog the extensive public feedback that was received during the process;
2. Describe the design approach that the City and consultants used to develop the preferred conceptual plans for both City Plaza and Ramsay Park; and
3. Layout a plan for future enhancements to the City-wide parks and trails system.

Public Outreach and Recommendations

Parks and Community Services staff conducted various meetings and workshops to solicit community input on the Watsonville parks and recreation system, including the future vision for enhancing the City Plaza. Their goal was to create as many outreach opportunities as possible for connecting with the public. The following is a list of meetings and workshops conducted as part of this outreach effort:

- Interdepartmental Staff Workshop – 1/30/19
- Stakeholders Meeting No. 1 – 2/6/19
- Interactive Community Workshop No. 1 – 2/28/19
- Interactive Community Workshop No. 2 – 3/2/19
- Interactive Community Workshop No. 3 – 3/7/19
- City Plaza Workshop – 3/27/19
- Ramsay Park Workshop – 4/10/19
- Pop-up Meeting at Ramsay Park – 4/13/19
- Stakeholder Meeting No. 2 – 4/16/19
- Pop-up Meeting in City Plaza – 4/28/19

On July 1, 2019, the City of Watsonville Parks and Recreation Commission recommended that the City Council approve park improvements identified in a draft Park Master Plan for the City Plaza.

On July 2, 2019, the City of Watsonville Planning Commission received a report on a Park Master Plan for the City Plaza and provided another public forum for discussing potential park improvements.

Council Direction

On July 9, 2019, the City Council approved design recommendations in the draft Park Master Plan for the City Plaza and directed staff to finalize the Plan. During this same meeting, the City Council adopted Resolution No. 118-19 (CM), directing staff to apply for a grant from the State of California Department of Parks and Recreation for funding for the construction of the improvements identified in the City Plaza Park Master Plan under the project title “City Plaza Expansion and Renovation Project.”

Grant Application

On August 5, 2019, the Parks and Community Services staff applied for grant funding through the Statewide Park Development and Community Revitalization Program. This Program helps communities invest in parks and was made possible through the passage of Proposition 68: *California*

Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, the state's largest investment in grant funding history targeted for underserved communities in California.¹

Proposal

On November 20, 2019, Nick Calubaquib, applicant, on behalf of Parks and Community Services Department and City of Watsonville, property owner, applied for an Administrative Use Permit with Design Review and Environmental Review (PP2019-448) for implementing the City Plaza Expansion and Renovation Project.

PROCESS

Administrative Use Permit

Pursuant to Section 14-16.802(d)(5) of the Watsonville Municipal Code (WMC), park or playfields with lighted facilities are allowed conditionally in the PF Zoning District with issuance of an Administrative Use Permit with Design Review. The Zoning Administrative is authorized to issue Administrative Use Permits in accordance with the procedures set forth in WMC Sections 14-12.504 through 14-12.507. The purpose of the Administrative Use Permit is to ensure the proper integration of uses which, because of their special nature, may be suitable only in certain locations or zoning districts or only provided that such uses are arranged or designed in a particular manner. WMC § 14-12.500. This special review shall be for the purpose of determining that the proposed use is, and will continue to be, compatible with surrounding, existing, or planned uses; and for the further purpose of establishing such special conditions as may be necessary to ensure the harmonious integration and compatibility of uses in the neighborhood and with the surrounding area. WMC § 14-12.501.

Design Review

All new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involve structures used for multi-family residential, commercial, industrial or public purpose, are subject to Design Review. WMC § Section 14-12.400. No Building Permit shall be issued for a development subject to Design Review until a Design Review Permit has been approved in accordance with WMC Chapter 14-12 and conditions of approval have been met.

Environmental Review

The California Environmental Quality Act requires local and state governments to consider the potential environmental effects of a project before making a decision on it. CEQA's purpose is to disclose the potential impacts of a project and suggest methods to minimize those impacts so that decision-makers will have full information upon which to base their decision. Below is a summary of key provisions for the consideration and adoption of a negative declaration or mitigated negative for a project.

1. **Consideration prior to approval.** Prior to approving a project, the decision-making body shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process.
2. **Standard.** The decision-making body can adopt the negative declaration or mitigated negative declaration only if it finds there is no substantial evidence that the project will have a significant effect on the environment.
3. **The Record.** The lead agency is to specify the location of the documents and materials constituting the record.

¹ California Department of Parks and Recreation website, <https://www.parks.ca.gov/NewsRelease/865> (visited December 10, 2019)

4. **Mitigation Monitoring and Reporting.** When adopting a mitigated negative declaration, the lead agency must also adopt a program for reporting or monitoring the changes it has required or made conditional on approval.

STANDARD OF REVIEW & APPEAL PROCESS

Whether a particular decision is adjudicative or legislative affects the requirements for findings to support the decision. Legislative decisions involve the adoption of broad policies applicable to many situations (for example, general plan amendments and zoning decisions). Adjudicative (or “quasi-judicial”) decisions, on the other hand, apply already adopted policies or standards to individual cases, such as a variance or conditional use permit application.

Adjudicative/quasi-judicial decisions are based on evidence and must always be supported by findings.² Legislative decisions, however, need not be accompanied by findings unless a State law or City ordinance requires them.

The decision before the Zoning Administrator—an Administrative Use Permit with Design Review—is an adjudicative/quasi-judicial decision and requires findings, either for denial, or as recommended, for approval that is supported by substantial evidence. *Toigo v Town of Ross* (1998) 70 Cal App 4th 309

If the Zoning Administrator’s decision is appealed, the Planning Commission will consider whether the action taken by the Zoning Administrator was erroneously taken and may sustain, modify or overrule the action. In order for an official action to be overturned by an appeal, the Planning Commission must find that the action taken by the Zoning Administrator was taken erroneously and was inconsistent with the intent of the Zoning District regulations that regulate the proposed action. WMC § 14-10.1106

The decision of the Planning Commission shall be final unless an appeal to the City Council is filed pursuant to WMC Section 14-10.1101.

If the Council’s decision is challenged, a reviewing court will consider whether the decision(s) considered the applicable policies and the extent to which the proposed project conforms with those policies and whether the City made appropriate findings.

DISCUSSION

Existing Site

The project site is the Watsonville City Plaza at 350 Main Street (APN 017-112-01) in the City of Watsonville in Santa Cruz County, California. The Plaza is bordered by Main, East Beach, Union, and Peck streets in the City’s historic center. Watsonville is located approximately three miles east of the Pacific Ocean and borders the northwest banks of the Pajaro River and the Monterey County line. The City is situated approximately 18 miles southeast of the City of Santa Cruz, and approximately 19 miles north of the City of Salinas. The project site is 2.3-acres, including the 1.4-acre Plaza and portions of surrounding Peck Street and Union Street adjacent to the Plaza.

The Plaza is rectilinear shaped (approximately 280' x 240'), with the Peck Street and East Beach Street frontages longer than the Main Street and Union Street frontages. The project site is flat and has a ground elevation of approximately 32 feet (10 meters) above mean sea level. The site is developed

² Quasi-judicial decisions require the decision-making body to take evidence and use its judgment to make factual as well as legal determinations about whether a particular property or project meets the standards established by the land use ordinance.

with turfed and planted areas, paved walkways, portable restrooms, park benches, lighting, a fountain, cannons, and a gazebo. The majority of the site is planted in turf grass, and is accented by numerous mature trees distributed throughout the site. Landscape planters are also prominent along the perimeter and surrounding the gazebo. Six paved walkways extend from the gazebo in all directions to the surrounding roadways. Attachment 2 provides photographs of the project site.

The project site is located in an urbanized area, neighbored by two-, three-, and four-story structures. As shown on figure in Attachment 3, the site is bounded by Main Street and commercial uses to the southwest; East Beach Street, with commercial uses and office uses to the northwest; Union Street and educational facilities to the northeast; and Peck Street with commercial use to the southeast.

The Plaza was initially established in 1860 and is listed on the National Register of Historic Places (NRHP). According to the NRHP nomination, the “plaza has been the physical and social center of the local community throughout its history. It is, and has been for many years, the beauty spot of Watsonville as well as a local landmark.” In addition to being significant in the areas of community planning and landscape architecture, the Plaza is noteworthy for its bandstand designed by noted architect William Weeks. The 1.4-acre Plaza’s period of significance is listed as 1906, the year that the bandstand on the property was constructed by Weeks. The Bandstand was also found to appear eligible for listing in the NRHP (P-44-000948).

Additionally, the Plaza contains three trees which are designated as “Historic Trees” under WMC Chapter 7-13 (Preservation of Historical Trees).

Existing Events/Programming

The following is a list of events held at the City Plaza:

- Farmer’s Market – Every Friday
- Women’s Celebration – 3rd week in January
- Peace and Unity March – 2nd Saturday in February
- Walk to Stop the Silence – Last Friday in March
- Day of the Child – 3rd Sunday in April
- Cinco de Mayo Celebration – 1st Sunday in May
- Music in the Plaza – Begins Mid-June and concludes in early September (held every other week)
- International Festival – Mid-July
- Watsonville Strawberry Festival – 1st Weekend in August
- Meals on Main – 2nd weekend in August
- Servio en la Plaza – 2nd weekend in August
- 16 de Septiembre – 2nd weekend in September
- Kidrageous – 3rd weekend in September
- Holiday in the Plaza – 1st weekend in December

Project Purpose

The Plaza is locally considered by many to be the “heart of the city” and has been a locale for community gatherings and celebrations for well over a century. The purpose of the Watsonville City Plaza Expansion and Revitalization Project is to revitalize and improve the Plaza’s function and appeal. The project would provide facilities improvements to the Plaza’s elements and renovate and preserve the site’s con features. The project would also involve the expansion of the footprint of the Plaza to incorporate portions of the right-of-way of adjacent streets. This expanded footprint is intended to facilitate better accommodation of the weekly farmers market and other special events.

Proposed Project

The proposed project involves a redesign of the Plaza, including the construction of a permanent stage with a modular component for outdoor performances and additional seating areas, construction of a permanent restroom structure, and installation of new landscaping, lighting and signage. The project also includes pedestrian and roadway improvements, including one bulb-out extension along Main Street at the pedestrian crossing at Peck Street and decorative permeable pavers within Peck Street and Union Street.

The project would maintain the site's main features, including the gazebo and the existing configuration of six pathways radiating outward to the street from the gazebo. Several benches, a flag pole, drinking fountain, water fountain, perimeter landscaping, and large trees would remain in place. Table 1 provides an inventory of onsite trees to remain or be removed.

TABLE 1 Existing Onsite Tree Inventory

Species	No.
Protect	
Acer palmatum*	1
Cedrus atlantica 'Glaucous'	1
Chamaecyparis lawsoniana	1
Fagus sylvatica	1
Fagus sylvatica 'Purpurea'	1
Jacaranda mimosiflora*	1
Magnolia soulangiana*	1
Metasequoia glyptostroboides	1
Prunus 'Akebono'	4
Sequoia sempervirens	1
Sequoiadendron giganteum	1
Washingtonia robusta	3
Total	17
Relocate	
Prunus 'Akebono'	1
Prunus 'Mt. Fuji'	1
Total	2
Remove	
Brahea edulis	1
Liquidambar styraciflua	1
Picea abies	1
Pyrus calleryana	1
Taxus baccata	2
Trachycarpus fortunei	3
Chamaecyparis lawsoniana	1
Ulmus spp.	1
Prunus 'Kwanzan'	1
Acer miyabei	1
Magnolia soulangiana	2
Malus spp. (crabapple)	1
Total	16

* Designated for preservation, per WMC Chapter 7-13.

Altogether, the key components of the proposed project including the following:

- Seismically retrofit and cosmetically refurbish the gazebo;
- Repaving of gazebo surface and surroundings with permeable pavers and landscaping;
- Refurbishment of the fountain area with a brick plaza, park benches, and interpretative signage;
- Installation of 18-inch high permanent stage facing out from the gazebo toward Main Street with removable stage portion with paver pattern and guardrail;
- Accessible spectator area, permeable pavers, and a sloped ramp with guardrails to the stage;
- Installation of a game table area south of the gazebo;
- Installation of a group picnic area east of the gazebo;
- Installation of a historic/art element pedestal at the corner of Main Street and East Beach Street;
- Repaving of existing pathways with brick accent;
- Installation of a restroom near the corner of Union Street and Peck Street;
- Resurfacing of Peck Street with permeable pavers;
- Resurfacing of Union Street parking area with permeable pavers;
- Modification and addition to the Peck and Main Street curb extension;
- Installation of a raised crosswalk with removable bollards at the corners of (a) Peck Street and Main Street and (b) Peck Street and Union Street; and
- Modification of landscape plantings in the Plaza, consisting of:
 - Planting of 4 large statured shade trees, 6 palm trees, and 14 smaller ornamental trees;
 - Protecting 17 existing trees, including three trees designated for preservation;
 - Removing 16 existing trees, including nine unhealthy trees; and
 - Relocating two existing trees within the Plaza.

General Plan

The subject property has a General Plan Land Use Designation of Public/Quasi-Public (P/QP). General categories of allowed uses for land designated P/QP include:

- Government or quasi-public buildings or facilities;
- Public utility facilities;
- Active and passive recreational facilities;
- Schools; and
- Hospitals.

General Plan Consistency

The proposed project is consistent with the following General Plan goals and policies concerning public land uses, park facilities, urban design and scenic resources.

- **Goal 4.5 Public Land Uses** – Provide public and institutional land uses and services in proportion to population growth.
- **Policy 4.E Public and Quasi-Public Land Use** – The City shall plan for and designate an adequate amount of land to accommodate the institutional land uses needed to serve residential neighborhoods and the entire city.
- **Goal 8.1 Community Needs** – Enhance the quality of life by assuring the provision of services, programs, and facilities that reflect the leisure needs and desires of the community.
- **Goal 8.2 Facilities** – Provide a full range of park and recreation facilities including active recreation areas, passive natural open spaces, and a bicycle/pedestrian trail system.

- **Policy 8.B Park Acquisition and Development** – The City shall designate sites for future parks and recreation facilities and shall continue to finance, acquire, and develop park facilities consistent with the Watsonville park standards and in proportion to population growth in Watsonville.

The Plaza is one of the more frequently used parks in the City. The project would provide needed enhancements to the Plaza for it to continue to serve the City's residents. The project would provide a new restroom building and upgrade passive recreation amenities, such as new picnic table areas, new game table areas, and new park benches along existing pathways. New facilities also include a permanent stage for use during special events, with the gazebo as a backdrop. The gazebo would be cosmetically refurbished and seismically retrofitted, while remaining in its current location at the center of the Plaza. As such, the project would maintain and foster the Plaza as a place to congregate and relax during weekdays, and as the host of numerous public events during weekends and special times throughout the year.

- **Goal 5.4 Downtown** – Preserve and enhance the visual appearance of Main Street from the Pajaro River Bridge to Freedom Boulevard.
- **Goal 5.9 Scenic Corridors** – Protect and enhance the views of and from the scenic streets and highways in Watsonville and the Planning Area.

The segments of East Beach Street and Main Street adjacent to the project site are within scenic routes, as designated by the Urban Design and Scenic Resources chapter of the General Plan. As shown on Figure 1, East Beach Street is a designated scenic route from Main Street to Beck Street, and Main Street is a designated scenic route from Highway 1 to the Pajaro River.

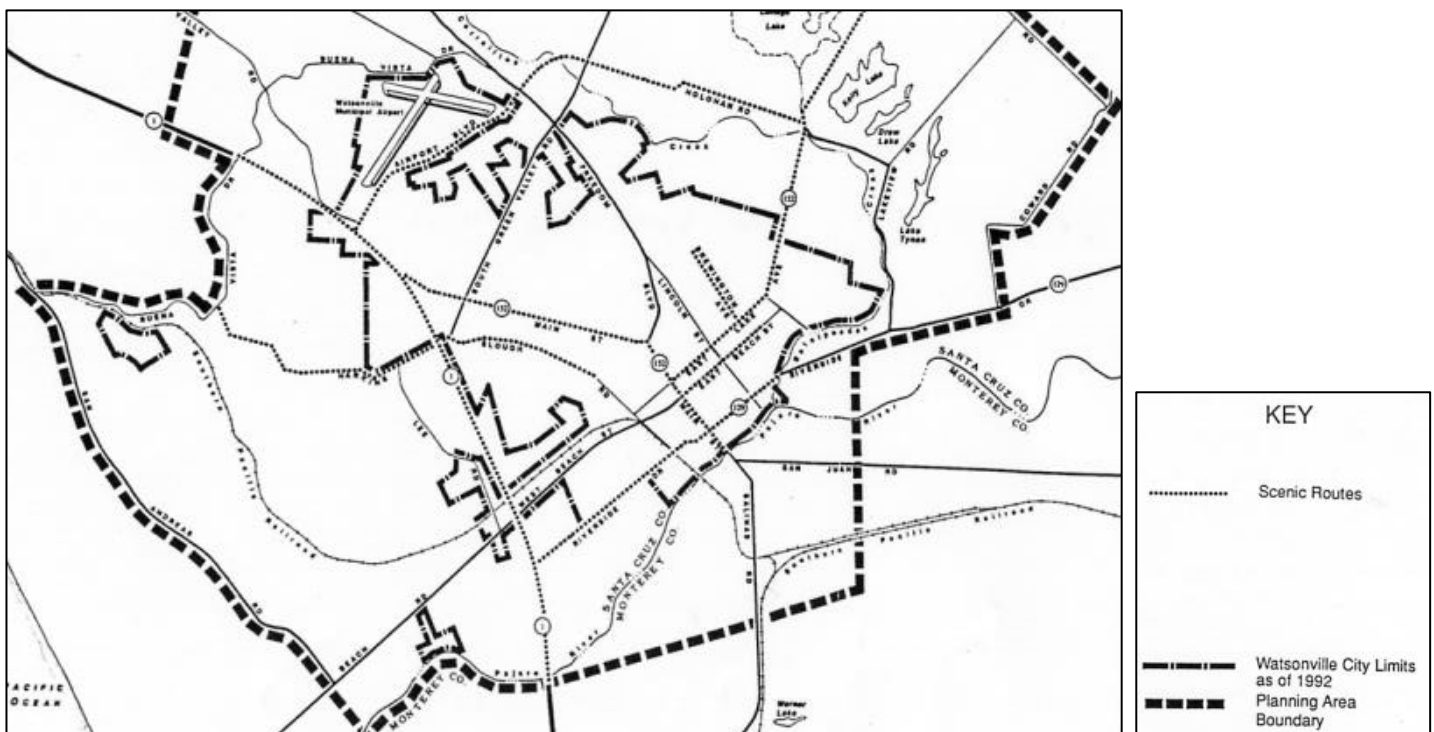


FIGURE 1 Scenic Routes

Source: Watsonville 2005 General Plan, Figure 5-2 (City of Watsonville, 1994)

The proposed project would provide enhancements to the existing Plaza that would not result in adverse effect on the scenic vistas from Main Street and East Beach Street. The project would seismically retrofit and cosmetically refurbish the existing gazebo and fountain, add a restroom building, incorporate an elevated stage with sloped path of travel for accessibility, install game tables and group picnic areas, resurface existing walkways within the Plaza, parking areas along Union Street, as well as Peck Street from Main Street to Union Street, remove some trees and vegetation, and add new plantings and trees throughout the Plaza.

The restroom building would measure approximately 400 square feet and one-story in height. The stage would be elevated 18 inches from ground level and have the gazebo as a backdrop. These Plaza improvements would not substantially block or degrade views from designated scenic routes on East Beach Street and Main Street.

In summary, the proposed project, with implementation of conditions of approval, would be generally consistent with goals and policies in the General Plan. Because general plans often contain numerous policies emphasizing differing legislative goals, a development project may be consistent with a general plan, taken as a whole, even if the project appears to be inconsistent with some of its policies. Based on a review of the General Plan's goals and policies, the proposed project is in harmony with the overall intent of the City's General Plan goals and policies, including those pertaining to public land uses, park facilities, urban design and scenic resources.

Zoning

The Zoning Ordinance implements the General Plan, regulates the future growth of the City, and promotes orderly community development.³ It includes the Zoning Map, which sets forth the designations, locations and boundaries of zoning districts. The project site is within the PF Zoning District.

The purpose of the PF (along with the Institutional) Zoning District is to clearly separate the development standards and land use regulations for public facilities owned and operated by city or county government agencies with uses that are available to the general public and other institutional facilities that provide uses that are available to the public but are either privately owned or operated by state and federal agencies.

The proposed project is consistent with the list of allowable uses for and general purpose of the PF Zoning District, in that the project would not change the existing public park use owned and operated by the City of Watsonville.

Historic Character and Design

The proposed project would continue the historic use of the Plaza as a community gathering space and public square. The project would also retain and preserve the historic character of the Plaza. For a detailed discussion on how the project complies with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, see pages 36-41 of the Initial Study prepared for the project.

³ The General Plan and Zoning are not the same. A general plan is a set of long-term goals and policies that a community uses to guide development decisions. Although the plan establishes standards for the location and density of land uses, it does not directly regulate land use. Zoning, on the other hand, is regulatory. Under the zoning ordinance, development must comply with specific, enforceable standards such as minimum lot size, maximum building height, minimum building setback, and a list of allowable uses.

Historic Structures Preservation

The Plaza is listed on the National Register of Historic Places. The site's historic features include the gazebo, bandstand, cannons, and water fountain.

Alterations to historic structures, as defined in WMC Section 9-2.200, is subject to review by the Planning Commission. In accordance with WMC Section 8-13.09, a condition of approval requires the Building Official, upon receipt of an application for a Building Permit to carry out any construction, alteration, demolition, or removal of a historic structure onsite, to forward such application for approval by the Planning Commission.

The Planning Commission shall be guided by the standards set forth in WMC Section 8-13.12 in its review of permit applications for work or change of conditions on a historical structure. In appraising the effects and relationships established herein, the Planning Commission in all cases shall consider the factors of architectural style, design, arrangement, texture, materials and color, and any other pertinent factors.

Access/Circulation

The project site is located in the City's historic center and is bordered by the fully improved public right-of-ways of Main, East Beach, Union, and Peck streets. All necessary access improvements have been installed previously, and no roadway improvements, traffic control devices or access restrictions to control or divert traffic flow is needed. The proposed project includes the installation of removable bollards at either end of Peck Street (in-between Main and Union Streets), which would allow the City to restrict vehicle access and thereby expand the usable Plaza area into the street during special events, such as the weekly Farmer's Market.

Pedestrian Access

Existing sidewalks provide pedestrian access to the Plaza. As shown on the Concept Plan (Attachment 1), the proposed project would enhance pedestrian safety to the site by installing a raised crosswalk with the removable bollards at either end of Peck Street (at the intersections with Main Street and Union Street). The raised crosswalks would slow vehicle traffic along Peck Street on a regular basis, making the Plaza feel safer for pedestrians. The removable bollards would allow the City to restrict vehicle access and thereby create a safe space for the community to use the street during special events.

Bicycle Access

Bicycle access would continue to be provided to the Plaza from the adjoining streets, which are considered Class III bike routes.

Vehicle Parking

The proposed project would not change the number of existing parking spaces adjoining the Plaza along East Beach Street, Union Street, and Peck Street. Additional parking spaces are available in nearby public lots and structures.

Bicycle Parking

The Concept Plan does not show the location of bicycle parking facilities at the Plaza. A condition of approval requires the installation of a bike rack capable of supporting at least three bicycles of various sizes in a vertical position, in accordance with California Green Building Code Section 5.106.4.1.

Landscaping

The Concept Plan shows the layout of existing and proposed landscape plantings. As shown on this Plan, new palm trees would be added to frame the paved area surrounding the gazebo. In addition, accent trees and street trees would be planted along the existing pathways and Union Street, respectively. These plantings would enhance the appearance of the site and provide shade.

A condition of approval requires the landscaping and irrigation design comply with the California Model Water Efficient Landscape Ordinance, in accordance with WMC Section 6-3.801.

Tree Preservation

Under WMC Chapter 7-13 (Preservation of Historical Trees), the Parks and Community Services Department and the Parks and Recreation Commission are authorized to recommend to the City Council that certain trees be “designated” in order to preserve the tree(s) for their special character, historical value, or aesthetic interest. The Department maintains a record of designated trees, which is shared with the Building Office and Director of Public Works to ensure any permit application for work that would impact a designated tree is forwarded to the Department for review. WMC § 7-13.09

The Plaza contains three trees designated as historic (see Table 1). These trees would be retained as part of the project, in compliance with WMC Chapter 7-13.

Trash Enclosure

An existing trash bin is located near the intersection of Peck Street and Union Street. As shown in Figure 2, the bin is screened from view by chain-link fencing with wood slats. This enclosure does not meet the City’s current standards. A condition of approval requires the construction of a new trash enclosure in accordance with the City of Watsonville Public Improvement Standard No. S-602.

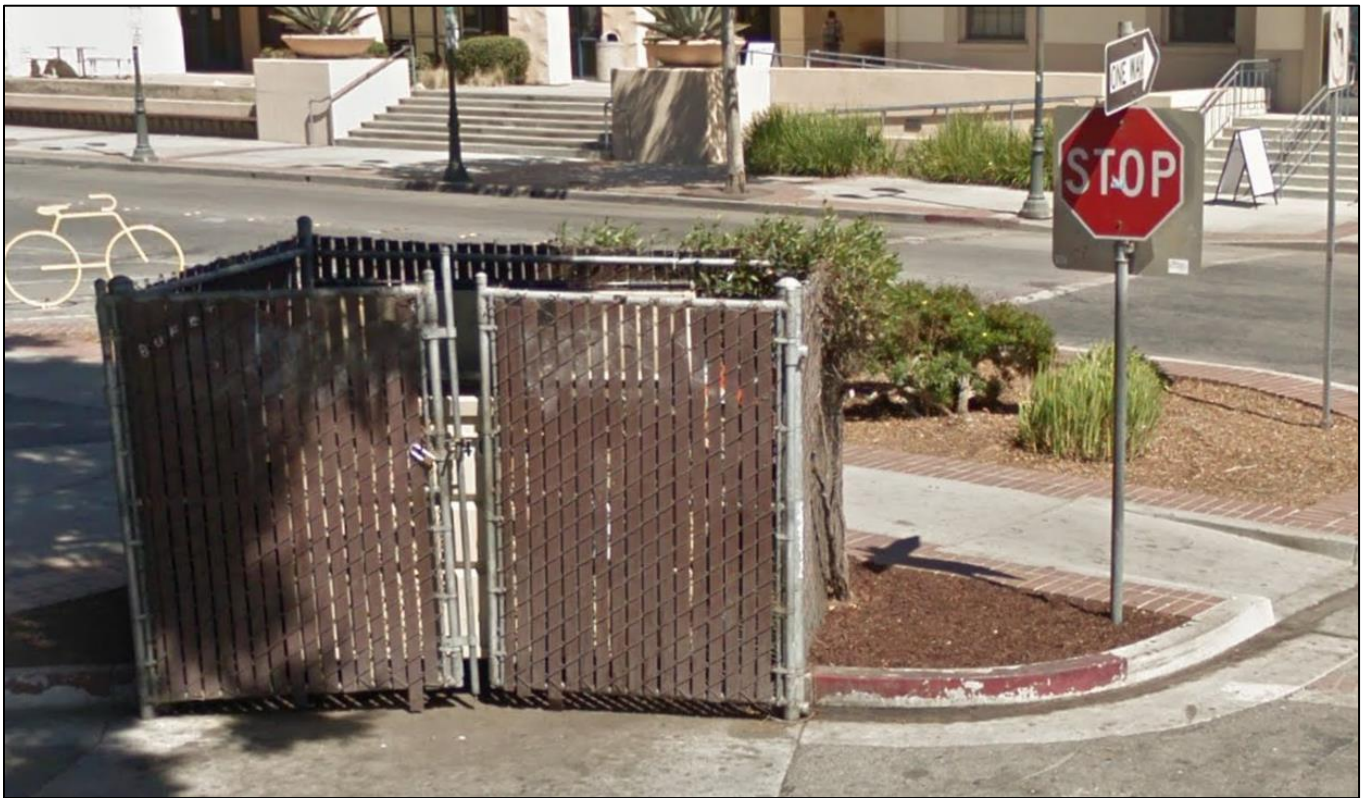


FIGURE 2 Existing Trash Bin with Fence Enclosure

Source: Google Street View (image capture Sept. 2018)

Drainage

The proposed project is subject to the City's post-construction stormwater management requirements (PCRs), pursuant to WMC Section 6-3.535. The primary objective of the PCRs is to ensure the reduction of pollutant discharges to the maximum extent possible and prevent stormwater runoff from causing or contributing to a violation of water quality standards. The PCRs categorize projects into four primary tiers based mainly on the net increase in impervious surfaces that would result from a project (i.e., the amount of new and replaced impervious surfaces). Each PCR tier is linked to increasingly stringent performance requirements for stormwater management and treatment. Each PCR tier is subject to the performance requirements of that tier, plus the performance requirements of the lower tiers, as applicable. See Table 2 for a summary of all PCR tiers and their associated performance requirements for stormwater management and treatment.

TABLE 2 Summary of City of Watsonville Post-Construction Requirements

PCR Tier	Requirements
Tier 1	Performance Requirement 1 – Site Design & Runoff Reduction
Projects that create or replace 2,500 sq. ft. or more of impervious surface, including detached single-family home projects.	Implement site design and runoff reduction measures: <ul style="list-style-type: none">• Limit disturbance of creeks and natural drainage features.• Minimize compaction of highly permeable soils.• Limit clearing and grading of native vegetation to the minimum area necessary.• Minimize impervious surfaces.• Minimize runoff by incorporating permeable surfaces and directing runoff toward permeable areas or to rain barrels for reuse.
Tier 2	Performance Requirement 2 – Water Quality Treatment
Projects, except detached single-family homes, with 5,000 sq. ft. or more of net impervious surface*. (Detached single-family home projects with 15,000 sq. ft. or more of net impervious surface*.)	Tier 1 performance requirements, plus: <ul style="list-style-type: none">• Treat stormwater runoff using one or more onsite systems, including low impact development treatment systems, biofiltration treatment systems, and non-retention based treatment systems.• Project applicant must submit a Stormwater Control Plan to the City that sufficiently demonstrates that the project design meets performance requires of PCR Tier 2.
Tier 3	Performance Requirement 3 – Runoff Retention
Projects, except detached single-family homes, that create or replace 15,000 sq. ft. or more of impervious surface. (Detached single-family home projects with 15,000 sq. ft. or more of net impervious surface*.)	Tier 2 performance requirements, plus: <ul style="list-style-type: none">• Use low impact development standards to prevent offsite discharge of runoff from events up to the 95th percentile rainfall event.• Where technical infeasibility prevents full onsite retention requirements, retention-based stormwater control measures shall be provided for no less than 10 percent of the project's impervious surface area.• Project applicant must submit a Stormwater Control Plan to the City that sufficiently demonstrates that the project design meets performance requires of PCR Tier 3.
Tier 4	Performance Requirement 4 – Peak Management
Projects that create and/or replace 22,500 sq. ft. or more of impervious surface in Watershed Management	Tier 3 performance requirements, plus: <ul style="list-style-type: none">• Control peak flows to not exceed pre-project flows for the 2-year through 10-year storm event.

PCR Tier	Requirements
Zone 1.	<ul style="list-style-type: none"> • Project applicant must submit a Stormwater Control Plan to the City that sufficiently demonstrates that the project design meets performance requires of PCR Tier 4. • Submit an Operations and Maintenance Plan for structural stormwater control measures to the City of Watsonville for review and approval prior to final construction sign-off.

* Net impervious area equals new and replaced impervious area minus the total pre-project-to-post-project reduction in impervious area.
Source: Ordinance No. 1299-14 (CM).

The project would add a 400± square-foot restroom, a 1,500± square-foot stage, and 450± square-foot concrete ramp to the stage, resulting in a small increase in impervious surface area within the Plaza. This increase would be offset by the introduction of new pervious surfaces within the Plaza and in the adjoining streets. As shown on the Concept Plan, the project would increase the site's overall permeability—and therefore reduce overall runoff—by replacing existing paved surfaces surrounding the gazebo with permeable pavers (Attachment 1). In addition, approximately 9,800 and 2,600 square feet of impervious paving in Peck Street and Union Street, respectively, would be replaced with permeable pavers.

The project is a PCR tier 1 type project, as it would create or replace more than 2,500 square feet of impervious surface surfaces, and therefore is subject to compliance with the performance requirements of PCR tier 1. In accordance with the performance requirements for PCR tier 1, the site design would minimize runoff by incorporating permeable surfaces and limit the clearing of vegetation while adding a net increase in trees to the site.

A condition of approval requires the applicant to provide a Stormwater Control Plan (SWCP) that demonstrates compliance with the City's post-construction stormwater requirements at the time of project construction, in accordance with WMC Section 6-3.535. Prior to issuance of a Grading or Building Permit, the applicant shall submit a SWCP that provides a breakdown of the new impervious area, replaced impervious area, and new permeable area and includes all information requested in the Public Works Plan Check Correction List prepared by Alex Yasbek, P.E. (Attachment 6).

In addition, a condition of approval requires the applicant to provide an improvement plan for review and approval by the City Engineer, showing details for how the adjoining roads would be reconstructed with permeable pavers.

Flood Hazard

According to the Federal Emergency Management Agency (FEMA), the project site is located in Zone AH ("Special Flood Hazard Area") with a base flood elevation of approximately 32 feet. While the ground elevation is also approximately 32 feet and new structures added by the project would be limited to one restroom and a stage, the City followed the eight step decision making process for complying with federal floodplain management requirements, pursuant to regulations under the United States Department of Housing and Urban Development.⁴ The analysis determined that the project should be built as proposed on the site. The City will be required to purchase flood insurance for the project.

⁴ City of Watsonville Plaza ADA Improvement Project: Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58 (City of Watsonville, 2019)

Environmental Review

An Initial Study has been prepared for the project in accordance with the provisions of CEQA. The Initial Study addresses the potential physical environmental effects of the project for each of the environmental topics outlines in Appendix G of the CEQA Guidelines. Impacts to biological resources, cultural and tribal resources, and noise were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation.

The Initial Study was made available for a 20-day public review period from October 18, 2019, to November 7, 2019. Hardcopies of the Initial Study were available for public review at the Parks and Community Services Department (231 Union Street), Community Development Department (250 Main Street), and Watsonville Public Library (275 Main Street).

The City received two comment letters on the draft Initial Study, one from the Pajaro Valley Historical Association and a second from Cabrillo Community College. No new significant environmental issues were identified in the comments. The former stated their support for the project's adherence to the Community's interest and desire in maintaining the historical significance and messaging of the Plaza. The latter stated their support of the conceptual site plan and the overall increase in the amount of trees in the park.

The Zoning Administrator, in the exercise of his/her independent judgment as the decision-maker of the City of Watsonville for this project, finds that there is no substantial evidence that the project will have a significant effect on the environment. A Mitigated Negative Declaration has been prepared for the project, in accordance with Public Resources Code section 21080(c). The custodian of the Initial Study and Mitigated Negative Declaration is Nick Calubaquib, Parks and Community Services Director.

A Mitigation Monitoring and Reporting Program (MMRP) has also been prepared for the project, in accordance with CEQA Guidelines section 15074. The purpose of the MMRP is to ensure the mitigation measures included in the Initial Study/Mitigated Negative Declaration are implemented. All identified mitigation measures are incorporated as conditions of approval.

CONCLUSION

The proposed Administrative Use Permit with Design Review Permit and Environmental Review (PP2019-448) would allow implementation of the City Plaza Expansion and Renovation Project. The project is consistent with the General Plan and Zoning Ordinance, in that public park use is an allowed use for land designated Public/Quasi-Public and the proposed park improvements are permitted conditionally with issuance of an Administrative Use Permit with Design Review.

The Plaza is one of the more frequently used parks in the City. The proposed project would continue the historic use of the Plaza as a community gathering space and public square, while providing needed enhancements for it to continue to serve the City's residents. The project would also retain and preserve the historic character of the Plaza. Therefore, staff recommends that the Zoning Administrator approve the Administrative Use Permit with Design Review and Environmental Review.

ATTACHMENTS

1. Concept Plan (dated 10/02/19; received 11/20/19)
2. Site Photographs
3. Aerial
4. City Plaza Existing Conditions Issues (Parks & Recreation Strategic Plan, pp. 45-48, 2019)

5. Mitigation Monitoring and Reporting Program
6. Public Works Plan Check Correction List (dated 12/4/19)

Information previously distributed and/or adopted and referenced herein:

- Resolution No. 173-09 (CM), adopting the City of Watsonville Parks and Recreation Facilities Master Plan (adopted by the City Council on September 8, 2009)
- Staff report from Nick Calubaquib, Director of Parks and Community Services, to Matthew D. Huffaker, City Manager, regarding approving an agreement with Verde Design, Inc. in an amount not to exceed \$175,918 to develop a Strategic Plan for Parks and Community Services and Park Master Plans for Ramsay Park and City Plaza (dated December 13, 2018)
- Resolution No. 178-18 (CM), awarding contract to Verde Design, INC., a corporation, to develop a Strategic Plan for Parks and Community Services and Park Master Plans for Ramsay Park and City Plaza, in an amount not to exceed \$175,918, and authorizing and directing the City Manager to execute same (adopted by the City Council on December 13, 2018)
- Staff report from Nick Calubaquib, Director of Parks and Community Services, to Matthew D. Huffaker, City Manager, regarding City Council Study Session and Direction for Park Master Plans for City Plaza and Ramsay Park (dated July 9, 2019)
- Staff report from Nick Calubaquib, Director of Parks and Community Services, and Adriana Flores, Sr. Administrative Analyst, to Matthew D. Huffaker, City Manager, regarding adopting a resolution approving the application for a grant from the State of California Statewide Park Development and Community Revitalization Program and authorizing the City Manager to execute all necessary documentation (dated July 9, 2019)
- Resolution No. 118-19 (CM), authorizing and directing the City Manager on behalf of the City of Watsonville to submit an application for an amount to be determined when a Final Park Master Plan is approved in August 2019 to the California Department of Parks and Recreation for the Statewide Park Development and Community Revitalization Grant Program; for the Watsonville City Plaza Expansion and Revitalization Project; and if awarded, to negotiate, execute and submit all documents including, but not limited to applications, agreements, amendments and payment requests and so on, which may be necessary for the completion of the grant scope; and appropriating such funds to the Special Grants Fund (adopted by the City Council on July 9, 2019)
- Watsonville City Plaza Expansion and Revitalization Project Initial Study – Mitigated Negative Declaration, prepared by Rincon Consultants for the City of Watsonville, Parks and Community Services Department (November 2019)



LEGEND

- ① REBUILT GAZEBO WITH PERMEABLE PAVER PLAZA
- ② REFURBISHED FOUNTAIN WITH BRICK PLAZA, PARK BENCHES AND INTERPRETIVE SIGNAGE
- ③ 18" HIGH PERMANENT STAGE WITH GAURDRAILS
- ④ RAMP WITH HANDRAILS TO STAGE
- ⑤ PRIMARY ENTRANCE SPECIALTY PAVING
- ⑥ GAME TABLE AREA
- ⑦ GROUP PICNIC AREA
- ⑧ HISTORIC/ART ELEMENT PEDESTAL
- ⑨ EXISTING HISTORIC DRINKING FOUNTAIN
- ⑩ EXISTING FLAG POLE
- ⑪ CANNON AREA
- ⑫ PATHWAY PAVING WITH BRICK ACCENT
- ⑬ PARK BENCHES
- ⑭ CIRCULAR BENCH AROUND EXISTING TREE
- ⑮ SECONDARY ENTRY ACCENT PLANTING
- ⑯ OPEN TURF AREAS
- ⑰ RESTROOM BUILDING WITH BRICK PERMEABLE PAVER PLAZA
- ⑱ LOW HEDGE PLANTING
- ⑲ RAISED CROSSWALK WITH REMOVABLE BOLLARDS
- ⑳ REMOVABLE STAGE PORTION WITH PAVER PATTERN, GUARDRAIL AND PERMEABLE PAVERS BELOW
- ㉑ RESURFACED PECK STREET AND UNION STREET AS SHOWN WITH PERMEABLE PAVERS
- ㉒ DRINKING FOUNTAIN
- ㉓ INTERPRETIVE SIGNAGE
- ㉔ ADA ACCESSIBLE SPECTATOR AREA WITH PERMEABLE PAVERS
- ㉕ PLANTING AREA
- EXISTING TREES TO BE PROTECTED
- PROPOSED ACCENT TREES
- PROPOSED STREET TREES
- PROPOSED PALM TREES



NORTH

10/02/2019 0' 10' 20' 30'



Photograph 1. Gazebo, facing northeast

Source: Watsonville City Plaza Expansion and Revitalization Project Initial Study, Figure 3 (Rincon 2018)



Photograph 2. Fountain located at western portion of plaza, facing west

Source: Watsonville City Plaza Expansion and Revitalization Project Initial Study, Figure 3 (Rincon 2018)



Photograph 3. Cannon monument located at southeast portion of the plaza, facing north
Source: Watsonville City Plaza Expansion and Revitalization Project Initial Study, Figure 3 (Rincon 2018)



Photograph 4. View of Peck Street and plaza from the east
Source: Watsonville City Plaza Expansion and Revitalization Project Initial Study, Figure 3 (Rincon 2018)



FIGURE 1 Aerial View of Project Site and Surrounding Area

Source: Watsonville City Plaza Expansion and Revitalization Project Initial Study, Figure 2 (Rincon 2018)

CITY PLAZA EXISTING CONDITIONS ISSUES HISTORIC GAZEBO



- During the 1989 earthquake, the structural integrity of the historic gazebo was compromised, and the top level of the gazebo was shut off to public access.
- The grotesques that adorn the outside face of the historic gazebo have been chipped and weathered and no longer represent the characters they initially were shaped to look like.

HISTORIC WATER FOUNTAIN



- The historic water fountain is not functioning properly, as some of the electrical equipment has been damaged and some of the stonework leaks.

HISTORIC DRINKING FOUNTAIN



- The historic drinking fountain that was given to the City by the Women's Temperance Union in 1893, has been shut off and a newer drinking fountain has been installed directly in front of this historic site element.

RESTROOM



- The portable restroom is often the victim of vandalism, including sometimes being melted due to fires being lit inside. This portable restroom is often replaced or requires heavy cleaning.

PLANTINGS



- Much of the plant palette at City Plaza has been installed sporadically over time, creating a space that does not have a specific identity or theme.



- Some plant material in the plaza has neared the end of its lifespan. The light fixtures are part of the historic elements found at the plaza, but they do not provide adequate lighting for the plaza at night.



- Much of the smaller understory plant material in the plaza is struggling to thrive.
- Limits visual access.



- Plant material throughout the plaza has been randomly selected throughout time and this takes away from a sense of identity for the plaza.

GENERAL SITE ISSUES



- The large giant sequoia's roots are lifting the concrete and asphalt at the corner of Peck Street and Union Street.
- The tree requires more room and less hardscape around roots.



- The site furnishings, as well as the gazebo and portable restroom, are constant victims of vandalism, especially graffiti.
- The site furnishings lack a consistent theme and quality.

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Initial Study – Mitigated Negative Declaration, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

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Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Biological Resources							
MM BIO-1. Conducting Nesting Bird Preconstruction Surveys Ground disturbance and vegetation removal activities should be restricted to the non-breeding season (September 16 to January 31) for all segments when feasible. For ground disturbance and vegetation removal activities occurring in all project areas during the bird nesting season (February 1 to September 15), general pre-construction nesting bird surveys shall be conducted by a qualified biologist for all migratory birds, including special status birds and raptors (i.e., northern harrier, Cooper’s hawk, horned lark, tricolored blackbird and white-tailed kite) not more than 14 days prior to construction activities involving ground clearing, vegetation removal/trimming, or building demolition. The surveys should include the disturbance area plus a 200-foot buffer around the site if feasible, a 500-foot buffer for tricolored blackbird and white-tailed kite. If active nests are located, an appropriate avoidance buffer should be established within which no work activity will be allowed which would impact these nests. The avoidance buffer would be established by the qualified biologist on a case-by-case basis based on the species and site conditions. In no cases should the buffer be smaller than 50 feet for non-raptor bird species, 300 feet for raptor species, a 500-foot buffer for tricolored blackbird and white-tailed kite. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. If fully protected White-tailed kites are documented nesting within 500 feet of construction activities, CDFW should be consulted on appropriate avoidance and minimization methods, which would likely include work restrictions within 500 feet of the nest, biological monitoring for activity within the nest’ line-of-sight, etc. The buffer area(s) should be closed to all construction personnel and equipment until juveniles have fledged and the nest is inactive. The implementing entity-approved biologist	Restrict ground disturbance and vegetation removal activities to the non-breeding season for birds, when feasible. If breeding season avoidance is not feasible, ensure that qualified biologist conducts pre-construction surveys as described in the measure. If active nests are discovered, establish an avoidance buffer, as described in the measure, and consult with CDFW as needed.	Not more than 14 days prior to start of construction activities if such activities are initiated during breeding bird season.	Once prior to start of construction.	City of Watsonville Public Works & Utilities Department (Public Works Inspector) in coordination with Community Development Department, Planning Division (Principal Planner) and qualified biologist.			

City of Watsonville
Watsonville City Plaza Expansion and Revitalization Project

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
should confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer.							
Cultural Resources							
MM CR-1. Standards Review A historic architect or architectural historian who meets the Secretary of the Interior's Professional Qualification Standards shall be retained to provide input and guidance throughout the design and construction process relating to the rehabilitation of the large fountain and bandstand, design of the bathroom building, and materials and design of new tables and/or benches. This will ensure that the project remains consistent with the Standards as plans evolve and that the project avoids significant adverse impacts to historical resources. This individual will provide ongoing consultation as needed and summarize the results in a memorandum to be submitted to the City as the lead agency for the inclusion in the administrative record.	Ensure qualified architect or historian is retained to provide input and guidance on the design and construction process.	Concurrent with the start of project construction planning.	Ongoing throughout project design and construction.	City of Watsonville Parks and Community Services Department and qualified architect or historian.			
MM CR-2. Vibration Impact Plan Construction-related vibration generated by construction equipment can result in varying degrees of ground vibration depending on the types of equipment used, as shown in Section 13, <i>Noise</i> . Operation of construction equipment causes vibrations that spread through the ground and diminish in strength with distance. Old and fragile structures situated near the active construction area would be susceptible to vibrations, and may incur damage when vibration reaches peak levels. The historic plaza contains several masonry features that could be susceptible to ground borne vibration impacts, particularly the old fountain and the bandstand. Construction methods have not been fully developed for the current project. To reduce potential impacts to fragile structures within the historic plaza, a Vibration Impact Plan will be developed to identify appropriate construction methods within the vicinity of fragile	Develop Vibration Impact Plan as described in the measure.	Concurrent with the start of project construction planning.	Once.	City of Watsonville Parks and Community Services Department and qualified architect or historian.			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
structures and include a strategy to monitor activity within the areas of concern. The plan will include measures to ensure construction vibration does not exceed established vibration levels for fragile buildings and if necessary, include measures to repair any minor cosmetic damage in-kind. The Vibration Impact Plan should be developed by the City in coordination with a qualified architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards (NPS 1983).							
MM CR-3. Plaza Recordation Impacts resulting from the alteration of the Watsonville City Plaza can be minimized through archival documentation of as-built and as-found condition. Prior to the commencement of construction activities, the City of Watsonville shall ensure that documentation of the property shall be completed in the form of a Historic American Building Survey (HABS)-Like documentation that complies with the Secretary of the Interior's Standards for Architectural and Engineering Documentation (NPS 1990). The documentation should generally follow the HABS Level III requirements and include digital photographic recordation of the plaza, detailed historic narrative report, and compilation of historic research. The documentation should be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to the City of Watsonville Library and Pajaro Valley Historical Society, where it would be available to local researchers. Completion of this mitigation measure shall be monitored and enforced by the lead agency.	Prepare historic documentation as described in the measure.	Prior to start of project construction.	Once.	City of Watsonville Public Works & Utilities Department (Public Works Inspector) in coordination with Community Development Department, Planning Division (Principal Planner) and qualified historian.			
MM CR-4. Unanticipated Discovery of Cultural Resources If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall	Stop work upon discovery of cultural resources and contact qualified archaeologist. If the	Concurrent with the start of project construction and during project	Ongoing throughout project construction	City of Watsonville Public Works & Utilities Department (Public			

Watsonville City Plaza Expansion and Revitalization Project

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS 1983) shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted.	resource is significant under CEQA, perform additional work as needed with guidance from the archaeologist.	construction.	involving ground disturbance.	Works Inspector) in coordination with Community Development Department, Planning Division (Principal Planner) and project construction personnel.			
MM CR-5. Unanticipated Discovery of Human Remains The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the Monterey County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access.	Stop work upon discovery of human remains and notify the County Coroner, who shall conduct inspection and notification procedures as described in the measure. The County Coroner shall determine when work may resume.	Concurrent with the start of project construction, and throughout project construction.	Ongoing throughout project construction involving ground disturbance.	City of Watsonville Public Works & Utilities Department (Public Works Inspector) in coordination with Community Development Department, Planning Division (Principal Planner) and project construction personnel.			
Geology and Soils							
MM GEO-1. Unanticipated Discovery of Paleontological Resources In the event that an unanticipated fossil discovery is made during the course of project construction, then in accordance with Society of Vertebrate Paleontology (SVP) guidelines (2010), it is the responsibility of any worker who observes fossils within the project site to stop work in the immediate vicinity of the find and notify a qualified professional paleontologist who shall be retained to evaluate the discovery, determine its significance and if additional mitigation or treatment is warranted. Work in the	Stop work upon discovery of a fossil and notify a qualified paleontologist, who will evaluate the discovery and determine additional mitigation or treatment, as described in the measure. The paleontologist shall determine when work may resume.	Concurrent with the start of project construction, and throughout project construction.	Ongoing throughout project construction involving ground disturbance.	City of Watsonville Public Works & Utilities Department (Public Works Inspector) in coordination with Community Development Department, Planning Division (Principal Planner) and project construction			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
area of the discovery will resume once the find is properly documented and authorization is given to resume construction work. Any significant paleontological resources found during construction monitoring will be prepared, identified, analyzed, and permanently curated in an approved regional museum repository.				personnel.			
Tribal Cultural Resources							
MM TCR-1. Unanticipated Discovery of Tribal Cultural Resources If cultural resources of Native American origin are identified during construction, all earth-disturbing work in the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If the City determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archeologist and the appropriate Native American tribal representative.	Stop work upon discovery of tribal cultural resources and contact a qualified archaeologist and Native American representative. Prepare mitigation plan as needed, as described in the measure.	Concurrent with the start of project construction, and throughout project construction.	Ongoing throughout project construction involving ground disturbance.	City of Watsonville Public Works & Utilities Department (Public Works Inspector) in coordination with Community Development Department, Planning Division (Principal Planner) and project construction personnel.			



PUBLIC WORKS | PLAN CHECK CORRECTION LIST

PC #: PP2019-448
Date: December 4, 2019
Subject: Watsonville Plaza Revitalization– Stormwater Review
Address: 350 Main Street
PC By: Alex Yasbek, P.E. Civil Engineer

The review of your drawings has been completed and requires corrections or responses to the items listed below. Please indicate on the left side column lines where on the plans the corrections have been made (sheet number, etc.) or if additional documentation is attached addressing the item or how item has been addressed, this will provide a more timely review by the plan checker. All revisions to plans should include the use of revision box/deltas w/ dates and clouding of changes made.

NOTICE: THIS CORRECTION LIST MUST BE RETURNED along with your revised plans for resubmittal. Plan Review Application Expire 180 Days from the date of original application or last recorded action in the review process.

Mark in this
column where
on plans corrected.

Comments:

☐ Approved ☒ Conditionally Approved ☐ Denied

Conditions of Approval:

1. All projects that create and/or replace over 2,500 square feet of impervious surface are subject to the City of Watsonville Stormwater Post-Construction Standards. All projects are required to meet Performance Requirement 1 (Site Design and Runoff Reduction) at a minimum. Based on the Net Impervious Area projects may be required to meet additional Performance Requirements. Net Impervious Area is determined using the following formula:

Net Impervious Area = (New and Replaced Impervious Area) – (Reduced Impervious Area Credit), where *Reduced Impervious Area Credit* is the total pre-project to post-project reduction in impervious area, if any.

The project appears to create a net reduction in impervious area, however in order to verify the net reduction in impervious area please provide a breakdown of the project using the following categories:

- a. Total new impervious area
 - b. Total replaced impervious area (new impervious surface replacing old impervious surface)
 - c. Total new permeable area
2. Please provide documentation showing compliance with Performance Requirement No. 1.
 3. Please provide a specification or product detail for the proposed permeable pavers/material.