

AGENDA

CITY OF WATSONVILLE

CITY COUNCIL MEETING

Opportunity Through Diversity; Unity Through Cooperation.



The City of Watsonville is dedicated to improving the economic vitality, safety & living environment for the culturally rich Watsonville community, by providing leadership for the achievement of community goals & high quality, responsive public services.

Francisco Estrada, Mayor, District 4
Rebecca J. Garcia, Mayor Pro Tempore, District 5

Felipe Hernandez, Council Member, District 1
Aurelio Gonzalez, Council Member, District 2
Lowell Hurst, Council Member, District 3
Trina Coffman-Gomez, Council Member, District 6
Ari Parker, Council Member, District 7

Matt Huffaker, City Manager
Alan J. Smith, City Attorney
Beatriz Vázquez Flores, City Clerk
Corrected Titles

City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076

Spanish language interpretation is available

Americans with Disabilities Act



The Council Chambers is an accessible facility. If you wish to attend a meeting and you will require assistance in order to attend and/or participate, please call the City Clerk's Office at least five (5) days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

Meetings are streamed live via the City's website and archived thereafter. Meeting are also televised live on Charter Cable Communications Channel 70 and AT&T Channel 99 and re-broadcast on Thursday at 5:00 p.m. and Saturday at 8:00 a.m. the same week of the meeting.

For information regarding this agenda, please call the City Clerk's Office at (831) 768-3040.

[AGENDA PACKET](#)

Attachments: [Agenda Packet](#)

[AGENDA \(EN ESPAÑOL\)](#)

Attachments: [AGENDA \(EN ESPAÑOL\)](#)

4:30 p.m.

Anyone Addressing the City Council is asked to fill out a blue card and leave it at the podium for recording purposes

(IF YOU CHALLENGE ANY ACTION APPEARING ON THIS AGENDA IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC MEETING DESCRIBED ON THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK PRIOR TO, OR AT, THE PUBLIC MEETING.)

1. ROLL CALL

2. CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Mayor will allow public input prior to the approval of the Consent Agenda.

Public Input on any Consent Agenda Item

A. [MOTION APPROVING MINUTES FOR MARCH 26 & APRIL 9, 2019, MEETINGS](#)

Attachments: [Minutes March 26, 2019](#)
 [Minutes April 9, 2019](#)

B. [RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR THE BICYCLE SAFETY IMPROVEMENTS PROJECT NO. TR-19-01 \(ESTIMATED COST OF \\$525,000: \\$325,000 WILL BE FUNDED FROM THE REGIONAL SURFACE TRANSPORTATION PROGRAM EXCHANGE GRANT \(RSTPX\) AND \\$200,000 WILL BE FUNDED FROM THE STATE GAS TAX FUND \[0305\]](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Call Bids for Bicycle Safety Improvements Project - Report](#)
 [CB Bicycle Safety Improvments Project - Resolution](#)

C. RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR THE ROACHE ROAD SANITARY SEWER REPLACEMENT PROJECT NO. SS-18-09 (ESTIMATED COST OF \$642,000 WILL BE FUNDED FROM THE WASTEWATER ENTERPRISE FUND)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Call Bids for Roache Rd Sanitary Sewer Replacement - Report](#)
[CB Roache Rd Sanitary Sewer Replacement - Resolution](#)

D. RESOLUTION AWARDING \$1,362,482.67 BID TO GRANITE CONSTRUCTION COMPANY FOR THE GREEN VALLEY ROAD PAVEMENT PRESERVATION PROJECT NO. ST-18-02 (ESTIMATED COST OF \$1,362,482.67: \$795,000 WILL BE FUNDED FROM THE STATE TRANSPORTATION IMPROVEMENT PROGRAM (STIP) GRANT AND \$567,482.67 BEING THE CITY'S MATCH, WILL BE PAID FROM THE GAS TAX FUND)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Award Bid for Green Valley Pavement Preservation - Report](#)
[AB Green Valley Pavement Preservation - Resolution](#)

E. RESOLUTIONS ACCEPTING ENGINEER'S REPORT & INTENTION TO ORDER IMPROVEMENTS, LEVY, & COLLECT ASSESSMENTS & SET PUBLIC HEARING FOR MAY 28, 2019, TO CONSIDER LIGHTING & LANDSCAPING MAINTENANCE ASSESSMENT DISTRICTS FOR 2019-2020 FISCAL YEAR FOR GONZALES STREET ALLEYWAY NO. PK-94-01

Requested by: Parks & Community Services Director Calubaquib and Public Works & Utilities Director Palmisano

Attachments: [Gonzales Street Alleyway LLMAD - Report](#)
[Gonzales St Engineer's Report - Resolution](#)
[Gonzales Public Hearing - Resolution](#)

1) RESOLUTION ACCEPTING ENGINEER'S REPORT

2) RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS, LEVY & COLLECT ASSESSMENTS & SET PUBLIC HEARING FOR 5/28/2019

F. [RESOLUTIONS ACCEPTING ENGINEER'S REPORT & INTENTION TO ORDER IMPROVEMENTS, LEVY, & COLLECT ASSESSMENTS & SET PUBLIC HEARING FOR MAY 28, 2019, TO CONSIDER LIGHTING & LANDSCAPING MAINTENANCE ASSESSMENT DISTRICTS FOR 2019-2020 FISCAL YEAR FOR BAY BREEZE SUBDIVISION NO. PK-03-02](#)

Requested by: Parks & Community Services Director Calubaquib and Public Works & Utilities Director Palmisano

Attachments: [Bay Breeze LLMAD - Report](#)
[Bay Breeze Engineer's Report - Resolution](#)
[Bay Breeze Public Hearing - Resolution](#)

- 1) RESOLUTION ACCEPTING ENGINEER'S REPORT
- 2) RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS, LEVY & COLLECT ASSESSMENTS & SET PUBLIC HEARING FOR 5/28/2019

G. [RESOLUTIONS ACCEPTING ENGINEER'S REPORT & INTENTION TO ORDER IMPROVEMENTS, LEVY, & COLLECT ASSESSMENTS & SET PUBLIC HEARING FOR MAY 28, 2019, TO CONSIDER LIGHTING & LANDSCAPING MAINTENANCE ASSESSMENT DISTRICTS FOR 2019-2020 FISCAL YEAR FOR VISTA MONTAÑA SUBDIVISION NO. PK-03-03](#)

Requested by: Parks & Community Services Director Calubaquib and Public Works & Utilities Director Palmisano

Attachments: [Vista Montaña LLMAD - Report](#)
[Vista Montaña Engineer's Report - Resolution](#)
[Vista Montaña Public Hearing - Resolution](#)

- 1) RESOLUTION ACCEPTING ENGINEER'S REPORT
- 2) RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS, LEVY & COLLECT ASSESSMENTS & SET PUBLIC HEARING FOR 5/28/2019

H. [RESOLUTION AUTHORIZING & DIRECTING SUBMITTAL OF APPLICATION FOR \\$160,000 TO THE CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT FOR SB2 PLANNING GRANTS PROGRAM TO PARTIALLY FUND THE COMPLETION OF A DOWNTOWN SPECIFIC PLAN & DOWNTOWN SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT \(EIR\) & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND](#)

Requested by: Community Development Director Merriam

Attachments: [SB2 Planning Grant - Report](#)
[SB2 Planning Grant for Downtown Specific Plan - Resolution](#)

I. [RESOLUTION DECLARING A 2001 CENTRAL STATES FIRE ENGINE AS SURPLUS; AUTHORIZING THE DONATION THEREOF TO THE COUNTY OF SANTA CRUZ FIRE TRAINING BATTALION WITHOUT SEEKING INFORMAL BIDS \(ESTIMATED VALUE OF THE ENGINE IS \\$35,067.44\)](#)

Requested by: City Council and Interim Fire Chief Lopez Sr.

Attachments: [Donation of Fire Engine - Report](#)
[Surplus 2001 Central State Fire Engine - Resolution](#)

J. [RESOLUTION ACCEPTING DONATION OF \\$2,000 FROM HOME DEPOT U.S.A., INC. TO BE USED FOR THE WATSONVILLE FIRE DEPARTMENT'S CHILD CAR SEAT INSPECTIONS PROGRAM & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND](#)

Requested by: City Council and Interim Fire Chief Lopez Sr.

Attachments: [Donation for WFD Car Seat Inspections - Report](#)
[Home Depot USA Donation - Resolution](#)

K. [RESOLUTION ENACTED PURSUANT TO THE SUMMARY ABANDONMENT PROVISIONS OF PART 3 OF DIVISION 9 OF CHAPTER 4 OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA ABANDONING & VACATING A FIVE-FOOT-WIDE, 1,886 SQUARE FOOT STRIP WITHIN OHLONE PARKWAY, AS ACQUIRED, CONTIGUOUS TO 701 \(APN: 018-711-23\) & 751 OHLONE PARKWAY \(APN: 018-711-19\) & CONDITIONED ON DELIVERY OF A TRAIL EASEMENT GRAND DEED BY EAST OHLONE WATSONVILLE, LLC \(EOW\), OVER A PORTION OF 751 OHLONE PARKWAY \(APN 018-711-19\); & AUTHORIZING & DIRECTING CITY MANAGER TO ACCEPT A 96 SQUARE FOOT TRAIL EASEMENT GRANT DEED](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Vacation for Rail Trail Project at Ohlone Parkway - Report](#)
[Summary Vacation of Ohlone Parkway - Resolution](#)
[Streets & Highways Code Section 8335 8336](#)

L. [RESOLUTION DECLARING ITS SUPPORT OF ASSEMBLY BILL 705 \(M. STONE\) ENTITLED MOBILEHOME PARKS: CHANGE OF USE WHICH WILL ALLOW LOCAL JURISDICTIONS TO REQUIRE MORE STRINGENT MITIGATION REQUIREMENTS TO CLOSE MOBILEHOME PARKS](#)

Requested by: Community Development Director Merriam

Attachments: [AB705 Mobilehome Parks - Report](#)
[AB705 Mobilehome Parks - Resolution](#)
[AB 705 Bill](#)
[Buena Vista Gardens Apartments Ass.](#)
[Cal Gov Code 65583](#)
[Cal Gov Code 66427](#)
[Cal Gov Code 65863.7](#)

3. ITEMS REMOVED FROM CONSENT AGENDA

4. NEW BUSINESS

A. [CONSIDERATION OF CONTRACT WITH CAROLLO ENGINEERS, INC. TO DEVELOP A WATER MASTER PLAN IN AN AMOUNT NOT TO EXCEED \\$411,300 & AUTHORIZING BUDGET APPROPRIATION FROM THE WATER ENTERPRISE FUND IN THE SAME AMOUNT](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Carollo Engineers Contract for Water System Master Plan - Report](#)
[Awarding RFQ to Carollo Engineers - Resolution](#)

- 1) Staff Report
- 2) City Council Questions
- 3) Public Input
- 4) City Council Discussion
- 5) RESOLUTION AWARDING CONTRACT TO CAROLLO ENGINEERS, INC., TO DEVELOP A WATER SYSTEM MASTER PLAN, IN AN AMOUNT NOT TO EXCEED \$411,300

5:30 p.m.

5. CLOSED SESSION

(City Council Conference Room, 275 Main Street, 4th Floor)

A. [CLOSED SESSION AGENDA](#)

Attachments: [CLOSED SESSION AGENDA](#)

- (a) Public Comments regarding the Closed Session agenda will only be accepted by the City Council at this time.
- (b) Closed Session Announcement
The City Council will now recess to discuss those items listed on the Closed Session Statement attached to the Agenda.

6:30 p.m.

6. ROLL CALL

7. PLEDGE OF ALLEGIANCE

8. PRESENTATIONS & ORAL COMMUNICATIONS

(This time is set aside for members of the general public to address the Council on any item not on the Council Agenda, which is within the subject matter jurisdiction of the City Council. No action or discussion shall be taken on any item presented except that any Council Member may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Council will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. ALL SPEAKERS ARE ASKED TO FILL OUT A BLUE CARD & LEAVE IT AT THE TABLE DESIGNATED NEAR THE PODIUM, GO TO THE PODIUM AND ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

- A. [ORAL COMMUNICATIONS FROM THE PUBLIC](#)
- B. [MAYOR'S PROCLAMATION DECLARING MAY 2019 AS BUILDING SAFETY MONTH & ENCOURAGING ALL CITIZENS TO PARTICIPATE IN THEIR COMMUNITIES IN BUILDING SAFETY ACTIVITIES](#)
- C. [WATSONVILLE IVY LEAGUE PROJECT 2019 \(5 MINUTES\)](#)

Attachments: [WATSONVILLE IVY LEAGUE PROJECT](#)
 [2019 TOUR PARTICIPANTS PROFILES](#)
 [WILP 2007-2019](#)
- D. [ORAL COMMUNICATIONS FROM THE COUNCIL](#)
- E. [REPORT OUT OF CLOSED SESSION](#)

9. REPORTS TO COUNCIL -- No Action Required

A. [PRESENTATION OF CITY'S MISSION STATEMENT](#)

Requested by: Deputy City Manager Vides

B. [PAJARO RIVER LEVEE PROGRAMS & PROJECTS UPDATE](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Pajaro Levee Update - Report](#)

10. PUBLIC HEARINGS, ORDINANCES, & APPEALS**A. [CONSIDERATION OF APPLICATION FOR A GENERAL PLAN MAP AMENDMENT, ZONING MAP AMENDMENT, LOT CONSOLIDATION & BOUNDARY LINE ADJUSTMENT WITH ENVIRONMENTAL REVIEW \(PP2019-10\) FOR THREE SUBJECT PROPERTIES LOCATED AT 376 SOUTH GREEN VALLEY ROAD \(APN: 016-231-01\), 376-A SOUTH GREEN VALLEY ROAD \(APN: 016-221-06\), & 0 SOUTH GREEN VALLEY ROAD \(APN: 014-052-01\) TO ALLOW A PEDESTRIAN & BICYCLE TRAIL SYSTEM ALONG STRUVE SLOUGH AREA](#)**

Requested by: Community Development Director Merriam

Attachments: [376 S Green Valley Rd - Report](#)
[General Plan Amendment - Resolution](#)
[Rezoning - Ordinance](#)
[Lot Consolidation and Boundary Line Adjustment - Resolution](#)

- 1) Staff Report
- 2) City Council Questions
- 3) Public Hearing
- 4) City Council Discussion

- 5) RESOLUTION APPROVING TWENTY-THIRD (23RD) AMENDMENT TO THE WATSONVILLE 2005 GENERAL PLAN TO RE-DESIGNATE APN: 016-221-06 LOCATED AT 376 A SOUTH GREEN VALLEY ROAD FROM (R-MD) MEDIUM-DENSITY RESIDENTIAL TO PUBLIC/QUASI-PUBLIC & A PORTION OF APN 014-052-01 LOCATED AT 0 SOUTH GREEN VALLEY ROAD FROM (R-LD) LOW-DENSITY RESIDENTIAL TO PUBLIC/QUASI-PUBLIC & ENVIRONMENTAL MANAGEMENT (EM) TO ALLOW THE CITY OF WATSONVILLE TO DEVELOP A PEDESTRIAN & BICYCLE TRAIL SYSTEM ADJACENT TO THE STRUVE SLOUGH, AND DIRECTING CHANGES TO BE MADE ON THE GENERAL PLAN LAND USE DIAGRAM
- 6) ORDINANCE INTRODUCTION APPROVING REZONING ON APN 016-221-06 LOCATED AT 376 A SOUTH GREEN VALLEY ROAD FROM RM-2 (MULTIPLE RESIDENTIAL DISTRICT) TO INSTITUTIONAL (N) & A PORTION OF APN 014-052-01 LOCATED AT 0 SOUTH GREEN VALLEY ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO INSTITUTIONAL (N) & ENVIRONMENTAL MANAGEMENT – OPEN SPACE (EM-OS) FOR APPLICATION NO. PP2019-10 TO ALLOW THE CITY OF WATSONVILLE TO DEVELOP A PEDESTRIAN & BICYCLE TRAIL SYSTEM ADJACENT TO THE UPPER STRUVE SLOUGH, & DIRECTING CHANGES TO BE MADE ON THE ZONING MAP OF THE CITY OF WATSONVILLE
- 7) RESOLUTION APPROVING LOT CONSOLIDATION & BOUNDARY LINE ADJUSTMENT WITH ENVIRONMENTAL REVIEW TO ALLOW ADJUSTING THE PROPERTY BOUNDARIES & AMENDING THE CITY'S GENERAL LAND USE MAP & ZONING MAP DESIGNATIONS TO REFLECT EXISTING LAND USES FOR THREE SUBJECT PROPERTIES LOCATED AT 376 SOUTH GREEN VALLEY ROAD, 376 A SOUTH GREEN VALLEY ROAD, & 0 SOUTH GREEN VALLEY ROAD

11. NEW BUSINESS (Continued)

A. COUNCIL APPROVAL OF PROJECT LIST FOR TRANSPORTATION PROJECTS FUNDED BY MEASURE D

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Approval of Measure D Projects - Report](#)
[Approval of Measure D Projects - Resolution](#)

- 1) Staff Report
- 2) City Council Questions
- 3) Public Input
- 4) City Council Discussion

- 5) RESOLUTION APPROVING THE MEASURE D: 5-YEAR PROGRAM OF PROJECTS (FY 2019/2020 - FY 2023/2024) FOR THE CITY OF WATSONVILLE TO BE FUNDED BY MEASURE D WHICH WAS APPROVED BY VOTERS ON NOVEMBER 8, 2016

B. CONSIDERATION OF ADOPTION OF INTEGRATED PEST MANAGEMENT ACTION PLAN

Requested by: Parks & Community Services Director Calubaquib

Attachments: [Integrated Pest Management Action Plan - Report](#)
[Integrated Pest Management Action Plan - Resolution](#)
[Public Correspondence](#)

- 1) Staff Report
- 2) City Council Questions
- 3) Public Input
- 4) City Council Discussion

- 5) RESOLUTION APPROVING AN INTEGRATED PEST MANAGEMENT (IPM) ACTION PLAN TO REDUCE OR PHASE OUT AMOUNT OF PESTICIDES & CHEMICALS USED ON LAND THE CITY OWNS OR MAINTAINS

12. EMERGENCY ITEMS ADDED TO AGENDA

13. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

14. ADJOURNMENT

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at www.cityofwatsonville.org.

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office (275 Main Street, 4th Floor) during normal business hours. Such documents are also available on the City of Watsonville website at www.cityofwatsonville.org subject to staff's ability to post the document before the meeting.