

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

0.7-2.3/20/02  
  
**Th11a**  
**District Director's Report**

March 20, 2002 (for April 11, 2002 Hearing)

**To:** Coastal Commissioners and Interested Persons  
**From:** Charles Lester, Central Coast District Manager  
Dan Carl, Coastal Planner

RECORD PACKET COPY

**Subject: Certification Review for City of Watsonville Local Coastal Program Major Amendment Number 1-01 (Area C Agricultural Buffers and Offsite Permit Timing Modifications).**

At the November 14, 2001 meeting in Los Angeles, the Coastal Commission approved, with suggested modifications, City of Watsonville Local Coastal Program (LCP) Major Amendment Number 1-01. This amendment was designed to modify the City's LCP to address LCP issues associated with the development of the Pajaro Valley Unified School District's New Millennium High School project. More specifically, as approved by the Commission last November, the modified LCP would: (1) allow the City's high school coastal development permit (CDP) to be exercised in advance of any required County CDP(s) for offsite improvements, and require all offsite improvements be completed and open to public use prior to occupancy of the school; and (2) allow for limited school activities (parking, playfields, and pathways) to take place within the required 200-foot agricultural setback buffer that applies on the interior of City of Watsonville Area C.

By actions taken January 8, 2002 and January 22, 2002, the City of Watsonville adopted the amending LCP text as directed by the Commission's suggested modifications (see exhibit 2).

The Executive Director has determined that the actions taken by the City are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., April 11, 2002), and notification of this certification and Commission concurrence will be forwarded to the City on April 12, 2002 (see exhibit 1 for draft notification).

**Motion.** I move that the Commission concur with the Executive Director's determination that the actions taken by the City of Watsonville to accept the Commission's suggested modifications for LCP Major Amendment 1-01 are legally adequate.

**Executive Director's Recommendation.** The Executive Director recommends a YES vote on the motion. Passage of this motion will result in certification of the City of Watsonville LCP as directed by the Commission's approval with suggested modifications of LCP Major Amendment 1-01; the amended LCP will be certified as of today's date (i.e., April 11, 2002). The motion passes only by affirmative vote of a majority of the Commissioners present.

**Exhibits**

Exhibit 1: Draft letter to City of Watsonville Mayor Betty Bobeda (1 page)

Exhibit 2: City's Acceptance of the Coastal Commission's Suggested LCP Modifications (City of Watsonville Resolution Number 10-02 and Ordinance Number 1124-02)



**California Coastal Commission**

**April 2002 Meeting in Santa Barbara**

WAT Major LCPA 1-01 ED sign off 4.11.2002.doc

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
PHONE: (831) 427-4863  
FAX: (831) 427-4877



# DRAFT

April 12, 2002

Betty Bobeda, Mayor  
City of Watsonville  
P.O. Box 50000  
Watsonville, CA 95077-5000

Subject: *City of Watsonville Local Coastal Program (LCP) Major Amendment Number 1-01*

Dear Mayor Bobeda:

We have reviewed City of Watsonville Resolution Number 10-02 and companion Ordinance Number 1124-02 adopted by the City Council on January 8, 2002 and January 22, 2002 respectively. By those actions, the City acknowledged receipt of the Coastal Commission's approval with suggested modifications of Local Coastal Program (LCP) Major Amendment 1-01, and incorporated the Commission's suggested modifications into the City's LCP.

I have determined, and the Commission has concurred, that the City's action with respect to LCP Major Amendment 1-01, is legally adequate to satisfy the requirements of Section 13544 of the California Code of Regulations. This determination was reported to the Coastal Commission at the Commission's April 11, 2002 meeting in Santa Barbara. As a result, the City's LCP, as amended by LCP Major Amendment 1-01, was certified as of April 11, 2002 and is now in effect.

If you have any questions, please contact Dan Carl of my staff at (831) 427-4863.

Sincerely,

Peter M. Douglas  
Executive Director  
California Coastal Commission

Charles Lester  
District Manager  
Central Coast District Office

**CCC Exhibit   1**  
**(page   1   of   1   pages)**

cc: Alan Smith, Esq., City Attorney, City of Watsonville  
Lorraine Washington, City Clerk, City of Watsonville  
John Doughty, Director, City of Watsonville Community Development Department  
John Casey, Superintendent, Pajaro Valley Unified School District

4851  
5653

RESOLUTION NO. 10-02 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING LAND USE PLAN FIGURE 2A AND POLICY C.4 (CRITERIA FOR NON-AGRICULTURAL USE) AND REAFFIRMING AND RATIFYING SUBSECTION P. OF POLICY C.3 (PERFORMANCE STANDARDS OF ALL DEVELOPMENT) OF THE 12<sup>th</sup> AMENDMENT TO THE WATSONVILLE 2005 GENERAL PLAN BY AMENDING THE WATSONVILLE 2005 LOCAL COASTAL PROGRAM LAND USE PLAN AND DIRECTING SUCH CHANGES TO BE MADE TO THE WATSONVILLE 2005 GENERAL PLAN CONDITIONAL AND EFFECTIVE UPON CONCURRENCE BY THE CALIFORNIA COASTAL COMMISSION

Amends Resolution No. 170-01 (CM)

WHEREAS, the California Coastal Commission approved the *Watsonville 2005 Local Coastal Program* ("LCP") amendments recommended by the Coastal Commission Staff on March 16, 2000, and such amendments were confirmed on June 14, 2000, by the California Coastal Commission approval; and

WHEREAS, such amendments concerned, inter alia, the proposed third high school and City-wide Coastal Zone issues; and

WHEREAS, the City Council adopted amendments to its LCP (GPA-2-00, TA-2-99) consistent with the requests of the California Coastal Commission which were adopted by City Council Resolution No. 245-00 (CM) and Ordinance No. 1096-00 (CM) on August 22, 2000, and were thereafter determined to be consistent with the *Watsonville 2005 General Plan* and the California Coastal Act; and

WHEREAS, the California Coastal Commission certified such LCP amendments on October 12, 2000; and

WHEREAS, pursuant to Section 65358(b) of the Government Code, the General Plan may only be amended four times during any calendar year by a General Law city; and

WHEREAS, on May 24, 1994, the *Watsonville 2005 General Plan* was adopted by Resolution No. 137-94 (CM); and

**CCC Exhibit 2**  
**(page 1 of 14 pages)**

WHEREAS, on November 7, 1995, the *Watsonville 2005 General Plan* was amended by Resolution No. 299-95 (CM) adopting GPA-1-95 thereby affecting 451 East Beach Street. GPA 1-95 was the first (1<sup>st</sup>) amendment to the *Watsonville 2005 General Plan* and the first (1<sup>st</sup>) amendment of the 1995 calendar year; and

WHEREAS, on March 25, 1997, the *Watsonville 2005 General Plan* was amended by Resolution No. 89-97 (CM) adopting GPA-2-94 thereby affecting certain lands west of Lee Road owned by Vincent Tai. GPA 2-94 was the second (2<sup>nd</sup>) amendment to the *Watsonville 2005 General Plan* and the first (1<sup>st</sup>) amendment of the 1997 calendar year; and

WHEREAS, on July 22, 1997, the *Watsonville 2005 General Plan* was amended by Resolution No. 235-97 (CM) adopting GPA-2-97 thereby affecting certain property at 527 Center Street Watsonville, owned by John Fiorovich. GPA 2-97 was the third (3<sup>rd</sup>) amendment to the *Watsonville 2005 General Plan* and the second (2<sup>nd</sup>) amendment of the 1997 calendar year; and

WHEREAS, on November 4, 1997, the *Watsonville 2005 General Plan* was amended by Resolution No. 335-97 (CM) adopting GPA-3-97 thereby affecting certain property at 567 Auto Center Drive owned by Robert Erickson. GPA-3-97 was the fourth (4<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the third (3<sup>rd</sup>) amendment of the 1997 calendar year; and

WHEREAS, on April 28, 1998, the *Watsonville 2005 General Plan* was amended by Resolution No. 132-98 (CM) adopting GPA-1-98 to re-designate 98 parcels in the vicinity of Airport Boulevard and Loma Prieta Avenue. GPA-1-98 was the fifth (5<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the first (1<sup>st</sup>) amendment of the 1998 calendar year; and

WHEREAS, on April 28, 1998, the *Watsonville 2005 General Plan* was amended by Resolution No. 134-98 (CM) adopting GPA-2-98 to re-designate 141.2 acres outside the City Limits of the City of Watsonville (Freedom/Carey Annexation).

GPA-2-98 was the sixth (6<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the second (2<sup>nd</sup>) amendment of the 1998 calendar year; and

WHEREAS, on December 8, 1998, the *Watsonville 2005 General Plan* was amended by Resolution No. 311-98 (CM) adopting GPA-3-98 to amend the Land Use Diagram of the Land Use and Community Development Element of the *Watsonville 2005 General Plan* requesting re-designation of Assessors Parcel Numbers 019-861-20 & 21 as part of a mixed use hospital re-use development project (298 Green Valley Road, Watsonville). GPA 3-98 was the seventh (7<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the third (3<sup>rd</sup>) amendment of the 1998 calendar year; and

WHEREAS, on July 27, 1999, the City Council adopted Resolution No. 224-99 (CM) approving the eighth (8<sup>th</sup>) amendment to the *Housing Element, 1991 - 1996* of the *Watsonville 2005 General Plan* (GPA-2-99) and the first (1<sup>st</sup>) amendment of 1999 calendar year; and

WHEREAS, on March 10, 2000, the City Council adopted Resolution No. 71-00 (CM) approving the ninth (9<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* (GPA-1-00) and the first (1<sup>st</sup>) amendment of 2000 to eliminate the Lands West of Lee Road as a "Special Study Area"; and

WHEREAS, on August 22, 2000, the Council adopted Resolution No. 245-00 (CM) approving the tenth (10<sup>th</sup>) and the second (2<sup>nd</sup>) amendment to the *Watsonville 2005 General Plan* (GPA-2-00) to amend the *Watsonville 2005 Local Coastal Program* to allow development of the New Millennium High School; and

WHEREAS, on June 12, 2001, the Council adopted Resolution No. 142-01 (CM) approving the eleventh (11<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the first (1<sup>st</sup>) amendment of the 2001 calendar year by amending the Housing Element of such General Plan; and

**CCC Exhibit   2**  
**(page   3   of  14  pages)**

WHEREAS, on June 26, 2001, the Council adopted Resolution No. 170-01 (CM) approving the twelfth (12<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* and the second (2<sup>nd</sup>) amendment of the 2001 calendar year by amending the *Watsonville 2005 Local Coastal Program Land Use plan* to make minor modifications to Figure 2A, Sections III C.3 (p) and C.4; and

WHEREAS, said 12<sup>th</sup> amendment was approved by its terms subject to approval of the California Coastal Commission; and

WHEREAS, said California Coastal Commission met on or about November 14<sup>th</sup>, 2001 to consider said amendments contained in Resolution No. 170-01 (CM), and

WHEREAS, said California Coastal Commission at its November 14<sup>th</sup>, 2001 meeting denied said June 26<sup>th</sup>, 2001 amendment to the *Watsonville 2005 Local Coastal Program Land Use Plan* as proposed; and

WHEREAS, said California Coastal Commission staff recommended and the California Coastal Commission approved suggested alternative modifications to the *Watsonville 2005 Local Coastal Program Land Use Plan* if said suggested alternative modifications are accepted by the Council within six months (i.e. by May 14<sup>th</sup>, 2002) of said November 14<sup>th</sup>, 2001 Coastal Commission hearing, if the Executive Director of the California Coastal Commission finds that such acceptance has been properly accomplished and the California Coastal Commission concurs; and

WHEREAS, this proposed General Plan Amendment, if adopted, will amend the twelfth (12<sup>th</sup>) amendment to the *Watsonville 2005 General Plan* contained in Resolution No. 170-01 (CM) and will be the first (1<sup>st</sup>) amendment of the 2002 calendar year; and

WHEREAS, on November 14, 2001, the California Coastal Commission, acting as the lead agency, conducted a review of the proposed LCP amendments and acted as a functional equivalent agency for CEQA review and has determined that if the

**CCC Exhibit 2**  
**(page 4 of 14 pages)**

land use designations are modified as specified by the LCP amendments adopted by resolution, that the project will not result in significant environmental effects for which feasible mitigation measures cannot be employed consistent with CEQA Public Resources Code Section 21080.5 (2)(A); and

WHEREAS, on November 14, 2001, the California Coastal Commission requested the following changes to the Land Use Plan Figure 2A and Policy C.4 (Criteria for Non-Agricultural Use) of the LCP; and

WHEREAS, notice of time and place of hearing for approval of the General Plan Amendment was given at the time and in the manner prescribed by Section 14-10.1004 of Title 14 of the Watsonville Municipal Code and California Code of Regulations Section 13551. The matter was called for hearing; evidence both oral and documentary was introduced, was received, and the matter was submitted for decision.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

That good cause appearing therefor that the twelfth (12<sup>th</sup>) Amendment to the *Watsonville 2005 General Plan* amending the Watsonville 2005 Local Coastal Program as follows is hereby amended:

1. That the changes in the *Local Coastal Implementation Plan* as set forth in Ordinance No. 1124-02 (CM) are hereby incorporated in the *Watsonville 2005 Local Coastal Program*.

2. That the Council authorizes the City Manager or representative to submit this *Watsonville 2005 Local Coastal Program* amendment to the California Coastal Commission to be effective upon approval of the Director of the California Coastal Commission and concurrence in said approval by the California Coastal Commission.

**CCC Exhibit 2**  
**(page 5 of 14 pages)**

3. That the amendment to Figure 2A of the *Land Use Plan* of the *Watsonville 2005 Local Coastal Program* in Resolution No. 170-01 (CM) is hereby rescinded and Figure 2A (Coastal Zone Area C - Constraints), a copy of which is attached to this Resolution and identified as Exhibit A, is hereby restored as it was before the adoption of Resolution No. 170-01 (CM).

4. That Policy C.4 (Criteria for Non-Agricultural Use) is hereby rescinded and Policy C.4 as it existed before adoption of Resolution No. 170-01 (CM) is hereby amended by adding one additional sentence at the end of said Policy C.4 so that Policy shall now read as follows:

**"C.4 Criteria for Non-Agricultural Use.** Habitat preservation and restoration uses that remove agricultural land from production in or adjacent to habitat areas or on slopes are permitted, pursuant to a restoration plan prepared by a biologist. Other non-agricultural use may be permitted only if: (1) continued or renewed agricultural use is demonstrated to be infeasible because it cannot be accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors; or (2) if agricultural use on the site (or the part of the site proposed for non-agricultural use) has ceased, then non-agricultural use may be permitted only if renewed agricultural use is not feasible. An exception to making this finding (in the preceding sentence) may only be made to allow a public school (subject to Land Use Plan Policy III.C.(2)(c)). Non-agricultural development within Area C shall not be allowed unless a Specific Plan (see Land Use Plan Policy III.C. (3)(n)) is first adopted that: defines all development areas for Area C; provides permanent measures to protect areas within Area C outside of the development envelope shown on Land Use Plan Figure 2A and outside of the building envelope pursuant to Policy C.3.(q); and ensures that all plan policies will be met. Any non-agricultural use of a portion of Area C shall be sited to optimize agricultural use on the remainder of the site and on adjacent agricultural lands in unincorporated Santa Cruz County. At a minimum, a 200 foot, permanently protected (i.e., by easement or dedication) agricultural buffer (located on the portion of property devoted to non-agricultural uses) that incorporates vegetative or other physical barriers, shall be required to minimize potential land use conflicts. Limited public school parking, sports fields, and pathways only shall be allowed within the "Public School Restricted Use Area" portion of the 200-foot agricultural buffer on the perimeter of Area C as shown on Land Use Plan Figure 2A; buildings and any other structures shall be prohibited in this area. For a public school only, the 200-foot agricultural buffer located along the northern boundary of the public school property may contain a 150-foot "Public School Restricted Use Area" on the southern edge of the buffer within which limited public school parking, sports fields, and pathways only shall be allowed; buildings and any other structures shall be prohibited in this area."

**CCC Exhibit 2**  
**(page 6 of 14 pages)**



5. That the amendment to Subsection p. of Policy C.3 (Performance Standards for all Development) contained in said Resolution No. 170-01 (CM) is hereby affirmed and ratified.

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**CCC Exhibit 2**  
**(page 7 of 14 pages)**

The foregoing resolution was introduced at a regular meeting of the Council of the City of Watsonville, held on the 8<sup>th</sup> day of January, 2002, by Council Member Doering-Nielsen, who moved its adoption, which motion being duly seconded by Council Member Lopez, was upon roll call carried and the resolution adopted by the following vote:

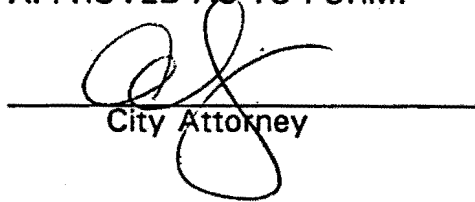
AYES:	COUNCIL MEMBERS:	Carter, Doering-Nielsen, Gomez, Lopez, Phares, de la Paz, Bobeda
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

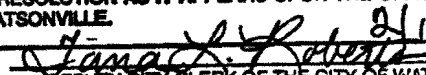
  
Betty Bobeda, Mayor

ATTEST:

  
City Clerk

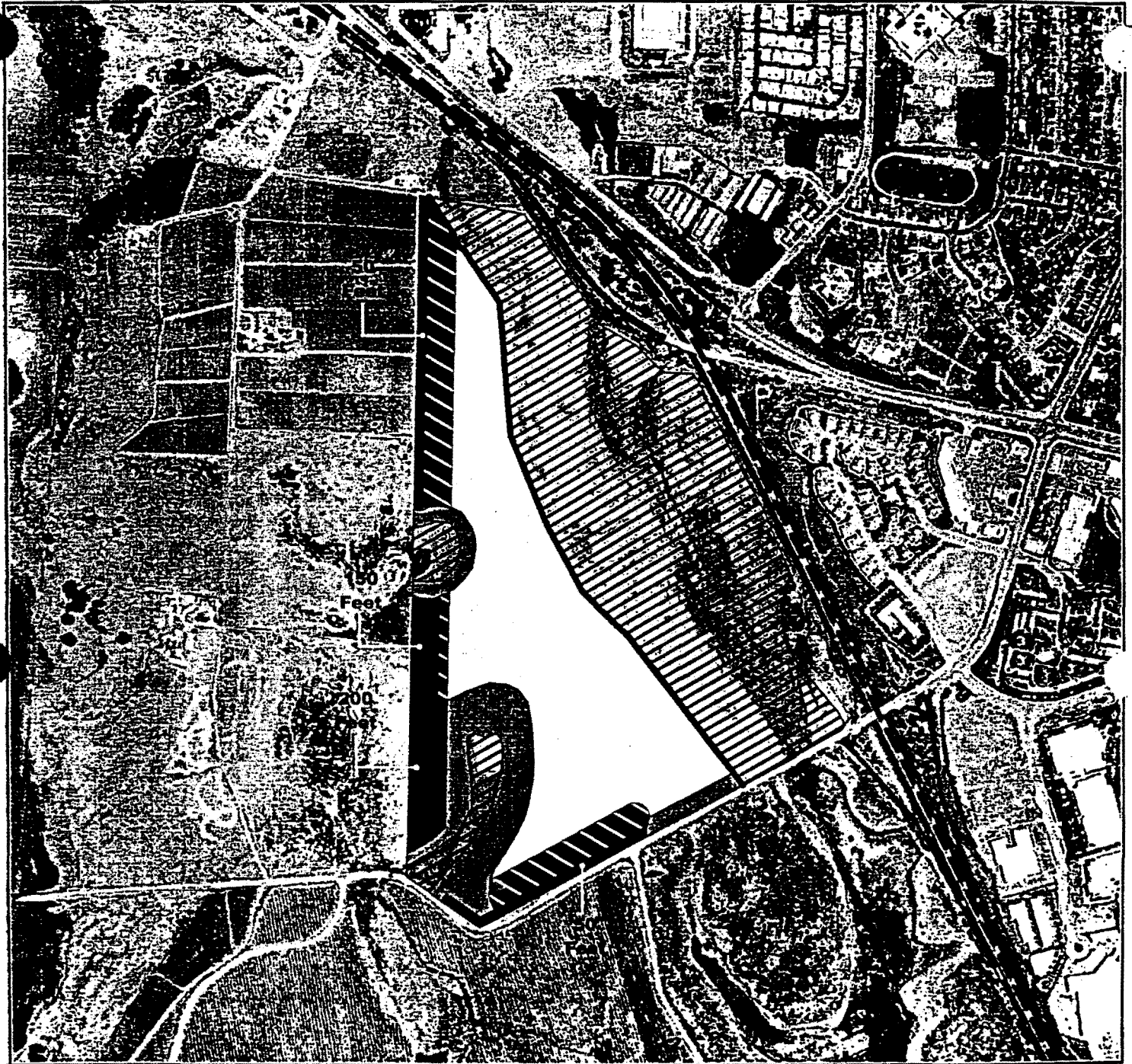
APPROVED AS TO FORM:

  
City Attorney

CERTIFICATION  
STATE OF CALIFORNIA }  
COUNTY OF SANTA CRUZ }  
I, TANA L. ROBERTS, DEPUTY CITY CLERK OF THE CITY OF WATSONVILLE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE ATTACHED RESOLUTION NO. 10-02 (CM) IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF SAID RESOLUTION AS IT APPEARS UPON THE OFFICIAL RECORDS OF SAID CITY OF WATSONVILLE.  
DATED: 2/1 2002  
  
DEPUTY CITY CLERK OF THE CITY OF WATSONVILLE

**CCC Exhibit 2**  
**(page 8 of 14 pages)**

# Figure 2A: COASTAL ZONE AREA C - CONSTRAINTS










-  Agricultural Setback *2.00 Foot*
-  Public School Restricted Use Area Within Agricultural Setback
-  Recommended Development Envelope
-  ESHA\*
-  ESHA BUFFER
-  Farm Road
-  Coastal Zone Boundary

EXHIBIT A **CCC Exhibit 2**  
 Page 9 of 14 pages (page 9 of 14 pages)  
 500 0 500 Feet

\*ESHA designation over West Branch Struve Slough also protects visual resources and minimizes land form alteration.

Attachment/Exhibit to:  
 Resolution No. 0-02 (CM)

This Document is a graphic representation only of the best available sources. The City of Watsonville assumes no responsibility for any errors.  
 Photo Source: 1993 USGS ORTHOPHOTO

ORDINANCE NO. 1124-02 (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING SUBSECTION (c)(4)(i) (ZONE C, PERFORMANCE STANDARDS) AND SUBDIVISION (g)(6) (ALL ZONES A THROUGH E INCLUSIVE AND R: PERFORMANCE STANDARDS) OF SECTION 9-5.705 (REGULATIONS) OF ARTICLE 7 (DISTRICT REGULATIONS) OF CHAPTER 9-5 (COASTAL ZONE IMPLEMENTATION PLAN) OF TITLE 9 (PLANNING & ZONING) OF THE WATSONVILLE MUNICIPAL CODE REGARDING THE COASTAL IMPLEMENTATION PLAN

THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES  
HEREBY ORDAIN AS FOLLOWS:

SECTION 1. ENACTMENT.

Subsection (c)(4)(i) (Zone C, Performance Standards) of Section 9-5.705 (Regulations) of Article 7 (District Regulations) of Chapter 9-5 (Coastal Zone Implementation Plan) of Title 9 (Planning & Zoning) of the Watsonville Municipal Code is hereby amended to read in its entirety as follows:

"(i) Habitat preservation and restoration uses that remove agricultural land from production in or adjacent to habitat areas or on slopes are permitted, pursuant to a restoration plan prepared by a biologist pursuant to Section 9-5.705(g)(4). For other non-agricultural use an Agricultural Viability Report must be prepared and must have concluded: (1) continued agricultural use is demonstrated to be infeasible pursuant to Section 9-5.815; or (2) if agricultural use on the site (or the part of the site proposed for non-agricultural use) has ceased, then non-agricultural use may be permitted only if renewed agricultural use is demonstrated to be infeasible pursuant to Section 9-5.815. An exception to making this finding (in the preceding sentence) may only be made to allow a public school (subject to Section 9-5.704(c)). Non-agricultural development within Zone C shall not be allowed unless a Specific Plan (see Section 9-5.705(c)(4)(xv)) is first adopted that: defines all development areas for Zone C; provides permanent measures to protect areas within Area C outside of the development envelope shown on Land Use Plan Figure 2A and outside of the building envelope pursuant to Section 9-5.705(c)(1); and ensures that all plan policies will be met. Any non-agricultural use of a portion of Zone C shall be sited to optimize agricultural use on the remainder of the site and on adjacent agricultural lands in unincorporated Santa Cruz County, including, but not limited to, maintenance of a 200-foot agricultural buffer consistent with Section 9-5.705(g)(6). Limited public school parking, sports fields, and pathways only shall be allowed within the "Public School Restricted Use Area" portion of the 200-foot agricultural buffer on the perimeter of Area C as shown on Land Use Plan Figure 2A; buildings and any other structures shall be prohibited in this area. For a public school only, the 200-foot agricultural buffer located along the northern boundary of the public school property may contain a 150-foot

CCC Exhibit 2  
(page 10 of 14 pages)

"Public School Restricted Use Area" on the southern edge of the buffer within which limited public school parking, sports fields, and pathways only shall be allowed; buildings and any other structures shall be prohibited in this area."

Subsection (g)(6) (All Zones, A through E inclusive and R: Performance Standards) of Section 9-5.705 (Regulations) of Article 7 (District Regulations) of Chapter 9-5 (Coastal Zone Implementation Plan) of Title 9 (Planning & Zoning) of the Watsonville Municipal Code is hereby amended to read in its entirety as follows:

"(g)(6) Agricultural Buffers. Provide and maintain a buffer of at least 200-feet between agricultural land and non-agricultural uses on the property devoted to the non-agricultural uses. The setback shall incorporate vegetative or other physical barriers and be as wide as determined is necessary to minimize potential land use conflicts. The buffer area shall be permanently protected and restricted by easement or dedication pursuant to Section 9-5.705(g)(5), such document to incorporate the objectives and requirements herein. Buffer plantings or any other required barriers shall be maintained in perpetuity. Uses allowed in the buffers shall be limited to student agricultural activities, septic systems, any habitat improvements as may be specified in a habitat restoration plan (see Section 9-5.705(g)(4)), and, for Area C only: (a) one road crossing of the minimum width for public safety purposes as necessary to serve the permitted use; and/or (b) limited public school parking, sports fields, and pathways within the "Public School Restricted Use Area" portion of the 200-foot agricultural buffer on the perimeter of Area C as shown on Land Use Plan Figure 2A; buildings and any other structures shall be prohibited in this area; and/or (c) for a public school only, the 200-foot agricultural buffer located along the northern boundary of the public school property may contain a 150-foot "Public School Restricted Use Area" on the southern edge of the buffer within which limited public school parking, sports fields and pathways only shall be allowed; buildings and any other structures shall be prohibited in this area."

## SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian in compliance with the provisions of the Charter of the City of Watsonville.

## SECTION 3. CERTIFICATION.

This ordinance shall be transmitted to the California Coastal Commission for consideration and acceptance by the Executive Director of the California Coastal Commission and if accepted by said Executive Director, then to the California Coastal Commission for concurrence.

**CCC Exhibit   2**  
**(page   11   of   14   pages)**

**SECTION 4. EFFECTIVE DATE.**


This ordinance shall be in force and take effect not sooner than thirty (30) days from and after its final adoption but not before acceptance by the Executive Director of the California Coastal Commission and concurrence by the California Coastal Commission.

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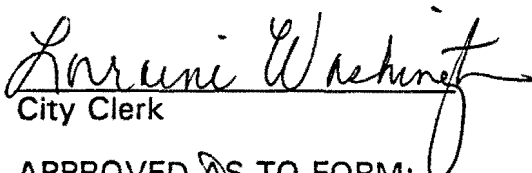
**CCC Exhibit 2**  
**(page 12 of 14 pages)**

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Watsonville, held on the 8<sup>th</sup> day of January, 2002, by Council Member Doering-Nielsen, who moved its adoption, which motion being duly seconded by Council Member Lopez, was upon roll call carried and ordered printed and published by the following vote:

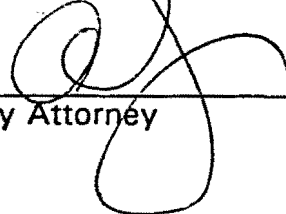
AYES:	COUNCIL MEMBERS:	Carter, Doering-Nielsen, Gomez, Lopez, Phares, de la Paz, Bobeda
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

  
Betty Bobeda, Mayor

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

**CCC Exhibit 2**  
**(page 13 of 14 pages)**

ORDINANCE NO. 1124-02 (CM)

The foregoing ordinance, having been printed and published as required by the Charter of the City of Watsonville, and coming on for final consideration at the regular meeting of the Council of the City of Watsonville, held on the 22<sup>nd</sup> day of January, 2002, by Council Member Carter, who moved its adoption, which motion being duly seconded by Council Member Gomez, was upon roll call carried and the ordinance finally adopted by the following vote:

AYES:	COUNCIL MEMBERS:	Carter, Gomez, Lopez, Phares, de la Paz, Bobeda
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	Doering-Nielsen

*Betty Bobeda*  
Betty Bobeda, Mayor

ATTEST:

*Rorraine Washburn*  
City Clerk

EFFECTIVE DATE:

February 21, 2002

STATE OF CALIFORNIA } CERTIFICATION  
COUNTY OF SANTA CRUZ }  
I, TANA L. ROBERTS, DEPUTY CITY CLERK OF THE CITY OF WATSONVILLE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE ATTACHED ORDINANCE NO. 1124-02 (CM) IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF SAID ORDINANCE AS IT APPEARS UPON THE OFFICIAL RECORDS OF SAID CITY OF WATSONVILLE.  
DATED: 2/1 2002  
*Tana L. Roberts*  
DEPUTY CITY CLERK OF THE CITY OF WATSONVILLE

**CCC Exhibit 2**  
**(page 14 of 14 pages)**