

CITY ATTORNEY'S IMPARTIAL ANALYSIS OF MEASURE S

The City of Watsonville ("City") has placed Measure S on the ballot. This measure conflicts with Measure Q, which is also on the ballot. Only one of these measures may be approved.

If approved, Measure S would amend the City's 2005 General Plan to keep the Urban Limit Line ("ULL"), enacted by the voters in 2002, in place until 2040, with exceptions for properties identified during the General Plan update and determined by the City Council, subject to community input and environmental review, to be well suited for development.

The General Plan is the City's long-range plan for physical urban development. The ULL is the portion of the General Plan that sets a boundary beyond which residential, industrial, or commercial development is prohibited.

The voters adopted the City's current ULL in 2002. The ULL has not changed since 2002. The 2002 ULL was incorporated into the City's General Plan. This Measure would amend the General Plan to keep the ULL in place until 2040, with certain exceptions.

This Measure differs from Measure Q, in that Measure Q allows fewer exceptions. If Measure Q is approved, the City Council may only move the ULL if: 1) the change moves the ULL closer to the City boundary; 2) the change is necessary to comply with state or federal housing law; or 3) the change is required to prevent an unlawful taking of property. All other changes require voter approval.

If this Measure is approved, the City Council may move the ULL to include a designated property if the City Council: 1) identifies the property during a General Plan update; 2) receives community input; 3) conducts environmental review; and 4) makes several findings, including that the property is well suited for development that is consistent with the General Plan; fosters and protects the unique character of Watsonville; encourages efficient growth patterns and protects the quality of life in Watsonville; has the potential to generate revenue for Watsonville; and that adequate infrastructure and services can be provided to the property.

This measure conflicts with Measure Q. Both measures cannot be approved. This Measure will be approved if it receives a simple majority of "yes" votes and Measure Q does not. If both measures receive a simple majority of "yes" votes, the measure with the most "yes" votes will be approved.

A "yes" vote is a vote to adopt the provisions of Measure S.

A "no" vote is a vote against adopting the provisions of Measure S.

The above statement is an impartial analysis of Measure S. The full text of Measure S is printed in the Voter's Information Pamphlet and is also available on the City of Watsonville's website at: <https://www.cityofwatsonville.org/2388/Measures---November-8-2022>. If you desire a copy of the Measure, please call the elections official's office at (831) 768-3040 and a copy will be mailed at no cost to you.

DATED: August 19, 2022

Samantha W. Zutler, City Attorney