

EXHIBIT A

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Attn: Legal Division

2002-0059101	
Recorded	REC FEE .00
Official Records	CC CONF .00
County Of	CC CONF .00
SANTA CRUZ	CC CONF .00
RICHARD W. BEDAL	
Recorder	
08:02AM 21-Aug-2002	BLS Page 1 of 10

IRREVOCABLE OFFER TO DEDICATE AGRICULTURAL BUFFER ZONE
(HARKINS ROAD) CONSERVATION EASEMENT
AND DECLARATION OF RESTRICTIONS

THIS IRREVOCABLE OFFER TO DEDICATE CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIONS (hereinafter referred to as the "Offer") is made this 50th day of August, 2002, by PAJARO VALLEY UNIFIED SCHOOL DISTRICT, (hereinafter referred to as the "Grantor").

- I. WHEREAS, Grantor is the legal owner of a fee interest of certain real property located in the County of Santa Cruz, State of California, legally described as set forth in attached EXHIBIT A hereby incorporated by reference (hereinafter referred to as the "Property" or "High School Parcel"); and
- II. WHEREAS, all of the Property is located within the coastal zone as defined in § 30103 of the California Public Resources Code (hereinafter referred to as the "California Coastal Act of 1976"); and
- III. WHEREAS, the City of Watsonville (hereinafter referred to as the "City") has a certified Local Coastal Program (hereinafter referred to as the "LCP"), and accordingly is authorized to issue coastal development permits (hereinafter referred to as "CDP") pursuant to the California Coastal Act of 1976 (hereinafter referred to as the "Act"); and
- IV. WHEREAS, the Act requires any CDP approved by the City to be consistent with the policies and implementing ordinances of the certified LCP; and

V. WHEREAS, pursuant to the Act and the LCP, Ralph Edwards and Kathleen Edwards, predecessors-in-interest to Pajaro Valley Unified School District, and the Pajaro Valley Unified School District applied to the City for a CDP to undertake development as defined in the Act and the LCP on the Property; and

VI. WHEREAS, on June 26, 2001, the City approved CDP/Special Use Permit With Design Review No. 00-28 (hereinafter referred to as the "City Permit") in accordance with the provisions of the City Council Staff Report attached hereto as EXHIBIT B and herein incorporated by reference, subject to the following condition (hereinafter referred to as the "Condition"):

13. The Applicant shall provide and maintain at least a 200-foot buffer between nonagricultural uses and agricultural land pursuant to IP section 9-5.705(g)(6). The buffer shall be permanently protected and restricted by easement; buffer plantings or other required barriers shall be maintained in perpetuity; and uses allowed in the Public School Restricted Use Area buffer shall be limited to student agricultural activities, septic systems, habitat improvements as may be specified in a biological restoration plan, one road crossing of the minimum width for public safety purposes as necessary to serve the permitted use, limited school parking, sports fields, and pathways. No buildings or other structures shall be allowed in this area. In addition, the Applicant shall ensure that the 200-foot buffer zones for structures along the north, south and west sides of the site in the approved project design are maintained in the final design and implementation of the project.

VII. WHEREAS, Section 9-5.705(g)(6) of the LCP provides as follows:

Agricultural Buffers. Provide and maintain a buffer of at least 200' between agricultural land and non-agricultural uses on the property devoted to the nonagricultural uses. The setback shall incorporate vegetative or other physical barriers and be as wide as necessary as determined 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 necessary to serve the permitted use; (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 LUP 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.

VIII. WHEREAS, the City has placed the Condition on the City Permit 1) to preserve the open space and habitat resource values present on the property and so as to prevent the adverse direct and cumulative effects on coastal resources which could occur if the Property were not restricted in accordance therewith and 2) because in the absence of the protections provided by the Condition the finding required by Public Resources Code § 30604(b) that the proposed development is in conformity with the LCP could not be made; and

IX. WHEREAS, Grantor has elected to comply with the Condition and execute this Offer so as to enable Grantor to undertake the development authorized by the City Permit.

NOW AND THEREFORE, in consideration of the granting of the City Permit to the Grantor by the City, the Grantor hereby irrevocably offers to dedicate to the People of the State of California, an easement in gross and in perpetuity over a portion of the Property to be dedicated as follows:

1. DESCRIPTION. The easement offered hereby affects that portion of the Property identified as adjacent to Harkins Slough Road, and as specifically described in EXHIBIT C,

attached hereto and incorporated herein by reference (hereinafter referenced as the "Protected Land"), which shall also include a 150-foot Public School Restricted Use Area on the northern edge of the Protected Land, and as specifically described in EXHIBIT C-1 (hereinafter referenced as the "Public School Restricted Use Area").

2. PURPOSE. The easement is for the purpose of serving as a buffer between agricultural and non-agricultural uses and preserving the light, air, view and scenic qualities over and upon the Protected Land.

3. DURATION, ACCEPTANCE AND TRANSFERABILITY. This irrevocable offer of dedication shall be binding upon the Owner and the heirs, assigns, or successors in interest to the Property described above for a period of 21 years. This Offer may be accepted by any public agency, political subdivision of the State of California, or a private association acceptable to the City Council of the City (hereinafter referred to as the "Grantee"). Such acceptance shall be effectuated by recordation by the Grantee of an acceptance of this Offer in the form attached hereto as EXHIBIT D. Upon such recordation of acceptance, this Offer and terms, conditions, and restrictions shall have the effect of a grant of open space and habitat conservation easement in gross and perpetuity over the Protected Land that shall run with the land and be binding on the heirs, assigns, and successors of the Grantor. After acceptance, this easement may be transferred to and held by any entity which qualifies as a Grantee under the criteria hereinabove stated. Acceptance of the Offer is subject to a covenant which runs with the land, providing that the Grantee may not abandon the easement until such time as Grantee effectively transfers said easement to an entity which qualifies as a Grantee under the criteria hereinabove stated.

4. USE OF PROPERTY. Upon recordation of this Offer and thereafter in perpetuity use of the Protected Land shall be limited to (a) natural open space for habitat and open space

conservation purposes, and (b) public school restricted use as permitted below. The Protected Land functions as a buffer which shall be permanently maintained and protected between agricultural land and portions of the Property devoted to non-agricultural uses. The Grantor shall plant, install and maintain in perpetuity on the Protected Land vegetative or other physical barriers adequate to minimize potential land use conflicts.

No development, as defined in section 30106 of the Public Resources Code, attached hereto as EXHIBIT E, and section 9-5.830 of the certified City LCP, attached hereto as EXHIBIT F, both herein incorporated by reference, shall occur or be allowed on the Protected Land, with the exception of the following subject to (i) applicable governmental regulatory requirement, and (ii) to the extent of any inconsistency therewith, the OTD California Department of Fish and Game Buffer Habitat Conservation Easement recorded concurrently herewith:

- a. vegetative or other physical barriers;
- b. student agricultural activities;
- c. septic systems; and
- d. habitat enhancement, restoration, and maintenance activities specified in the approved final *Biological Restoration Plan for the Third High School Project*, dated June 2002, with Addendum dated July 12, 2002, prepared by Jones and Stokes, on file and available for inspection at the City of Watsonville, and the Commission's Central Coast district office, or in any amendment or modification of such plan as may be approved pursuant to section 9-5.705(g)(4) of the LCP; and
- e. one road crossing of the minimum width for public safety purposes as necessary to serve the use permitted by subsections; and
- f. in the Public School Restricted Use Area:

- i. limited public school parking; and
- ii. sports fields; and
- iii. pathways.

5. RIGHT OF ENTRY. The California Coastal Commission, the City, and any Grantee accepting this offer, or their respective agents may enter onto the Property at times reasonably acceptable to the Grantor to ascertain whether the use restrictions set forth above are being observed.

6. BENEFIT AND BURDEN. This Offer shall run with and burden the Property and all obligation, terms, conditions, and restrictions, hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and Grantee, whether voluntary or involuntary.

7. REMEDIES. Any act, conveyance, contract, or authorization by the Grantor whether written or oral which uses or would cause to be used or would permit use of the protected land contrary to the terms of this offer will be deemed a violation and a breach hereof. Any and all available legal and/or equitable remedies may be pursued to enforce the terms and conditions of the Offer and easement and their respective interest in the property. In the event of a breach, any forbearance on the part of any such party to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

8. TAXES AND ASSESSMENTS. Grantor agrees to pay or cause to be paid all real property taxes and assessments levied or assessed against the Property. It is intended that this irrevocable offer and the use restrictions contained herein shall constitute enforceable restrictions within the meaning of a) Article XIII, § 8 of the California Constitution; and b) § 402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, the Offer, easement

and restrictions shall be deemed to constitute a servitude upon and burden to the Property within the meaning of § 3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

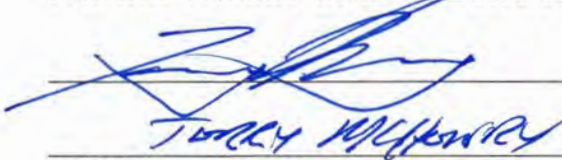
9. MAINTENANCE. The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the property or any interest or easement created by this Offer. All costs and expenses for such maintenance, improvement, use or possession, except for costs incurred by Grantee for monitoring compliance with the terms of this easement, shall be borne by the Grantor.

10. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, departments, officers, agents, and employees are to be free from all liability and claim for damages by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee, while in, upon, or in any way connected with the Property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents and employees from all liability, loss, costs, and obligations on account of or arising out of such injuries or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the Property which would subject the Grantee to any liability occurring on the land by virtue of the fact that the right of the Grantee to enter the land is strictly limited to presenting uses inconsistent with the interest granted and does not include the right to enter the land for the purposes of correcting any dangerous condition as defined by California Government Code § 830.

11. SEVERABILITY. If any provision of these restrictions is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Executed on this 20th day of August, 2002, at
Watsonville, California.

PAJARO VALLEY UNIFIED SCHOOL DISTRICT



PRINT NAME OF ABOVE

Its: Superintendent

STATE OF CA
COUNTY OF Santa Cruz

On 8.20.02, before me, M Coffey, a
Notary Public personally appeared Terry McHenry, personally known
to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature M Coffey



This is to certify that the Offer to Dedicate set forth above is hereby acknowledged by the undersigned officer on behalf of the California Coastal Commission pursuant to authority conferred by the City of Watsonville when it approved Coastal Development/Special Use Permit With Design Review No. 00-28 on June 26, 2001, and the California Coastal Commission consents to recordation thereof by its duly authorized officer.

Dated: 8.16.02

CALIFORNIA COASTAL COMMISSION

By: John Bowers
John Bowers, Staff Counsel

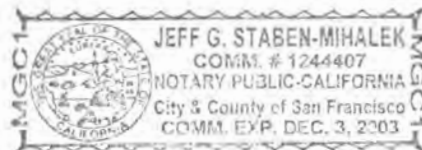
STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On 8.16., 2002, before me, JEFF G. STABEN-MIHALEK, a Notary Public, personally appeared John Bowers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the permits n (s) whose Name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Jeff G. Staben-Mihalek



SITUATE in the City of Watsonville and

BEING a portion of Parcel One, Two, Three, Four and Five of the lands conveyed to Ralph Edwards, et ux, by deed recorded December 10, 1964 in Volume 1663 of Official Records, at Page 125, Santa Cruz County Records and shown on the map entitled, "Record of Survey of The Lands of Ralph and Kathleen Edwards", recorded March 7, 2001 in Volume 99 of Maps, at Page 24, Santa Cruz County Records and being more particularly bounded and described as follows:

BEGINNING at a station on the northwestern boundary of Harkins Slough Road, as shown on the above mentioned map, from which station the most eastern corner of the above mentioned Parcel Three bears North 62° 07' 22" East 323.95 feet distant; thence from said point of beginning leaving the northwestern boundary of Harkins Slough Road the following courses

1. North 31° 38' 47" West 97.41 feet,
2. North 34° 10' 43" West 350.88 feet,
3. North 33° 20' 51" West 116.71 feet,
4. North 35° 45' 51" West 106.53 feet,
5. North 34° 32' 35" West 163.60 feet,
6. North 36° 34' 29" West 141.73 feet,
7. North 36° 30' 00" West 59.19 feet,
8. North 43° 44' 58" West 103.95 feet,
9. North 46° 59' 28" West 114.50 feet,
10. North 46° 25' 39" West 54.25 feet,
11. North 40° 43' 36" West 54.41 feet,
12. North 30° 41' 01" West 54.78 feet,
13. North 28° 36' 00" West 53.96 feet,
14. North 27° 00' 19" West 161.60 feet,
15. North 28° 39' 22" West 63.34 feet,
16. North 20° 53' 02" West 217.43 feet,

17. North 22° 38' 20" West 297.86 feet,
18. North 14° 21' 32" West 78.67 feet,
19. North 3° 20' 18" West 131.08 feet,
20. South 62° 07' 22" West 408.89 feet,
21. South 2° 20' 35" West 398.42 feet,
22. South 10° 57' 39" East 62.16 feet,
23. South 19° 30' 43" East 107.45 feet,
24. South 2° 01' 56" East 56.08 feet,
25. South 8° 48' 41" West 21.50 feet,
26. South 10° 57' 39" East 526.26 feet,
27. North 82° 02' 32" East 45.76 feet,
28. South 84° 42' 00" East 50.05 feet,
29. South 64° 55' 03" East 53.11 feet,
30. South 49° 21' 31" East 58.11 feet,
31. South 27° 55' 36" East 140.22 feet,
32. South 27° 00' 18" East 49.99 feet,
33. South 16° 23' 32" East 49.95 feet,
34. South 9° 53' 51" East 100.72 feet,
35. South 7° 14' 00" East 49.73 feet,
36. South 4° 50' 56" East 50.07 feet,
37. South 2° 46' 02" East 50.01 feet,
38. South 0° 26' 03" East 49.99 feet,
39. South 2° 33' 02" West 50.05 feet,
40. South 6° 07' 04" West 49.25 feet,
41. South 9° 29' 33" West 48.83 feet,

42. South 12° 10' 36" West 49.59 feet,
43. South 15° 00' 02" West 49.20 feet,
44. South 20° 07' 33" West 50.00 feet,
45. South 24° 57' 56" West 50.77 feet,
46. South 36° 17' 24" West 49.68 feet,
47. South 35° 50' 59" West 50.15 feet,
48. South 32° 42' 58" West 49.99 feet,
49. South 30° 53' 35" West 50.16 feet,
50. South 28° 38' 21" West 49.96 feet,
51. South 21° 54' 03" West 49.72 feet,
52. South 13° 42' 03" West 49.14 feet,
53. South 3° 26' 37" West 44.79 feet and
54. South 35° 32' 17" East 156.62 feet to the above mentioned northwestern boundary of Harkins Slough Road; thence along said northwestern boundary
55. North 62° 07' 22" East 1425.25 feet to the point of beginning.

COMPILED APRIL 8, 2002 BY MID COAST ENGINEERS, JOB NO. 01189

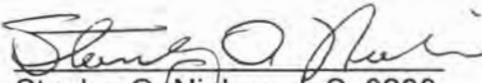

Stanley O. Nielsen, L.S. 3233



EXHIBIT A to Irrevocable Offer to Dedicate Agricultural Buffer Zone
(Harkins Road) Conservation Easement and Declaration of Restrictions

MEMORANDUM

DATE: June 18, 2001

TO: Carlos J. Palacios, City Manager

FROM: *JTD* John T. Doughty, Community Development Director
Keith Boyle, Principal Planner

SUBJECT: Coastal Development/Special Use Permit with Design Review filed by Pajaro Valley Unified School District (PVUSD) to construct a 204,500 square foot high school to serve 2,200 students and a 120 member faculty on a 70.45 acre site, including extension of City sewer and water utilities to serve the project.

AGENDA ITEM: June 26, 2001

Endorsed for presentation
to the City Council

CJP
City Manager

City Council

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution approving the request of the Pajaro Valley Unified School District (PVUSD) to construct a 204,500 square foot high school to serve 2,200 students and a 120 member faculty on a 70.45 acre site, including extension of City sewer and water utilities to serve the project subject to findings and conditions.

BASIC PROJECT DATA

APPLICATION NO. 00-28

LOCATION: 490 Harkins Slough Road

APN: 018-281-08, 9, 10, 11

PROJECT DESCRIPTION: Coastal Development/Special Use Permit with Design Review to construct a 204,500 square foot high school to serve 2,200 students and 120 member faculty on a 70.45 acre site, including extension of City sewer and water utilities along the Harkins Slough Road right of way.

GENERAL PLAN: Coastal Zone

ZONING: Coastal Zone C

ADJACENT GENERAL PLAN/ZONING: Santa Cruz County Commercial Agriculture - north and west, Santa Cruz County Resource Conservation and Harkins Slough Road -south, and Highway One - east

EXISTING USE: Vacant land previously cultivated

PROPOSED USE: 2,200 student high school

ADJACENT USES: County farm and grazing land on the north, south and west and Highway One on the east

LOT SIZE: 70.45 acres

DIMENSIONS: Varies

CEQA REVIEW: Certified Final Environmental Impact Report (FEIR)

PROPERTY OWNER: Ralph and Kathleen Edwards

APPLICANT/REPRESENTATIVE: Pajaro Valley Unified School District (PVUSD)

CITY COUNCIL STAFF REPORT

BACKGROUND/DISCUSSION

The PVUSD filed an application for a Coastal Development Permit to construct a high school on lands west of Highway One, north of Harkins Slough Road in December of 2000. The school is to be located on a portion of the Ralph and Kathleen Edwards' property designated as Coastal Zone Area C.

The filing culminates an approximately fifteen-year effort to find a site for a new high school. The new school will relieve severe overcrowding of both Watsonville and Aptos High Schools within the District. The Edwards' site was identified in the early 1990's as the preferred site after extensive review of 12 sites was conducted by a community-based site selection committee.

In September of 1998, the PVUSD filed an application with the City requesting assistance in amending the City's Local Coastal Plan (LCP) to accommodate a public school on the site. The Coastal Commission considered the City's original LCP amendments at its meeting on March 16, 2000. The Commission denied the LCP amendments requested by the City but agreed to an amendment package prepared by Coastal Commission Staff which updated the City's entire LCP and reflected greater sensitivity to the surrounding natural environment throughout the City's Coastal Zone. As part of this process, the Coastal Commission adopted a substantially smaller development envelope for the school than was originally proposed in order to accommodate and further enhance surrounding agricultural lands and Environmentally Sensitive Habitat Areas (ESHAs).

In conjunction with the LCP amendment process, Speaker Pro Tempore Fred Keely facilitated approval of a Memorandum of Understanding (MOU) between the City, Santa Cruz County and California Coastal Commission (CCC). Participants in the MOU negotiation included the three governmental bodies as well as Watsonville Wetlands Watch and the California Association of Family Farmers (CAFF). This MOU, among other things, forbids (with the exception of the Green Farm Parcel) the annexation of lands west of Highway One by the City. This MOU and many of its provisions were incorporated into the City's LCP.

Resolution 245-00 (CM) and Ordinance 1096-00 was adopted by the City Council on August 22, 2000, approving the major amendment to the City's LCP. The Coastal Commission certified the City's LCP amendments on October 14, 2000.

PLANNING ANALYSIS

Project Characteristics: The extensive modifications of the City's LCP provided the opportunity to create a new high school plan that respects the sensitive environmental surroundings and meets the general educational objectives of the District. The PVUSD submitted an application in December of 2000 for a Coastal Development/Special Use Permit with Design Review to develop a new high school that serves 2,200 students and 120 staff members. The project site encompasses an area of approximately 70 acres with a development envelope (otherwise known as net site area) of approximately 32.17 acres. The development envelope established by the LCP requires extensive protection of surrounding coastal resources by providing upland habitat protection around the western branch of the Struve Slough wetlands, creating 100-foot buffer areas from other wetlands on the south and west, and establishing 200-foot buffers for structures from adjacent agricultural land. Net development area is, by its nature given street dedication, buffer areas, etc., going to result in less area than the gross site regardless of the parcel's location.

The proposed high school facility consists of ten separate buildings that are clustered to the center of the site with athletic fields and parking facilities to the south and north of the campus. The school's total

square footage is 204,500 square feet including an administration building, library, multipurpose building, gymnasium, class rooms, portable classrooms, and a performing arts building. Impermeable surfaces including buildings, paved roads, sidewalks, and parking lots cover approximately 16 acres of the site. The remaining portion of the development envelope includes permeable surfaces such as athletic fields, landscaping areas, demonstration gardens, interpretive trails, and onsite drainage facilities. Parking for the facility is located at the northern edge of the property (See Attachment 1).

The project also includes the extension of City water and sanitary sewer lines to serve the school site. These facilities are proposed within the right-of-way located in unincorporated County, City of Watsonville (Harkins Slough Road), and California Department of Transportation (Caltrans) right-of-ways (Highway One) within the Coastal Zone and the City of Watsonville outside of the Coastal Zone. The proposed sanitary sewer line is a six-inch diameter force main that is fed by an eight-inch diameter gravity main from the school site. This force main connects to an existing ten-inch line near the intersection of South Green Valley Road and Main Street. The proposed water line is 12 inches in diameter and is to connect to an existing 14-inch diameter water main near the intersections of Silver Leaf and South Green Valley Roads.

The staff report is intended to provide a brief overview of the major issues related to the high school development. A more detailed LCP consistency analysis addressing specific policy issues is included within the findings attached to the resolution and identified as Exhibit A. The technical analysis section identifies the major issues and indicates the manner in which the project or conditions address the issues. The findings also address more detailed issues related to the project's consistency with the LCP.

TECHNICAL AND DESIGN ANALYSIS

Parking: The school's parking lot is designed to serve the student and teacher population in conformance with the Watsonville Municipal Code (WMC). The WMC requires at least one space per seven students and one space per employee. The minimum parking required to serve 2,200 students and 120 teachers is 435 spaces. The current design provides 436 parking spaces, 18 of which are for the disabled. In order to meet the City's LCP requirements, minor modifications need to be incorporated into the parking lot design. These modifications include reducing the total number of spaces by one and maintaining a 50-foot buffer from the adjacent agricultural land. The modifications will require the relocation of 36 spaces from the northern end of the parking lot (See finding 4(c)ii).

Building Coverage: The school's lot coverage is limited by the City's LCP which requires public schools to have a maximum impervious surface coverage of 18 acres including buildings, paved roads, sidewalks, and parking lots. As proposed, the school's impervious surface coverage is only 15.82 acres which is substantially less than the 18 acres allowed by the LCP. The remaining acreage within the development envelope is pervious surfaces such as athletic fields, landscaping areas, demonstration gardens, interpretive trails, and onsite drainage facilities. (See finding 4(c)(i))

Building Height: The City's LCP for this site limits allowable heights in order to reduce potential visual impacts from nearby coastal roads. The standard height limit is 30 feet measured from the finish grade. However, up to two buildings in a public school project may have a maximum height of 37 feet as long as each building does not exceed 18,000 square feet. A total of ten buildings is proposed for the site; only two buildings exceed the 30-foot height limit, including the multipurpose building (C) and physical education building (F). Building C is approximately 14,700 square feet and 37 feet in height, and building F is 14,000 square feet and 35 feet in height which is consistent with LCP requirements. (See finding 4(c)iii).

Building Design: The project includes ten separate buildings that have been clustered in the center of the site with a series of smaller one-story buildings along the eastern perimeter that step back to two-story buildings moving westerly on the site. Compatible design has been achieved through the use of utilitarian design features, roofs pitched above horizontal, and low modulated buildings that are separated by open space areas that help break up visual massing (See Attachment 1).

The facility has been designed to reflect the rural agricultural character of the surrounding area. The buildings' design theme evokes an agrarian style by establishing design elements that reflect traditional elements of farm buildings including tower elements, porches, and sloped roofs. The massing of the buildings is broken up by the incorporation of varied roof lines, offsets, and building projections and separations that provide shadow patterns. Large structures are broken down into smaller building elements that include building step-backs and various roof forms. Finally, extensive native landscaping is incorporated around the perimeter of the site and within the ESHA that will further limit the project's visibility from Highway One and other surrounding coastal roads. The project has been designed to include earth tone colors that blend with the surrounding landscape (See findings (d)(ix) and subsection (g)(iv)(a-f)).

Major Local Coastal Program Policy Consistency:

Utility Connections: Sewer and water services are required to be extended to serve the high school project. The LCP contains very specific limitations on the extension of new utilities to serve areas on the west side of Highway One. As part of the Coastal Commission's LCP requirements, the City and County established utility prohibition overlay zones around the perimeter of the City that prevents extension of utility lines beyond City limits west of Highway One with the exception of one crossing north of Beach Street. These utilities are to be sized to only serve existing City Coastal Zone Parcels B and C.

The proposed sanitary sewer line is a six-inch diameter force main that is fed by an eight-inch diameter gravity main from the school site. This force main connects to an existing ten-inch line near the intersection of South Green Valley Road and Main Street. The proposed water line is 12 inches in diameter and connects with an existing 14-inch diameter water main near the intersections of Silver Leaf and South Green Valley Roads. Both lines originate in the City and follow South Green Valley and Harkins Slough Roads. The utility lines cross Caltrans right of way and extend into Santa Cruz County within the Harkins Slough Road right of way. As required by the LCP, the City requires the establishment of a one-foot nonaccess strip around the utility lines to prevent any future tie-ins except the high school site. Calculations for the sizing of the pipes were prepared by DES Engineering as required by the LCP. These calculations are included in your packet as Attachment 2 and have been designed to the minimum required to serve the project (See findings (d)(vii)(a-h)).

Habitat Restoration: The LCP requires the project to meet extensive habitat restoration requirements. In order to protect the western branch of Struve Slough, the LCP requires that all of the area below the existing farm road on the property be designated as an Environmentally Sensitive Habitat Area (ESHA). The LCP also requires 100-foot setbacks from wetland areas on the south and a finger of the Hanson Slough on the west. The development envelope for the school site includes the ESHA and required buffers shown on Figure 2A of the LCP (See Attachment 8). In order to protect the ESHA and its buffers, the LCP requires that these areas be either dedicated to a qualified conservation agency or established as a conservation easement. The LCP also requires that a qualified biologist prepare a wetlands restoration plan that utilizes appropriate native species to screen the ESHA from the proposed school. An ESHA restoration plan was prepared by biologist Randy Morgan (See Attachment 1, Sheet L4.15), additional material is also included in his written report (See Attachment 4). These materials

were submitted to the California Department of Fish and Game and United States Fish and Wildlife Service for consultation (See Attachment 6). The LCP also requires that a maintenance program be created for the long term viability of the ESHAs. Extensive findings and conditions have been prepared to address this issue (See findings (d)(ii)(iv)(xiv)(e-l)(o)(p)).

Site Access and Traffic: In order to provide site access, the LCP requires that access be taken from West Airport Boulevard unless an access feasibility study is prepared to determine if alternate routes are more environmentally sensitive and feasible. An Access Feasibility Study was prepared by Thomas Reid Associates (2000) and is incorporated as Appendix B of the Final Supplemental Environmental Impact Report (FSEIR). The study concluded that access to the site from Harkins Slough Road, including a new bridge, was environmentally superior to access via West Airport Boulevard. See finding (d)(x) for the basis for the determination.

The LCP raises concerns about the growth inducing impacts associated with the construction of an off ramp at Harkins Slough Road. These requirements prohibit the development of an off ramp if it is designed to specifically relieve congestion for public school development on Area C. The project's FSEIR concludes, based on detailed traffic analysis, that the existing roadway configurations can accommodate the school without the installation of an off ramp. If an off ramp is pursued, it will be developed as a separate project and not as a mitigation for the high school. The FSEIR concludes that the Harkins Slough Road access is the most efficient route to serve the school because it is the closest route for the likely student population. The analysis concludes that new pedestrian and transit services need to be provided to serve the high school project (See page 4-63 - 4-79 of the FSEIR and findings in subsection f).

Agricultural Buffers: The LCP requires protection of adjacent agricultural lands with a 200-foot buffer provided between school structures and agricultural land. However, the policy does establish a "Public School Restricted Use Area" that allows low impact uses in the buffer such as parking, athletic fields, trails, and similar facilities. This restricted use area is defined by Figure 2A in the LCP. The school is designed to be consistent with the required buffers with the exception of a small portion of the northern parking lot. A variety of detailed requirements are necessary to address the agricultural buffer issues of the LCP which are addressed by the findings (See finding (d)(i)(xiv)(k)(m) and subsection (g)(iii)(vii)(viii)).

Visual Resources: The LCP requires that visual impacts from surrounding coastal roads be minimized. The high school has been sited and designed to minimize its visual impact from roadways within the Coastal Zone. Although the project has 204,500 square feet of building area, it has been sensitively designed. Grading of the site has been designed to incorporate a cut in the northern half of the site that will lower the finish floor of buildings and other facilities below the farm road ridge line (See Attachment 3). The southern half of the project includes fill that will elevate the buildings above the existing grade, but the site has been terraced and stepped back to reflect the surrounding rolling hillsides. Additionally, extensive native landscaping is incorporated around the perimeter of the site and within the ESHA that will further soften the project's visibility from Highway One and other surrounding coastal roads. An animated visual simulation has been prepared to further demonstrate how the visual impacts from the Highway One corridor have been addressed. This simulation will be provided to the City Council as part of the hearing.

The LCP also requires that lighting on the site be designed to not impact adjacent ESHAs. The back page of Attachment 1 provides a photometric analysis that indicates the limited impact the lighting will

have on adjacent ESHA. Conditions have also been included that requires the school to turn the parking lot lights off at night. Details of the proposed lighting fixtures can be found in Attachment 9 (See finding (d)(ix)(d)(xiv)(f) and subsection (g)(iv)).

Safety Issues: During the PVUSD board hearings on the high school, safety issues were raised as a concern. The primary concern identified was the impact of the Watsonville Airport on the school site. The LCP requires that the State Department of Education obtain clearance from the Caltrans' Aeronautics Division relative to the safety of the school site from potential aircraft accidents. Letters from the Department of Education and Caltrans are included as Attachment 7 that indicate the site is safe for students. This issue is also analyzed extensively in the project's FSEIR on page 4-26 (See finding (d)(xiv)(c)).

Discussions have also focused on the potential problems that the soil conditions could create for the site. Extensive geotechnical studies have been prepared by geologist Steven Raas and Associates that indicate the soil conditions are reasonable to support the proposed facilities. These geotechnical studies can be found in the City Clerk's office. The LCP requires that a detailed set of findings be adopted to indicate that the site's geology can support a school (See findings (d)(xiv)(q-qi)).

Finally the LCP requires that the site be safe from pesticides related to past agricultural operations. The State Department of Toxicology (DTS) has reviewed the site and found that minimal remediation work was necessary to meet State standards. The District has completed remediation and obtained clearance from the DTS.

Alternative Locations: Concerns have also been raised that the PVUSD has not considered all possible alternative locations to build the school. Since 1986, the PVUSD has been identifying and evaluating sites for the school based on an extensive set of criteria. Analysis of this issue is discussed in detail on page 7-1 of the FSEIR (See finding (d)(xiv)(a)).

Environmental Analysis: The PVUSD Board of Trustees certified the FSEIR prepared by Jones and Stokes Associates on May 23, 2001. This document was prepared as a supplement to the original Final Revised Environmental Impact Report (FREIR) prepared by Envicom Corporation and approved by the PVUSD Board of Trustees in September of 1998. The 1998 document was prepared for the project with a larger development envelope. The FSEIR was prepared for the current reduced area project. Information from these documents addresses the many potential impacts from the project including aesthetics, air quality, airport safety, agricultural resources, biological resources, growth inducement, land use, Coastal Plan consistency, noise, alternative sites, geology and soils, hydrology and water quality, government services, traffic, water supply, sanitary sewer services, and hazardous materials. Detailed information about all of these issues is found in the FSEIR which was previously distributed. None of the impacts identified were determined to be significant and unavoidable. All of the potentially significant impacts can be mitigated. These mitigations are incorporated into the project's mitigation monitoring plan and many are also reflected as conditions of approval. The original FEIR is also available for review in the City Clerk's office. Since the PVUSD Board of Trustees is the lead agency for the environmental document, the City Council is not required to take any actions on the FSEIR.

STRATEGIC PLAN

The strategic plan supports projects that invest in youth and families. Due to the significant impacts that overcrowding of Watsonville High School has on the youth and families in the City, the City has identified the high school as a priority project. The PVUSD, in coordination with the City of Watsonville, has

produced a high school design that respects the environment and serves the needs of the youth in our community. The project has been designed to sensitively address the numerous requirements of the City's LCP and, when approved, protects in excess of 600 acres of agricultural land from annexation.

FINANCIAL

The PVUSD will assume most of the cost of the high school facility, which is estimated to be \$48 million. The City has contributed a substantial amount of staff time in processing the project and related LCP amendments. Additional negotiations will be needed to determine the amount of the PVUSD contributions to City impact fees including traffic, public services, water, and sewer connections.

SUMMARY/RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution approving the Coastal Development/Special Use Permit with Design Review subject to findings and conditions.

ALTERNATIVES

1. Approve the project with modified or additional conditions.
2. Deny the project and direct Staff to return with denial findings.

ATTACHMENT(S)

1. Reduced plans (includes site, grading, landscape, floor, lighting, and elevation plans and slope analysis)
2. Sewer and water line calculations and pump details
3. EarthCalc grading info
4. March 29, 2001, ESHA Buffer Biological Enhancement Plan text prepared by Randall Morgan
5. July 21, 2000, Tarplant Survey prepared by Randall Morgan
6. Correspondence with the Department of Fish and Game
7. Airport safety letters from the Department of Education dated August 11, 2000, to Caltrans Aeronautics.
8. Revised Figure 2A from Land Use Plan
9. Gull wing lighting details
10. Site and Vicinity Map

Information previously distributed

Certified Final Supplemental Environmental Impact Report from Jones and Stokes dated May 2001 including Appendix B - Alternative Access Feasibility Study, Appendix C - Revisions to Local Coastal Program text, Resolution 245-00, and Ordinance 1096 -00

Information available for review at the City Clerk's office

- Final Schematic Design Presentation Aerial View - High School Alternative Site Study
- Alternative Site Map
- Steven Raas and Associates December 1997 Geotechnical Investigation Report and December 2000 Confirmation Geotechnical Investigation Report
- Proposed Third High School Revised Draft Environmental Impact Report - June 1998
- Proposed Third High School Final Revised Environmental Impact Report - September 1998
- Gardco - EMCO- mcPhilben lighting Color Selection Guides
- Slope Delineation - 1 and 5 foot contours
- EarthCalc, Inc, cut and fill diagram
- Large scale plans

c: City Attorney

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ExB 7 of 56

7

CITY OF WATSONVILLE

COMMUNITY DEVELOPMENT DEPARTMENT

P. O. BOX 50000 • WATSONVILLE, CA 95077

PHONE: 831-728-6018 • FAX: 831-728-6173

REFERENCE # 3-WAT-01-2
SPECIAL PERIOD 7-3-01 to 7-17-01

NOTICE OF FINAL ACTION MILLENNIUM HIGH SCHOOL 490, HARKINS SLOUGH ROAD

DATE: June 29, 2001

TO: California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, Ca. 95060
Attn: Dan Carl

FROM: City of Watsonville
Community Development Department
250 Main Street
Watsonville, Ca. 95076

SUBJECT: Final Approval of Coastal Development, Special Use and Design Permits(00-28) for the development of a 204,500 square foot High School to serve 2,200 students on a 70.45 acre site APN 18-281-8,12,14,18 and 19. Additionally the permits include the extension of City utilities to serve the facility including a six - inch sanitary sewer force main fed by an eight - inch gravity main and a 12-inch water main.

At its June 26, 2001 meeting, the City of Watsonville City Council adopted Resolution No.171-01 (CM) approving Coastal Development, Special Use and Design Permits 00-28 including findings and conditions to allow the development of a 204,500 sq. ft, High School to serve 2,200 students on a 70.45 acre site APN 18-281-8,12,13,18 and 19. Additionally the permits include the extension of City utilities to serve the facility including a six - inch sanitary sewer force main fed by an eight - inch gravity main and a 12-inch water main in the City of Watsonville. This Coastal Development Permit is consistent with the City's LCP certified by the California Coastal Commission in October of 2000.

Attachments:

- a. Certified copy of Resolution No. 171-01 (CM)
- b. Public Hearing Notice

CITY OF WATSONVILLE FINAL ACTION NOTICE
ADOPTED FINDINGS & CONDITIONS 20

EX.B 8 of 56

City Council Staff report previously sent

Please note that this project includes a Coastal Development Permit, which is appealable to the Coastal Commission pursuant to Coastal Act Section 30603 and City Implementation Plan Section 9-5.410. The coastal development permit will not be effective until after the Coastal Commission's 10-working day appeal period has expired and no appeal has been filed. The Coastal Commission's appeal period begins the first working day after receipt by the Coastal Commission of adequate notice of this final City action. Any such appeal must be made directly to the California Coastal Commission's Central Coast District Office in Santa Cruz; there is no fee for such an appeal. Should you have any questions regarding the Coastal Commission appeal period or process, please contact Kevin Colin at (831) 427-4863.

Questions or concerns about this action should be directed to Keith Boyle, Principal Planner at the City of Watsonville at (831) 728-6121.

RESOLUTION NO. 171-01 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE GRANTING CONDITIONAL COASTAL DEVELOPMENT PERMIT, SPECIAL USE PERMIT WITH DESIGN REVIEW PERMIT (PERMIT NO. 00-28) TO ALLOW CONSTRUCTION OF A 2200 STUDENT PUBLIC HIGH SCHOOL, INCLUDING EXTENSION OF CITY SEWER AND WATER FACILITIES, BY THE PAJARO VALLEY UNIFIED SCHOOL DISTRICT AT 490 HARKINS SLOUGH ROAD, WATSONVILLE, CALIFORNIA

[APNs: 18-281-8, 12, 14, 18 & 19]

WHEREAS, the Pajaro Valley Unified School District (PVUSD) has applied for a Coastal Development Permit, a Special Use Permit with Design Review Permit (all bearing number 00-28) to construct a public high school on property located at 490 Harkins Slough Road, Watsonville, California ("the Project"); and

WHEREAS, the PVUSD has documented the severe overcrowding at the existing Watsonville and Aptos High School campuses is in excess of 2000 students; and

WHEREAS, the overcrowded conditions provide a need to establish a third high school to serve the residents and youth of the City of Watsonville and surrounding area; and

WHEREAS, the PVUSD has been conducting site alternative studies since 1986 and found the Edwards parcel to be the best site to meet the requirements of the PVUSD; and

WHEREAS, the PVUSD has received funding from the State in the amount of approximately \$48 Million to construct the Project; and

WHEREAS, failure to receive permits before November 2001 will jeopardize the funding source to construct the Project;

WHEREAS, loss of funding will be a significant setback to the PVUSD which will further delay opening of a new high school to serve the needs of the community; and

WHEREAS, the Project has been sensitively redesigned to address the major environmental concerns identified the *Watsonville 2005 Local Coastal Program* and is consistent with the policy direction given by the California Coastal Commission; and

WHEREAS, the PVUSD considered the environmental effects of the Project in a public hearing on May 23, 2001, and after due deliberation certified the "Certified Final Supplemental Environmental Impact Report for the New Millennium High School Project" by Resolution No. 20-01-36; and

WHEREAS, the Council approved amendments to the *Watsonville 2005 Local Coastal Program* (incorporating both a Land Use Plan and Local Coastal Implementation Plan), previously approved by the California Coastal Commission, on or about August 22, 2001, by Resolution No. 245-00 (CM) (as to the Land Use Plan) and Ordinance No. 1096-00 (CM) (as to the Local Coastal Implementation Plan); and

WHEREAS, the Council on April 24, 2001, and June 12, 2001, conducted a public hearing to consider the application of Triad Associates for an extension of Permit No. U-25-91, which permit had previously approved extension of certain utilities across Highway 1, subject to certain specific conditions; and

WHEREAS, the Council denied the extension after having approved nine (9) previous one-year extensions of the permit because changed conditions had occurred since the last time the permit was extended by the Council to property zoned CZ-B and

because of inconsistencies with the *Watsonville 2005 Local Coastal Program* and because an alternate route for public utilities to the Triad project had been established by the *Watsonville 2005 Local Coastal Program*; and

WHEREAS, as a result of said decision there is no permitted public utility crossing of Highway One to serve the Project; and

WHEREAS, notice of time and place of hearing for Local Coastal Permit, Special Use Permit with Design Review Permit No. 00-28 was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville. 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:

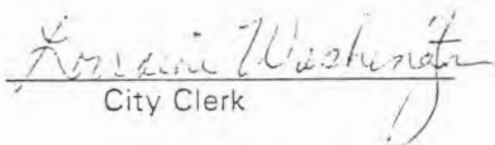
After considering all the documentary records and oral testimony and related records presented in support of and in opposition to the Project, good cause appearing therefore, based upon the detailed Findings attached hereto, incorporated by this reference and marked Exhibit "A," and subject to the detailed Conditions attached hereto, incorporated by this reference and marked Exhibit "B," the Council of the City of Watsonville does hereby grant Coastal Development Permit and Special Use Permit with Design Review No. 00-28 to construct a 2200 students public high school including extension of City sewer and water facilities at 490 Harkins Slough Road, Watsonville, California.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Watsonville, held on the 26th day of June, 2001, by Council Member Lopez, who moved its adoption, which motion being duly seconded by Council Member Phares, was upon roll call carried and the resolution adopted by the following vote:

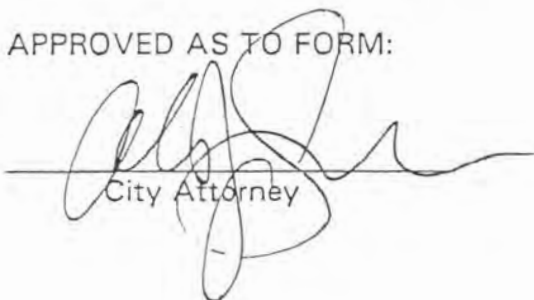
AYES:	COUNCIL MEMBERS:	Bobeda, de la Paz, Doering-Nielsen, Gomez, Lopez, Phares, Carter
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None


Charles E. Carter, Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

CITY COUNCIL
CITY OF WATSONVILLE

Application No.: 00-28
APN: 18-281-08, 12, 14, 18 & 19
Applicant: PVUSD
Hearing Date: June 26, 2001

COASTAL DEVELOPMENT/SPECIAL USE PERMIT FINDINGS: 9-5.305 & 14-10.607

The following findings apply to the development of a 204,500 square foot high school to serve 2,200 students and 120 staff members at 490 Harkins Slough Road (A.P.N.: 18-281-08, 12, 14, 18 and 19). The findings also apply to the extension of a six-inch sanitary sewer force main fed by an eight-inch gravity main and a 12-inch water line utilizing the existing Harkins Slough right of way. For the purposes of these findings, the term for these improvements shall be "the project." For the purpose of these findings, the term "applicant" shall also mean the Pajaro Valley Unified School District (PVUSD) or the owner or any successor(s) in interest to the terms of this approval.

1. The proposed project is consistent with the *Watsonville 2005: General Plan*, Local Coastal Program (LCP) which includes the Local Coastal Land Use Plan (LUP), and Local Coastal Implementation Program (IP).

Supportive Evidence:

The California Coastal Commission (CCC) certified the City's Major LCP amendment #1-99 including Resolution 245-00 and Ordinance 1096-00 on October 14, 2000, which were developed to update the City's LCP and support the development of a high school on Parcel CZ-C. The City pursued these amendments due to the dire need for additional high school facilities to relieve the significant overcrowding of Watsonville and Aptos High Schools. The plan for the high school has been developed to address the many issues and restrictions established by the LUP and associated IP. The City finds that the high school project is consistent with the City's General Plan, LUP and associated IP based on the detailed findings which are incorporated by reference at this point as if set forth in full by finding 4.

2. The proposed project will protect vegetation, natural habitats, and natural resources consistent with the Local Coastal Land Use Plan

Supportive Evidence:

The project has prepared the necessary landscape and habitat restoration plans for the adjacent designated Environmentally Sensitive Habitat Areas (ESHAs) as required by IP section 9-5.705 (c)(4)(ii) that will protect the adjacent ESHA. The project has also been conditioned to supply the required maintenance programs listed in IP section 9-5.705, subsection (g)(4), based on the detailed findings which are incorporated by reference at this point as if set forth in full by finding 4.

3. The project will meet the general requirements of the IP section 9-5.704 and LUP policy (c)(2).

Supportive Evidence:

The LUP identifies the development of a public school as a conditional use in the CZ-C zoning district as long as it is constructed before January 1, 2010, and is consistent with the provisions of the City's LCP, General Plan and Watsonville Municipal Code (WMC).

4. The proposed project complies with the specific performance standards of Zone C section 9-5.705 of the IP and LUP.

Supportive Evidence:

Section 9-5.705. Regulations

The project's compliance with the LUP within area CZ-C is discussed in the following findings that include specific development criteria and findings for nonagricultural uses, allowable increases in impervious surface coverage, airport safety, habitat preservation, provision of services, and development on slopes.

Subsection (c). Zone C, Performance Standards

(A) Development Envelope.

Consistency Findings

The City finds that the project has a development envelope of 32.17 acres within the development envelope shown in the LUP Figure 2A and is approximately 9.8 acres less than the 42-acre standard allowed by IP section 9-5.705, subsection (c)(1). The project as proposed is consistent with the LUP.

(B) Minimum Yard Setbacks.

- Front: 20 feet
- Interior side: 5 feet
- Rear: 20 feet
- Riparian habitat: 100 feet
- Wetland or transition zone: 100 feet
- Hanson Slough: top of slope at the edge of the development envelope shown on Figure 2A
- West branch of Struve Slough: top of slope at the edge of the development envelope shown on Figure 2A (section 9-5.705, subsection (c)(2))
- Remainder of Edwards' property currently in agricultural use: the project as conditioned is consistent with the modified agricultural buffer shown on Figure 2A

Consistency Findings

The City finds that Figure 2A depicts the proposed building envelope, building setbacks, and ESHA surrounding the site, including Hanson Slough, the west branch of Struve Slough and adjacent agricultural land. The project setbacks meet or exceed the required minimum setbacks. A 200-foot agricultural buffer for structures is located along the north, west and south boundary of the development site (the rear, interior side and front yard setbacks, respectively) consistent with IP section 9-5.705, subsections (c)(2) and (c)(4)(i), and the requirements identified in LUP policy (c)(4). The project includes parking, sports fields and pathways within the public school restricted use areas allowed by the agriculture buffer policies and Figure 2A of the LUP.

The 100-foot ESHA buffers are located on the southeast parcel boundary adjacent to the California Department of Fish and Game (CDFG) Ecological Preserve, on the west adjacent to Hanson Slough, and on the east adjacent to the west branch of Struve Slough (the front and interior side yard setbacks, respectively), consistent with the 100-foot setback required from riparian habitat and wetland zones. The project's development envelope is consistent with all development constraints identified by the City's LUP and IP as specifically depicted on Figure 2A.

(C) Maximum Building Lot Coverage, Parking and Height

Consistency Findings

i. Lot Coverage

The City finds that the project's impervious surface area, excluding ESHA, is 15.82 acres which is consistent with and substantially less than the 18 acres of impervious surface for a public school allowed by IP section 9-5.705, subsections (c)(3)(i), and LUP section (c)(3)(d).

ii. Parking

The City finds that the minimum off-street parking requirements for a 2,200 student and 120 member staff high school are 315 student parking spaces and 120 staff parking spaces for a total of 435 off-street parking spaces. The project, as conditioned, includes 435 off-street parking spaces and, therefore, meets the minimum City requirements for off-street parking. The project has also been conditioned to ensure that all parking meets the requirements of the agriculture buffer public school restricted use area which is 150 feet adjacent to the remainder of the Edwards' property. The provision of off-street parking spaces is consistent with IP section 9-5.705, subsections (c)(3)(ii), and LUP section (c)(3)(d).

iii. Building Height

The City finds that the project's associated structures will be no more than 30-feet high with the exception of two buildings, C and F, which have a maximum height of 37 feet and 35 feet respectively. The City finds that building C (multipurpose building) is approximately 14,700 square feet and building F (physical education building) is approximately 14,000 square feet. Each building, with a 37-foot-high limit, is less than the 18,000 square foot limit. The project, as proposed, is consistent with the requirements established by IP section 9-5.705, subsection (c)(3)(iii).

(D) *Special Conditions and Findings Required for Issuing a Special Use and/or Coastal Permit.*

Consistency Findings

i. Agriculture Buffer

The City finds that a 200-foot buffer between the high school structures and agricultural operations shall be provided on the south, west, and north. As part of this buffer a 50 to 150-foot public school restricted use area is established that allows limited school operations such as parking, playing fields, landscaping, detention areas and trails. On the north, paved parking areas are located within the restricted use area of the agricultural buffer. On the west, the agricultural buffer area includes landscaping. On the south, the restricted use area of the agricultural buffer area includes playfields. One detention basin is proposed for the southwest corner of the development envelope. No structures are proposed within the agricultural buffer areas. The project is consistent with IP section 9-5.705, subsection (c)(4)(i), and LUP section (c)(4).

ii. Habitat Restoration

The City finds that the project depicts the development envelope consistent with Figure 2A of the LUP. Pipelines for water and sanitary sewer utilities are located within the Harkins Slough Road right of way outside the buffer areas. Only one driveway of the minimum width necessary is proposed within the buffer located adjacent to the CDFG Ecological Preserve in accordance with IP section 9-5.705, subsection (c)(4)(ii)(aa), and LUP section (c)(3)(e).

The project, as conditioned, is to dedicate buffer zones to an appropriate public agency or private entity capable of maintaining and preserving them or dedicate these areas as open space/conservation easements per IP section 9-5.705, subsection

(c)(4)(ii)(ad).

The City reviewed a Biological Restoration Plan for habitat restoration of the ESHA and buffer areas within the parcels owned by the PVUSD adjacent to the west branch of Struve Slough and Hanson Slough prepared by wetland biologist Randy Morgan. The plans were submitted to CDFG and the U.S. Fish and Wildlife Service (USFWS) to obtain input. The City finds that this plan identifies landscaping restoration requirements for the buffer areas that are consistent with IP section 9-5.705, subsection (c)(4)(ii)(ab)(ac)(ad), and LUP section (c)(3)(e).

This plan addresses the restoration of the identified ESHA and buffer areas on land controlled by the PVUSD; identifies specific requirements for plant types, locations, and maintenance; and calls for the use of appropriate native species and removal of invasive exotic vegetation. Screening with appropriate native species are required for the southwestern, southern and eastern boundaries of the development envelope to provide a dense visual screen of the school from public roads, impede human access and enhance bird roosting and nesting. The project has been conditioned to comply with these plans. The project is consistent with IP section 9-5.705, subsection (c)(4)(vii).

iii. Slopes

The City finds that the project impacts three isolated areas of slopes containing more than 15% within the development area. These isolated areas represent minor slope alteration consistent with IP section 9-5.705, subsection (c)(4)(iii), and LUP section (c)(3)(f) which allows slope modifications for public school projects.

iv. Tar Plant

The City finds that three surveys of the project site for Santa Cruz tarplant were undertaken: one in August 1998 and one in June 1999 both by wetland biologist Randall Morgan; and one in November 2000 by Jones & Stokes Associates botanist Michelle Stevens. These surveys found no evidence of tar plants, therefore, the project is consistent with IP section 9-5.705, subsection (c)(4)(iv), and LUP section (c)(3)(4).

v. Septic Systems

The City finds that the project does not include a septic or other on-site system. Rather, the project proposes to connect to the City of Watsonville municipal sanitary sewer system. Therefore, this condition does not apply to the project, and the project is consistent

with IP section 9-5.705, subsection (c)(4)(v), and LUP section (c)(3)(l).

vi. Streambed Alteration

The City finds that construction and operation of the high school would not directly result in any alteration to the bed or bank of any stream. Pursuant to the findings of the alternative Access Feasibility Study, the project proposes to use Harkins Slough Road for primary access to the school. The City of Watsonville, in conjunction with California Department of Transportation (Caltrans) and Santa Cruz County, is pursuing the construction of a bridge across the west branch of Struve Slough to replace the existing culverted crossing. Prior to commencement of construction of the new bridge, a streambed alteration agreement (1603) from the CDFG as well as other permits associated with wetlands and Federal and State Clean Water Acts are required per IP section 9-5.705, subsection (c)(4)(vi).

vii. Utility Connections

The City finds that the project proposes to connect to the City of Watsonville municipal water and sanitary sewer systems via new underground utility lines within the Harkins Slough Road right of way, a portion of which is located in unincorporated Santa Cruz County. The applicants have submitted plans for utilities to the City of Watsonville that identifies infrastructure location and size in accordance with requirements of IP sections 9-5.705 (g)(10) and 9-5.705, subsection (c)(4)(ix)(aa).

a. Sewer and/or Public Water Funding

The City finds that no assessment or contribution from agricultural properties or properties outside Area C is proposed to fund installation or maintenance of sewer and/or water utilities. Sewer and/or water utility funding for the project will be provided by the State of California. The project as proposed is, therefore, consistent with IP section 9-5.705, subsection (c)(4)(ix)(ab), and LUP section (c)(3)(l)(1).

b. Utility Sizing

The City finds that the plan for utilities submitted to the City of Watsonville include calculations that reasonably establish that the proposed water and sanitary sewer utilities are sized to be the minimum necessary to safely serve the proposed project. The calculations also consider future use of the parcel zoned CZ-B in the City of Watsonville in order to

comply with the requirement that limits the City to only one utility crossing of Highway One. Utility sizing for this parcel did not increase the size of the utilities necessary to serve the high school. The water pipeline serving the project site is proposed to be 12 inches in diameter in order to provide adequate water pressure to serve the safety needs of the project site, and the sanitary sewer pipeline is proposed to be a six-inch diameter force main fed by an eight-inch gravity main from the high school. A sanitary sewer pump station is proposed to be located on the north side of Harkins Slough Road east of the proposed driveway and will be sized to accommodate peak flows generated at the school site. Such sewer and water mains are the minimum size necessary to accommodate the permitted uses in accordance with IP section 9-5.705, subsection (c)(4)(ix)(ac), and LUP section (c)(3)(l)(2).

c. Utility Stubs

The City finds that the plan for utilities locates the water and wastewater utilities on the north side of the Harkins Slough Road right of way to the proposed driveway along the eastern boundary of the development envelope. These utilities do not extend further west on Harkins Slough Road than the high school driveway. No utility stubs are shown on the utility plan. In the future, an extension of the utility lines may be considered within City limits and through Caltrans right of way to serve parcel CZ-B to be consistent with the LUP policy that limits the City to only one utility crossing of Highway One north of Beach Road. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(4)(ix)(ad), and LUP section (c)(3)(l)(3).

d. Utility Nonaccess Strip

The City finds that the project is conditioned to include a one-foot utility nonaccess strip on the outer boundary of the site which is the western and southern borders of the school property. This strip will follow the City's Utility Prohibition Overlay District and will be required to be dedicated to a qualifying entity effectively prohibiting utility lines from crossing to surrounding properties outside City limits. The project is consistent with IP section 9-5.705, subsection (c)(4)(ix)(ae), and LUP section (c)(3)(l)(4).

e. Limited Utility Crossings

The City finds that the project plans identify only one 12-inch

water line and one six-inch force main sanitary sewer pipeline crossing within the Highway One and Harkins Slough Road right of way. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(4)(ix)(af), and LUP section (c)(3)(l)(5).

f. Limited Annexations

The City finds that the March 14, 2000, Memorandum of Understanding (MOU) between the City of Watsonville, Santa Cruz County, and the CCC limits the ability of the City of Watsonville to annex land west of Highway One. As part of Resolution 245-00, the City has established a Utility Prohibition Overlay provision in the LUP along the City's western boundary to prevent utility extensions beyond the existing City limits, consistent with the MOU. The project is consistent with IP section 9-5.705, subsection (c)(4)(ix)(ag)(ba)(bb), and LUP section (c)(3)(l)(6)(8).

g. Ground Water Overdraft

The City finds that the project's water demand would be 78.35 acre-feet per year at build-out. Under agricultural production, assuming that the site is planted in strawberries, the Pajaro Valley Water Management Agency's (PVWMA's) *Water Conservation 2000 Report* estimates that the water application rate would be between 2.27–3.02 acre-feet per acre per season (PVWMA 2000). At those rates, cultivation of the 35-acre building envelope in strawberries would consume from 79.5–105.7 acre-feet of water annually.

The City finds that at build-out, the project would consume less water annually than strawberry cultivation. Within a few years of the school's completion, approximately half of the project's wastewater would be treated and returned to the groundwater basin under the City/PVWMA wastewater treatment program. In addition, runoff from the project, particularly from its impermeable surfaces, would be captured as required by the IP and allowed to percolate into the groundwater table at the proposed retention ponds.

Based on the analysis, the project will have a less than significant cumulative impact on the existing overdraft conditions which is consistent with IP section 9-5.705, subsection (c)(4)(ix)(ah), and LUP (c)(3)(l)(7).

h. County Utility Extension

The City finds that the water and sanitary sewer pipelines crossing Highway One within Harkins Slough Road are located within the Watsonville City limits except for a portion of Highway One and Harkins Slough Road between Highway One and the proposed project property line. Although the utility lines cross the City's Utility Prohibition Overlay District (UPO) boundary, Section 9-5.706 of the LUP allows an exception for one sanitary sewer line and one water line to be extended beyond the UPO boundary to serve a public school as long as the following findings are made. The City has conditioned the project to include a one-foot nonaccess easement around the pipeline through County lands which prohibit any tie-in except for the high school project. Neither of the lines extends beyond the County's Utility Prohibition Overlay District boundaries that was adopted to meet the provisions of the County's LUP and MOU with the Coastal Commission. The project is in the process of obtaining an appealable County coastal permit before installing and operating the water and sanitary sewer lines within County jurisdiction before construction of the project. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(4)(ix)(ai), and LUP section (c)(3)(l)(8).

viii. Subdivision Requirement

The City finds that the project will not create new parcels but does propose a lot-line adjustment that combines parcels, thereby, reducing the number of parcels from six to two (one of which would be the project site). The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(4)(x).

ix. View Shed Issues

The City finds that the proposed high school has been sited and designed to minimize its visual impact from roadways within the Coastal Zone. Although the project has 204,500 square feet of building area, it has been sensitively designed. Grading of the site has been designed to incorporate a cut in the northern half of the site that will lower the finish floor of buildings and other facilities below the farm road ridge line that will make the northern half of the project marginally visible from Highway One. The Southern half of the project includes fill that will elevate the buildings above existing grade, but the site has been terraced and stepped back to reflect the surrounding rolling hillsides. Although the project includes two perimeter retaining walls, these walls retain cut slopes adjacent to the ESHA and will not be visible from areas off-site.

The project includes ten separate buildings that have been clustered in the center of the site with a series of smaller one story buildings along the eastern perimeter that step back to two-story buildings at the back of the site. Compatible design has been achieved through the use of utilitarian design features, roofs pitched above horizontal, and low modulated buildings that are separated by open space areas and help break up visual massing.

The facility has been designed to reflect the rural agricultural character of the surrounding area. The buildings' design theme evokes an agrarian style by establishing design elements that reflect various farm buildings. The massing of the buildings is broken up by the incorporation of varied roofs lines, offsets and building projections and separations that provide shadow patterns. Large structures are broken down into smaller building elements that include building step backs and various roof forms. Finally, extensive native landscaping is incorporated around the perimeter off-site and within the ESHA that will further soften the project's visibility from Highway One and other surrounding coastal roads. The appropriate landscaping has been conditioned as part of the biological restoration plan. This landscape buffer will effectively filter views of the school buildings from vehicles traveling Highway One. Vehicles traveling west on Harkins Slough Road will have views of the site from the overpass. Native vegetation along the project's southern perimeter will help soften views of the school from the Harkin Slough Road corridor. Vehicles traveling north and south on Highway One in the vicinity of the site will have brief, intermittent views of the high school.

The City finds that the project, as designed, is consistent with IP section 9-5.705, subsection (c)(4)(xi).

x. Site Access

The City finds, based on the Access Feasibility Study and its own consideration of the issue, that access from West Airport Boulevard is not feasible and that such access is not the least environmentally damaging alternative, and further, that access across Harkins Slough Road is both feasible and, particularly utilizing a bridge rather than the existing culverts, is the environmentally superior alternative. The Access Feasibility Study was prepared by Thomas Reid Associates (2000) pursuant to the requirements of IP section 9-5.705, subsection (c)(4)(xii), and LCP section (c)(3)(o). The Access Feasibility Study was prepared to consider the feasibility of access from West Airport Boulevard and the relative environmental impact of that point of access as well as the feasibility and impact

of access from Harkins Slough Road.

The following criteria were chosen to determine feasibility:

- easement acquisition,
- regulatory approval process,
- environmental constraints,
- costs, and
- timing.

The following criteria were chosen to determine impact on the environmental:

- agricultural resources,
- wetlands and ESHAs,
- traffic patterns and pedestrian safety, and
- growth inducement.

The study finds that Harkins Slough Road adjoins the project site and that there is currently no public access to the site from West Airport Boulevard. In analyzing access from West Airport Boulevard, the study considered three alternative routes from the extension of Ranport Road or the extension of West Airport Boulevard. The width of the necessary easement was assumed to be 50 feet to accommodate two 12-foot wide travel lanes, two 5-foot wide bike lanes, one 6-foot wide pedestrian path, road shoulders, and a landscaped buffer separating the sidewalk from the road. Surface drainage from the road would be controlled. The study also analyzed access from Harkins Slough Road via a new bridge with similar configurations. The study assumed that 2,200 students would attend the school.

The report reached the following conclusions regarding the feasibility and relative level of environmental impact of the two access alternatives.

West Airport Boulevard access would not be feasible because:

- Santa Cruz County would have to approve an amendment to its General Plan/LUP to allow a road easement across commercial agricultural land. This is in conflict with County and Coastal Zone policies protecting agricultural land.
- Environmental review, permit approval, and eminent domain proceedings would delay construction by more than a year, assuming that permits could be obtained. This would delay the PVUSD's ability to reduce severe overcrowding in its existing high

schools.

- The access road would be prohibitively expensive for the PVUSD. The estimated cost is approximately \$3 million with no available funding source.

West Airport Boulevard access would be the more environmentally damaging alternative because:

- Road construction would result in potential new impacts on upland habitat and long-term impacts on wetland biodiversity by establishing a longer road that would bisect agricultural land and have more impact on adjacent ESHAs;
- The road would result in the loss of four acres of agriculturally zoned land for road construction and increase the potential for additional losses if the selected alignment isolates fields from equipment access, results in fields too small for production, or otherwise disrupts agricultural operations; and
- The road creates a greater potential for a growth-inducing impact because of the construction of paved access to parcels that currently have no such access and the increased pressure for conversion of remnant parcels no longer viable for agriculture.

The study concluded that Harkins Slough Road access would be feasible because:

- No access easements need to be obtained and no new roads need to be constructed, because access to the project from Harkins Slough Road already exists;
- The permitting process would be shorter and less uncertain than for access from West Airport Boulevard, because no amendment of the County General Plan/LUP would be necessary;
- Construction of the school could occur in a timely fashion, relieving current overcrowding; and
- Funding for Harkins Slough Road and Bridge improvements currently exist.

Harkins Slough Road would be the least damaging alternative because:

- no new upland habitat areas would be impacted;
- no additional loss of agricultural land would occur outside the approved development envelope;
- there is less potential for growth-inducing impact

compared to new road construction across agricultural lands;

- Harkins Slough Road provides the most direct access to the school site for the majority of students (the route is one mile shorter for walking students, reducing the necessity to drive); and
- construction of a bridge over the west branch of Struve Slough provides the environmental benefits of improved drainage, habitat connectivity and habitat restoration.

In addition to the conclusions set forth in the Access Feasibility Study, the City finds that the PVUSD has received approval for state funding, including hardship funding, for a high school within the development envelope totaling nearly \$48 million. The City further finds that local funding has not been available for the high school project as evidenced by the PVUSD's two recent general obligation measures, both of which were narrowly defeated. The City, therefore, finds that the delay addressed in the Access Feasibility Study resulting from access through West Airport Boulevard would jeopardize the availability of State funding further rendering access from West Airport Boulevard infeasible.

The City finds, based on the Access Feasibility Study and its own consideration of the issue, that West Airport Boulevard is not feasible and that such access is not the least environmentally damaging alternative and, further, that access across Harkins Slough Road is both feasible and, particularly when utilizing a bridge rather than the existing culverts, is the environmentally superior alternative and is, therefore, consistent with IP section 9-5.705, subsection (c)(4)(xii), and LUP section (c)(3)(o).

xii. Permit Timing

The City finds that the current LUP would prevent exercising of the Coastal Development Permit (CDP) until all permits for off-site improvements necessary for the project are issued. However, the City has proposed an amendment that allows the school to move forward as long as the bridge project is funded and environmental review is underway. This allows the school project, which has a longer construction time, to begin and the bridge project to be built in a manner that assures that the projects will be completed at approximately the same time. With these modifications, the project will be consistent with IP section 9-5.705, subsection (c)(4)(xiii), and LUP section (c)(3)(p).

EXHIBIT "A"

xiii. Erosion Control

The City finds that an erosion control plan has been prepared and submitted for the project that adequately describes erosion control measures intended to prevent sediment and debris from entering the City or County storm drain system, sanitary sewer system or ESHA. The project's conditions of approval require that erosion control measures shall be installed as indicated by the plan during construction and would remain in effect until disturbed areas are stabilized or until installation of permanent site improvements are installed. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(4)(xiv).

xiv. Specific Plan

The City finds that a specific plan is not required because the proposed project is a public school which is consistent with IP section 9-5.705, subsection (c)(4)(xv), and LUP section (c)(3)(n) that do not require specific plans for public schools.

xiv. Increased Impervious Surface Coverage

The City finds that the project's impervious surface coverage is approximately 16 acres, which is substantially less than the threshold of 18 acres established by IP section 9-5.705, subsection (c)(5)(i)(aa), and LUP section (c)(5). In addition, the school has been designed with the smallest size appropriate for 2,200 students, to help protect adjacent ESHA as required by IP Section 9-5.705, subsection (c)(5)(i)(aa), and LUP section (C)(5)(a)(3).

a. Alternative Locations

The City finds that the PVUSD has conducted a lengthy, inclusive and extensive search and analysis of alternative sites for the high school commencing approximately 1986. In 1991, the PVUSD's Alternative Site Committee, which included representatives of the City, considered 11 sites including the current site. Additional sites were studied in 1992, after which several sites were eliminated by the committee after consultation with the State Division of Aeronautics due to safety concerns. Thereafter, also in 1992, the PVUSD expanded the site committee and further studied eight possible sites. On at least two occasions thereafter, the PVUSD also studied the additional alternative of expanding enrollment at its two existing high school sites which they concluded was infeasible and inconsistent with its needs.

The City finds that each of these alternative sites is

addressed in the 1998 Revised Final Environmental Impact Report ("RFEIR"), including 12 alternative locations. Four feasible alternatives from these were selected for detailed discussion in addition to the no-project alternative: access from Airport Boulevard, the Kato/Koenig alternative site, the Crestview alternative site, and intensified use of existing school facilities.

The 1998 RFEIR concluded that the no-project and intensified use of existing school facilities alternatives were the environmentally superior alternatives for the project. The no-project alternative, however, does not meet the objective to provide adequate housing for existing and projected student enrollment. Also, expansion of existing school facilities would result in severe local traffic congestion in neighborhoods surrounding the schools and substantially affect the ability of local fire and police protection departments to provide an adequate level of service. This alternative also does not meet the service area requirements established by the selection committee. For these and other reasons set forth in the 1998 RFEIR, these alternatives were deemed infeasible.

The other alternative sites were not considered environmentally superior due to their potential impacts on prime agricultural land; their distance from the designated service area; the difficulty in obtaining the land use approvals necessary for a school site; the difficulty regarding access; and environmental impacts.

The City further finds that the sites studied and considered by the PVUSD included sites both in and outside of the City limits; sites ranging from approximately 35 acres to more than 100 acres in size; and sites on both agriculturally and non-agriculturally zoned property.

The City finds that no other feasible site is available for the high school at this time. The City concurs with the PVUSD that the high school is needed in the service area known as the Green Valley Corridor and does not meet the PVUSD's and City's needs if located outside of that service area.

The City finds that those undeveloped properties to the west of Highway One within or in the vicinity of the Green Valley Corridor are generally located on prime agricultural land with

higher soil quality and productivity than the agricultural land contained in the development envelope. The City further finds that those undeveloped properties to the east of Highway One within the Green Valley Corridor area consisting of at least 30 acres are also limited to agricultural land of higher soil quality and productivity than the development envelope. The City additionally finds that such sites within the City are generally on sloping lands that would result in potentially prohibitive construction costs as well as difficulty in receiving approvals from State agencies having jurisdiction over the public school project. The City also finds that properties located outside of the Green Valley Corridor area would not serve the student population for whom the school site is intended and, therefore, is not feasible to meet the PVUSD's and City's needs.

The City finds that the determination that all known alternatives within the Green Valley Corridor area are infeasible due to their location on agricultural lands is consistent with the express intent of the LCP amendment modification proposed by the Coastal Commission and thereafter adopted by the City which was "to allow a specific public school project" upon the "finding that there are no suitable non-agricultural sites available for the proposed public school use" (Watsonville LCP Major Amendment 1-99, Coastal Commission Final Staff Report p. 95).

The City further finds that other alternative sites within the City, if used for the high school, would result in the potential loss of land to serve the housing and job goals of the City's General Plan.

Additionally, the City finds that the limited availability of funding for the high school and the legal and regulatory restriction that available funding sources be used only for the development envelope further renders all other alternative sites infeasible. The PVUSD has received approval for State funding, including hardship funding, for a high school within the development envelope totaling nearly \$48 million. The City further finds that local funding has not been available for the high school project as evidenced by the PVUSD's two recent general obligation measures, both of which were narrowly defeated. The City finds for the reasons expressed in the Final Supplemental Environmental Impact Report (FSEIR) that delay resulting from a move to

an alternate site would result in the probable loss of the only available funding source for the needed high school as a result of which the high school can be built within the time frame needed to meet the PVUSD's and City's needs only if it is within the development envelope, further rendering all alternative sites infeasible.

There is no new information since the time that either the RFEIR or the Supplemental Environmental Impact Report (SEIR) was certified by the PVUSD that identifies considerably different alternatives that would substantially reduce project impacts. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(5)(a)(3).

b. Clustered Development

The City finds that the project plan shows buildings clustered around a central quadrangle in the development envelope and has the minimum number of parking spaces allowed by the City of Watsonville Code. The plans also indicate that the portion of the development envelope not utilized for project improvements are available for continued agriculture, open space or habitat restoration. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(5)(i)(ac), and LUP section (c)(5)(a)(3).

c. Airport Safety

The City finds the PVUSD, on August 14, 2000, sent an education code 17215 notice to the State Department of Education requesting an airport safety and noise evaluation of those portions of Area C proposed to be developed and requested a review which considered changed circumstances since the 1992-997 review. The Caltrans' Aeronautics Review, in a letter to the California Department of Education dated August 14, 2000, determined that the Caltrans supported the alternative with the current design for the project which is referenced in the analysis in the 2000 SEIR prepared for the project. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(5)(i)(ad), and LUP section (c)(5)(a)(4)(i).

d. Visual Compatibility

The City finds that the project's architectural treatment resembles agrarian structures which are consistent with the surrounding agricultural uses. The buildings are clustered around a central quadrangle and are within the height limits

established for the site. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(5)(i)(ae), and LUP section (c)(5)(a)(5).

e. Stewardship Program

The City finds that the project has been conditioned to include an environmental stewardship program, incorporating education about the sloughs and sustainable agriculture as part of the school curriculum, and the PVUSD's Staff has been directed to incorporate the program. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(5)(ii)(aa), and LUP section (c)(5)(d)(1).

f. Lighting

The City finds that the project has provided a lighting plan including a photometric analysis that shows the proposed cut-off lighting fixtures in the parking lots and along the driveways on 20-foot poles will not impact adjacent ESHA areas. Additionally, interior lighting is designed to provide adequate lighting for safety but will not be visible from environmentally sensitive areas which is consistent with IP section 9-5.705, subsection (c)(5)(ii)(ab), and LUP section (c)(5)(b)(2).

g. Wetlands Restoration

The City finds that the project has provided a wetland habitat restoration plan prepared by a qualified biologist for the west branch of Struve Slough and Hanson Slough and to restore the identified ESHA and adjoining buffer areas. Additionally, the project has been conditioned to provide a bond in an amount sufficient to construct identified environmental enhancements. The project is consistent with IP section 9-5.705, subsection (c)(5)(ii)(ac), and LUP section (c)(5)(b)(3).

h. Screen ESHA

The City finds the project's biological restoration includes a landscaping plan for the buffer areas adjacent to the ESHA that includes appropriate landscaping to screen the ESHA from areas with human activities. The project is consistent with IP section 9-5.705, subsection (c)(5)(ii)(ad), and LUP section (c)(5)(b)(4).

i. Runoff Best Management Practices (BMPs)

The City finds that project has been conditioned to include

necessary erosion control measures into the grading plan. The project has also been conditioned to include a storm water pollution prevention plan (SWPPP) once final grading plans are approved by the State of California, Division of State Architect, and prior to commencement of construction. The project shall also file a Notice of Intent with the Regional Water Quality Control Board, which would include the SWPPP. The SWPPP is to be used by the contractor as a guideline for implementing BMPs regarding the appropriate handling of construction and post-construction runoff including use of an engineered filtration system that creates water suitable to be directed to recharge groundwater basins or wetlands.

Based on conditions requiring that BMPs are implemented during construction and operation of the proposed high school, the project is consistent with IP section 9-5.705, subsection (c)(5)(ii)(ae), and LUP section (c)(5)(b)(5).

j. Open Space Easements

The City finds that the project has been conditioned to provide 35.30 acres of the 70.45 acre site as open space easements, habitat restoration areas or to be conveyed to an appropriate agency. Open areas within the remaining 200-foot agriculture buffers of the development envelope not being used for school facilities shall be used for habitat restoration, open space or agriculture use. If the District purchases additional land outside the development envelope, then additional ESHAs shown on Land Use Figure 2A shall be dedicated or easements provided to protect the natural resource. The project is in compliance with IP section 9-5.705, subsection (c)(5)(ii)(af), and LUP section (c)(5)(b)(6).

k. Agricultural Wells

The City finds that the project has been conditioned to offer agricultural wells located on the site to adjoining farming operations in accordance with IP section 9-5.705, subsection (c)(5)(ii)(ag). Pursuant to LUP section (c)(5)(b)(7), if an agreement between willing participants for the use of the well can be negotiated.

l. ESHA Maintenance

The City finds that the project has been conditioned to record a deed restriction or dedicate the ESHA and its buffer

areas to an appropriate and qualified entity responsible for maintaining and protecting these areas together with sufficient funding to implement any mitigations or conditional requirements as required by the Coastal Development Permit (CDP). Further, conditions require that the agricultural buffer areas be landscaped and maintained by the PVUSD. The project is consistent with IP section 9-5.705, subsection (c)(5)(ii)(ah), and LUP section (c)(5)(b)(8).

m. Right-To-Farm

The City finds that project has been conditioned to record a right-to-farm agreement as a deed restriction, and the project is, therefore, consistent with IP section 9-5.705, subsection (c)(5)(ii)(ai), and LUP section (c)(5)(b)(9).

n. Special Event

The City finds that the project has been conditioned to require any special events that exceed school capacity or may adversely affect adjacent habitat areas to obtain a CDP and be subject to all Area C performance standards which is consistent with IP section 9-5.705, subsection (c)(5)(ii)(aj), and LUP section (c)(5)(b)(10).

o. Landscaping Maintenance Plan

The City finds that the project has been conditioned to prepare a landscaping and grounds maintenance plan that minimizes the use of pesticides, herbicides and fertilizers. The project is consistent with IP section 9-5.705, subsection (c)(5)(ii)(ak), and LUP section (c)(5)(b)(11).

p. Environmental Mitigation

The City finds that the project's conditions incorporate all mitigation measures adopted with the 1998 RFEIR and the current FSEIR certified by the PVUSD making the project consistent with IP section 9-5.705, subsection (c)(5)(ii)(al), and LUP section (c)(5)(b)(12).

q. Geotechnical Investigation

The City finds that the project's full geotechnical investigation prepared by a registered engineer (Steven Raas & Associates 1997) and supplemental geotechnical investigation (prepared by Steven Raas December 2000) specific to the revised development envelope provides adequate information to determine the site's stability. The findings of both reports are substantiated by the appropriate

numbers of test borings consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(ba), and LUP section (c)(5)(b)(13)(i).

qa. Bearing Capacity

The City finds that the findings of the geotechnical investigations of the project include and are substantiated by a quantitative demonstration of the bearing capacity of the soils under all of the principal structures to be constructed. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(bb), and LUP section (c)(5)(b)(13)(ii).

qb. Lateral Pressure

The City finds that the findings of the geotechnical investigations of the project include and are substantiated by a quantitative evaluation of the lateral pressures to be expected because of the expansive nature of the soils. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(bc), and LUP section (c)(5)(b)(13)(iii).

qc. Seismic Analysis

The City finds that the findings of the geotechnical investigations of the project include and are substantiated by a seismic analysis of the site consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(bd), and LUP section (c)(5)(b)(13)(iv).

qd. Faults

The City finds that the findings of the geotechnical investigations of the project include and are substantiated by an evaluation of the potential for undiscovered active fault strands crossing the site. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(be), and LUP section (c)(5)(b)(13)(v).

qe. Slope Stability

The City finds that the findings of the geotechnical investigations of the project include and are substantiated by a quantitative analysis of slope stability consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(bf), and LUP section (c)(5)(b)(13)(vi).

qf. Groundwater Impact

The City finds that the findings of the geotechnical investigations of the project include and are substantiated by an evaluation of shallow groundwater conditions occurring naturally at the site and anticipated changes that will occur as a result of grading, especially perched groundwater, and, therefore, are consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(bg), and LUP section (c)(5)(b)(13)(vii).

qg. Adequate Detention

The City finds that the project has been designed with drainage and detention ponds that hold runoff from the 100-year storm event sufficient to prevent accumulation of perched groundwater at the base of fills. The calculations supporting the design of the detention ponds demonstrate that the planned drainage facilities meet these standards for the 100-year storm event. The project, as proposed, is consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(bh), and LUP section (c)(5)(b)(13)(viii).

qh. Liquefaction

The City finds that the findings of the geotechnical investigations of the project include and are substantiated by an evaluation of the potential for liquefaction of natural and imported soils consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(bi), and LUP (c)(5)(b)(13)(viii).

qi. Building Code Compliance

The City finds that pursuant to State law, the project is required to have all foundations and structures constructed to conform with the California Building Code, the Field Act, and recommendations identified by the geotechnical engineer consistent with IP section 9-5.705, subsection (c)(5)(ii)(am)(bi), and LUP section (c)(5)(b)(13)(ix).

r. Refuse Containment

The City finds that the project has been conditioned to prepare a refuse containment and maintenance program with animal proof facilities during construction and operation of the facility consistent with the LUP. The project is

consistent with IP section 9-5.705, subsection (c)(5)(ii)(an), and LUP section (c)(5)(b)(14).

Subsection (f) Highway One. Zone R, Performance Standards

Consistency Findings

The City finds that the traffic analysis prepared for the February 2001, SEIR and the 1998 Final Environmental Impact Report (FEIR) for the project indicates that the project will not generate sufficient vehicle trips to result in unacceptable levels of service on existing area roads. Therefore, the project has not proposed any improvements to the existing Highway One/Harkins Slough Road overpass to serve the proposed high school. The potential interchange project was not included in the traffic analysis because the project remains speculative and has not yet commenced any environmental review. The FEIR determined the traffic generated by the high school would not require improvements to the interchange. The traffic analysis was conducted without considering the interchange improvements. Therefore, the project is consistent with IP section 9-5.705, subsection (f), and LUP section (r)(3)(a)(b).

Subsection (g). Policies Affecting All Coastal Zone Areas

Consistency Findings

i. LUP Consistency

The City finds that the project has submitted a consistency determination as part of the FSEIR in compliance with IP section 9-5.705, subsection (g)(1).

ii Archaeologic Resources

The City finds that the project has been conditioned to include archaeologic mitigations requiring that construction cease if any resources are found and that an archeologist be hired to monitor additional work in compliance with IP section 9-5.705, subsection (g)(2).

iii. Agriculture Protection

The City finds that the project does not have to make all of the agriculture viability findings listed in IP section 9-5.815 because the project is a public school and is granted an exception from these findings by section 9-5.705, subsection (4)(i). However, the project helps maintain agricultural land by potentially allowing the remainder of the Edwards' property to continue in agriculture production; by establishing a one-foot nonaccess strip around the western and southern property lines that prevents extension of City

utilities beyond City limits; and by approval of an MOU that limits annexation west of Highway One. Further, the City finds that continued use of the land for agriculture does not provide opportunities for viable crop production; that school development is clustered in a manner that minimizes impacts on adjacent agriculture lands and ESHAs; and that development of the proposed site, as opposed to other potential sites, preserves more productive, prime agricultural lands elsewhere. The project is consistent with LUP policy (II)(A)(2)(a)(b).

iv. Visual Resources

The City finds that the proposed high school has been sited and designed to minimize its visual impact from roadways within the Coastal Zone. Although the project has 204,500 square feet of building area, it has been sensitively designed. The project includes ten separate buildings that have been clustered in the center of the site with a series of smaller one-story buildings along the eastern perimeter that step back to the larger two-story buildings and gym facility. The facility has been designed to reflect the rural agricultural character of the surrounding area. The massing of the buildings is broken up by the incorporation of varied pitched roofs and building separations and building heights that provide visual interest. Finally, extensive native landscaping is incorporated around the perimeter of the site and within the ESHA that will further soften the project's visibility from Highway One and other surrounding coastal roads. Vehicles traveling west on Harkins Slough Road would have views of the site from the overpass. Native vegetation along the project's southern perimeter will help soften views of the school from the Harkin Slough Road corridor. Vehicles traveling north and south on Highway One in the vicinity of the site would have brief, intermittent views of the high school. The project, as proposed, is in compliance with IP section 9-5.705, subsection (g)(3), and LUP section (11)(b).

a. Visibility From Highway One

The City finds that, when feasible, structures will be hidden from Highway One and that the project's landscaping effectively screens the structures from view on Highway One which is in compliance with IP section 9-5.705, subsection (g)(3)(i).

b. Underground Utilities

The City finds that the project includes plans for utilities that identify infrastructure location and size and indicates that all utilities shall be placed underground which is consistent with

IP section 9-5.705, subsection (g)(3)(ii).

c. Advertising

The City finds that no advertising or commercial signs are proposed by the project in compliance with IP section 9-5.705, subsection (g)(3)(iii).

d. Subdivision

The City finds that the project does not propose to divide or adjust the lot lines of the existing parcels within Area C except to consolidate the number of lots on the parcel from six to two. This consolidation will not make the project more visible in accordance with IP section 9-5.705, subsection (g)(3)(iv).

e. Grading

The City finds that the grading of the site has been designed to incorporate a cut in the northern half of the site that will lower the finish floor of buildings and other facilities below the farm road ridge line which will make the northern half of project only marginally visible from Highway One. The southern half of the project includes fill that will elevate the buildings above existing grade, but the site has been terraced and stepped back to reflect the surrounding rolling hillsides. Although the project includes two perimeter retaining walls, these walls retain cut slopes adjacent to the ESHA and will not be visible from areas off-site. This will allow vehicles traveling north and south on Highway One in the vicinity of the project site to have brief, intermittent views of the proposed high school. The project, as proposed, is consistent with IP section 9-5.705, subsection (g)(3)(v).

f. Protection of Public Viewshed

The City finds that the project design will minimize obstruction or intrusion of views from Highway One by establishing native landscaping around the perimeter of the site within the ESHA that will further soften the project's visibility from Highway One and other surrounding coastal roads. The site design and architectural massing, style, and detail are consistent with the objectives of the City's LUP and have been sited and designed to minimize its visual impact from roadways within the Coastal Zone.

The project includes ten separate buildings that have been clustered in the center of the site with a series of smaller one-

story buildings along the eastern perimeter that step back to two-story buildings at the back of the site. Compatible design has been achieved through the use of utilitarian design features, roofs pitched above horizontal, and low modulated buildings that are separated by open space areas and help break up visual massing.

The facility has been designed to reflect the rural agricultural character of the surrounding area. The buildings' design theme evokes an agrarian style by establishing design elements that reflect various farm buildings. The massing of the buildings is broken up by the incorporation of varied roofs lines, offsets, and building projections and separations that provide shadow patterns. Large structures are broken down into smaller building elements that include building step backs and various roof forms. The project has been conditioned to either replace the galvanized siding detail with a natural material such as board and batten siding or treat any corrugated metal accent material so as to become non reflective. The colors are also required to consist of earth tone colors that blend with the surrounding landscape. The project, as modified, is consistent with IP section 9-5.705, subsection (g)(3)(vi).

g. Landscaping

The City finds that the habitat restoration plan prepared for the west branch of Struve Slough and Hanson Slough to restore the identified ESHAs and adjoining buffer areas identifies appropriate native trees and shrubs to be planted along the eastern boundary of the development envelope to screen the school site from vehicles, particularly those traveling Highway One. The landscaping plan for the high school also includes native plantings and will be maintained by the District. The project is consistent with IP section 9-5.705, subsection (g)(3)(vii).

v. Habitat Restoration

The City finds that the habitat restoration plan prepared by a qualified wetland biologist for the west branch of Struve Slough and Hanson Slough to restore the identified ESHAs and adjoining buffer areas has been provided to CDFG and USFWS for their input, review and opportunity for consultation. The project has been conditioned to include a baseline assessment, goals, objectives, performance standards, and a maintenance program consistent with IP section 9-5.705, subsection (g)(4).

vi. Open Space Easements

The City finds that the project has been conditioned to record a deed restriction or dedicate the ESHA buffer areas to an appropriate and qualified entity responsible for maintaining and protecting these areas as required by IP section 9-5.705, subsection (g)(5)(i)(ii)(iii). Pending acceptance of the deed restriction or easement dedication by the appropriate agency, the project is consistent with IP section 9-5.705, subsection (g)(5).

vii. Agricultural Buffer

The City finds that the project incorporates a 200-foot buffer zone that includes a public school restricted use area that allows limited parking and playfields pursuant to LCP section (c)(4). The project, as proposed, is consistent with IP section 9-5.705, subsection (g)(6).

viii. Right-To-Farm Agreement

The City finds that the project has been conditioned to record a right-to-farm agreement as a deed restriction consistent with IP section 9-5.705, subsection (g)(7).

ix. Best Management Practices (BMPs) for Drainage

The City finds that the project has an erosion control plan that describes erosion control measures intended to prevent sediment and debris from entering the city storm drain system, sanitary sewer system, or ESHAs. Erosion control measures will be installed as appropriate during construction and remain in effect until disturbed areas are stabilized or until permanent site improvements are installed. The project has been designed with a series of detention ponds that will act as a biofiltration channel to reduce pollutants from roads when the project is completed. The project, as proposed, is consistent with IP section 9-5.705, subsection (g)(8). The project has been conditioned to provide additional details on best management practices consistent with IP section 9-5.705, subsection (g)(8)(vi)(vii)(viii) and (ix).

x. ESHAs

The City finds that the proposed site plan includes buffers adjacent to ESHAs consistent with the development envelope set forth in the IP section 9-5.705, subsection (g)(9).

xi. Utility Extension

The City finds that the project plans and details for utilities identify infrastructure location and size in accordance with IP section 9-

5.705, subsection (g)(10). The project has been conditioned to prohibit installation of utilities prior to construction of the school on this site.

5. That the proposed structure or use will conform to the requirements and intent of the Zoning Ordinance.

Supportive Evidence:

The proposed project and modifications, as conditionally approved, conform to the general requirements of the CZ-C (Coastal Zone Area C) district of the Watsonville Zoning Ordinance section 9-5.705 based on the Coastal Development Permit findings and further found that the provisions of the General Plan and the Watsonville Municipal Code have been met.

6. That any additional conditions stipulated as necessary in the public interest have been or will be met.

Supportive Evidence:

As conditionally approved, this project meets the requirements as outlined by the City of Watsonville's CZ-C (Coastal Zone Area C) zoning classification. The intent of this zone is to implement the policies of the Land Use Plan (LUP) that allow development of public school facilities as long as the project also protects environmental resources, agricultural land, visual resources, and provides safety, and limits future extension of utilities and annexations west of Highway One. The project, as designed, promotes the public interest by establishing a high school to serve a severely overcrowded district in a manner that also respects the sensitive environmental surrounding, which is in the best interest of the City.

7. That such use will not constitute a nuisance or be detrimental to the public welfare of the community.

Supportive Evidence:

The proposed project, as conditionally approved and documented in the Environmental Impact Report and the Coastal Development Permit findings, is not anticipated to constitute a nuisance or be detrimental to the public welfare of the community.

Attachment/Exhibit to: Resolution No. <u>171-01</u> (CM)

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EXHIBIT "A"

CITY OF WATSONVILLE
CITY COUNCIL

Application No.: 00-28
A.P.N.s: 18-281-08,9,10, and 11
Applicant: Pajaro Valley Unified School District
Hearing Date: June 26, 2001

CONDITIONS OF APPROVAL FOR COASTAL DEVELOPMENT/
SPECIAL USE PERMIT WITH DESIGN REVIEW

APPROVAL DATE: 6/26/01
EFFECTIVE DATE: 7/12/01
EXPIRATION DATE: 7/12/03

These conditions of approval apply to the development of a 204,500 square foot high school to serve 2,200 students and 120 staff members at 490 Harkins Slough Road (A.P.N.s: 18-281-08,12,14, 18 and 19). The conditions also apply to the extension of a six-inch sanitary sewer force main fed by an eight-inch gravity main and a 12-inch water line utilizing the existing Harkins Slough right of way. For the purpose of these conditions, the term "Applicant" shall mean the Pajaro Valley Unified School District (PVUSD) or the owner or any successor(s) in interest to the terms of this approval.

General Conditions:

1. This Coastal Development/Special Use Permit shall be null and void if not acted upon within 24 months from the effective date of the approval thereof. Time extensions may be granted for up to one year per Implementation Plan (IP) section 9-5.413 (b) provided the Applicant requests same at least 30 days in advance of the expiration of this Coastal Development/Special Use Permit. This approval applies to plans titled "a New Millennium High School" dated May 29, 2001. (CDD-P)
2. After approval is granted, modification to the project or to conditions imposed may be considered in accordance with the Local Coastal Program and the Watsonville Municipal Code. (CDD-P)
3. Approval is subject to making findings and supportive evidence as required by sections 14-10.607 and 9-5.305 of the City Zoning Ordinance with said findings set forth in Exhibit "A" of the resolution and made a part of this Coastal Development/Special Use Permit. (CDD-P)
4. The project shall be in compliance with these conditions of approval, all applicable Federal, State and local codes and ordinances as required for a public school project, appropriate development standards, and appropriate City policies set forth in the City of Watsonville Local Coastal Program for area CZ-C. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit pursuant to Section 14-10.609 of the Watsonville Municipal Code. (CDD-P, B)

Prior to the commencement of grading, the following requirements must be met:

Attachment/Exhibit to:
P:\CCPAKET\ccpkt-01\06-26-01\highschool\highschoolconditions.wpd June 27, 2001 (1:08pm)
Resolution No. 171-01 (CM)

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5. Where not in conflict with specific conditions of approval, the project is subject to compliance with the Mitigation Monitoring Program adopted for the new Millennium High School by the PVUSD Board of Trustees on May 23, 2001. A reporting program shall be prepared and submitted to the City that establishes a format and timing for submittal of how mitigations have been implemented.
6. The project shall be revised to provide a maximum of 435 off-street parking spaces that meet minimum City requirements for off-street parking for a high school. The northern parking lot shall also be redesigned to ensure that no parking spaces encroach on the 50-foot agricultural buffer zone that is not within the restricted use area or the Applicant shall purchase 25 additional feet of the Edwards' property to provide a minimum 50-foot buffer. (CDD-P, DSA)
7. The Applicant shall only obtain the minimum sizing of utility facilities required by the State of California Division of the State Architect (DSA) to serve the high school facility based on engineering calculations in accordance with IP section 9-5.705, subsection (c)(4)(ix)(ad). (CDD-E, DSA)
8. The exterior elevations of the project shall be modified to either replace the galvanized siding detail with a more natural material such as board and batten siding or treat any corrugated metal accent material so as to become non reflective. The color board shall be modified to exclude a checkered board pattern but use colors that blend with the surrounding landscape per IP section 9-5.705, subsection (g)(vi). The Applicant shall submit those modifications to the Community Development Department for review and approval. (CDD-P, DSA)
9. The school shall be designed to meet applicable City building and State uniform building code requirements to the satisfaction of the Division of the State Architect (Completed). (CDD-B, DSA)
10. The proposed building design shall comply with the State Fire Marshall's requirements. The Division of the State Architect of the Office of General Services shall review and approve the final construction drawings for inclusion of the State Fire Marshall's requirements (Completed). *(Satisfies Mitigation F-1) (DSA)
11. The Applicant shall comply with the City impact fees regarding fire protection and/or expansion of necessary services to the project site consistent with past practices concerning City ordinances and approvals. *(Satisfies Mitigation F-3) (CDD-P)
12. Three copies of the final landscape and irrigation plans must be submitted and approved by the Community Development Department. The project shall utilize native drought tolerant species as identified by the Environmentally Sensitive Habitat Area (ESHA) restoration and landscaping plans for the interior of the site and along the perimeter. All trees shall be a minimum size of 15 gallons with one-inch caliper trunks and a four to five-foot spread. Automatic, low-flow irrigation systems shall be installed in all school landscaped areas. Irrigation is to be programmed for night or early morning hours in order to minimize evaporation. Temporary irrigation shall be used in the ESHAs to ensure that plants remain viable during early growth. The following are elements to facilitate compliance with the ESHA restoration plan: *(Satisfies Mitigation A-3) (CDD-P, PK, DSA)

a. All elements of the native perennial grassland restoration plan as outlined in the

Attachment/Exhibit to:

P:\CCPAKET\cnkt-01\06-26-01\highschool\highschoolconditions.wpd June 27, 2001 (1:08pm)

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Biological Resources section of the Local Coastal Implementation Plan section 9-5.705 (4)(ii)(aa) shall be included;

- b. The species composition should comprise of native plants indigenous to the project area. The species should be mixed to include trees, shrubs, and an herbaceous understory of varying heights as well as evergreen and deciduous types. Planting shall be varied so as to increase the effectiveness of the screen by providing multiple layers, seasonality, more diverse habitat, and reduced susceptibility to disease. Tree species shall include coast live oak (*Quercus agrifolia*), canyon live oak (*Quercus chrysolepis*), western sycamore (*Platanus racemosa*), arroyo willow (*Salix lasiolepis*), red willow (*Salix laevigata*), yellow willow (*Salix lucida* ssp. *lasiandra*) and California bay (*Umbellularia californica*). Shrub and herbaceous species shall include toyon (*Hetermoles arbutifolia*), coffee berry (*Rhamnus californica*), elderberry (*Sambucus mexicana*), coyote bush (*Baccharis pilularis*), California rose (*Rosa californica*), wild grape (*Vitis californica*), blackberry (*Rubus ursinus* and *R. discolor*), black sage (*Salvia mellifera*), monkey flower (*Mimulus aurantiacus*), wild lilac (*Ceanothus thyrsiflorus*), mugwort (*Artemisia douglasiana*) and hairy honeysuckle (*Lonicera hispidula*). The understory shall be broadcast seeded with the species indicated in the Biological Resources Plan regarding native perennial grassland restoration;
 - c. The planting design shall be randomized to mimic natural patterns;
 - d. The planting area shall be at least 30 feet wide with at least four plants across any given cross section;
 - e. The planting density and survivorship shall result in 80% screening by the end of the 15th day of September after planting;
 - f. The buffer shall have a minimum average height of 15 feet by the end of the 15th day of September after planting;
 - g. The buffer shall be planted within the first year of groundbreaking for the high school. Within one week of planting, the permanent exclusionary fencing shall be installed on the boundary between the buffer and high school site, and temporary habitat protection fencing shall be placed on the other perimeters of the buffer to remain during construction; and
 - h. An irrigation and maintenance program shall be implemented during the plants' establishment period.
13. The Applicant shall provide and maintain at least a 200-foot buffer between nonagricultural uses and agricultural land pursuant to IP section 9-5.705 (g)(6). The buffer shall be permanently protected and restricted by easement; buffer plantings or other required barriers shall be maintained in perpetuity; and uses allowed in the Public School Restricted Use Area buffer shall be limited to student agricultural activities, septic systems, habitat improvements as may be specified in a biological restoration plan, one road crossing of the minimum width for public safety purposes as necessary to serve the permitted use, limited school parking, sports fields, and pathways. No buildings or other structures shall be allowed in this area. In addition, the Applicant shall ensure that the 200-foot buffer zones for structures along the

north, south and west sides of the site in the approved project design are maintained in the final design and implementation of the project. *(Satisfies Mitigation LU-4) (CDD-P, DSA)

14. The Applicant shall maintain a bond in an amount sufficient to construct identified environmental enhancements to the ESHA with the cost of improvements identified by the landscape architect. This bond shall be used by the City to install the improvements in case improvements are not installed according to the adopted ESHA restoration plan in accordance with IP section 9-5.705 (5)(ii)(ac). (CDD-P)
15. The Applicant shall have a wetland biologist prepare a biological restoration plan that addresses habitat restoration and includes goals, objectives, performance standards, and a maintenance program consistent with the requirements of IP section 9-5.705, subsection (g)(4). (PVUSD, CDD-P)
16. The Applicant shall retain a qualified biologist to conduct preconstruction surveys just before construction activities begin to ensure that no special-status species are present. Construction shall be subject to the seasonal restrictions from October 15 to April 15. If special-status amphibians are present, they may be moved outside the construction area with the necessary permits from the United States Fish and Wildlife Service and California Department of Fish and Game. Such agencies may require temporary exclusion fencing and an on-site monitor during construction, among other requirements, to ensure that no species are harmed. *(Satisfies Mitigation B-22) (PVUSD, DSA)
17. The Applicant shall have a registered traffic engineer review the site plan to assess the internal site layout and design. *(Satisfies Mitigation T-3) (PVUSD, PW)
18. The project shall include a storm water pollution prevention plan (SWPPP) once final grading plans are approved by the Division of the State Architect and prior to commencement of construction. The project shall also file a Notice of Intent with the California Regional Water Quality Control Board (Central Coast Region) which would include the SWPPP. The SWPPP is to be used by the contractor as a guideline for implementing Best Management Practices (BMPs) regarding the appropriate handling of construction and post-construction runoff. (PVUSD, PW)
19. Revise General Site Note #8 and Erosion and Sedimentation Control Note #2 on Sheet CO.1 of the approved plans to call for all erosion control work to be done in accordance with City of Watsonville Public Improvement Standards S-2410 and S-2411. (CDD-E)
20. Provide written approval by the Applicant's geotechnical engineer of the proposed keystone block walls on sheet C7.1. (CDD-E, DSA)
21. The Applicant shall prepare and implement recommendations of a project soil engineering study prior to school building construction in accordance with sections 17212 and 17212.5 of the Education Code. *(Satisfies Mitigation G-1) (PVUSD, DSA, CDD-E)
22. The project's drainage plan shall be subject to review and approval by the City of Watsonville for compliance with all applicable City ordinances standards and policies including but not limited to the following components/requirements: *(Satisfies Mitigation H-1) (CDD-E, PW)

- a. Post-development runoff from the site must equal pre-development runoff;
 - b. All runoff shall be collected and controlled and shall be discharged off-site into the City storm drain system, or provision of an on-site detention basin(s) to accommodate a 100-year storm event. All storm water runoff from the site shall be drained into the detention basin(s) to maintain proper capacity; and
 - c. The project's drainage system shall be monitored and maintained during all major storm events and following each rainy season to ensure system integrity including but not limited to: removing debris and excess vegetation from gutters, catch basins, and detention basin(s); monitoring erosion of the detention basin(s); and inspecting the engineered depth of the basin(s) to maintain proper capacity; and
 - d. Compliance with all applicable guidelines listed in the City Flood Damage Prevention Ordinance and National Flood Insurance Program.
23. To minimize the pollution of stormwater runoff, the Applicant shall prepare a SWPPP in accordance with the California Regional Water Quality Board - Central Coast Region requirements which identify BMPs for use during both construction and operation of the project. The SWPPP shall include the construction and monitoring of pollution control facilities/methods including but not limited to: *(Satisfies Mitigation H-2) (CDD-E)
- a. Grading and site alteration activities shall be prohibited during the rainy season from October 15 to April 15 without adequate erosion/runoff barriers (i.e., hay bales, silt fences, and bags);
 - b. Cascading bio filtration swales as identified in the plans shall be built and maintained to treat "first flush" runoffs; and
 - c. A periodic sweeping program shall be established and enforced for all paved surfaces which includes the application and vacuuming of approved detergents for hydrocarbon removal and an approved disposal program.
24. The project shall include the following provisions in the project's drainage plan: *(Satisfies Mitigation H-3) (CDD-E, PW)
- a. Maintain clean water runoff to the West Struve Slough to maintain that habitat;
 - b. Detain runoff to control volume of flow off-site;
 - c. Intercept sediment through the use of bio-filtration swales and traps to prevent improper oil, chemicals, entering adjacent ESHA or into the City's storm drain system; and
 - d. Establish and enforce a maintenance plan to clean and check the bio-filtration swales on a regular basis.
25. The Applicant shall comply with City impact fees as they relate to the proposed project's police protection consistent with past practices concerning City ordinances and approvals. *(Satisfies Mitigation LE-2) (CDD-P, PVUSD)

26. The Applicant shall work with the City of Watsonville for payment of impact fees for water supply to the project site. Fees shall be commensurate with the impact fees for water consistent with past practices concerning City ordinances and approvals. *(Satisfies Mitigation W-2) (PW, PVUSD)
27. Any agricultural well that is displaced by the project shall be made available to adjacent or nearby farmers if such farmers demonstrate a need for the water and it can be feasibly transported to the fields in accordance with IP section 9-5.705, subsection (c)(5)(ii)(ag), pursuant to LCP section (c)(5)(b)(7). (PVUSD)
28. The Applicant is required by Proposition 65, State Department of Education, other responsible State agencies, and the Applicant's own Hazardous Materials Management Plans to account for the handling and disposal of all chemicals and potentially hazardous materials. *(Satisfies Mitigation HM-2) (DTSC) PVUSD)

The following conditions shall be met while grading and construction activities are ongoing:

29. Limit construction activities to the hours between 7:00 a.m. and 7:00 p.m. (PW, DSA)
30. Use available noise suppression devices and properly maintain and muffle loud construction equipment. *(PW)
31. During construction (including clearing, grading, earth moving, excavation or transportation of cut or fill materials), water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour. *(Satisfies Mitigation AQ-2) (PW, DSA)
32. Contractor shall use reclaimed water for dust control on-site. (PW, DSA)
33. After clearing, grading, earth moving, or excavation is completed, the entire area of disturbed soil shall be treated immediately by watering, revegetating, or spreading soil binders to prevent wind pickups of the soil until the area is paved or otherwise developed so that dust generation will not occur. *(Satisfies Mitigation AQ-3) (PW, DSA)
34. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. *(Satisfies Mitigation AQ-4) (PW, DSA)
35. Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin. *(Satisfies Mitigation AQ-5) (PW, DSA)
36. Erosion control measures shall be installed as indicated by the approved project plan during construction and will remain in effect until disturbed areas are stabilized or installation of permanent site improvements are installed. (CDD-E, DSA)
37. Stationary construction equipment shall be shielded and placed such that emitted noise is directed away from noise sensitive land uses. *(Satisfies Mitigation N-3) (DSA, PVUSD)

38. Any consistency determination report shall conform to the standards of the Association of Monterey Bay Area Governments (AMBAG). The District shall comply with any Monterey Bay Unified Air Pollution Control District (MBUAPCD) request for a report setting forth the consistency of the project with the MBUAPCD's Air Quality Management Plan. *(Satisfies Mitigation AQ-7) (PVUSD, DSA)
39. Should any prehistoric or historic artifacts or other indicators of cultural resources be found during the course of grading, construction or other development activities, all operations within the area shall halt until a qualified archaeologist can be consulted to evaluate the finds and recommend appropriate mitigation measures in compliance with IP section 9-5.705, subsection (g)(2). (PVUSD, DSA)
40. If human remains are found, all work must stop in the vicinity of the find and the County coroner notified and makes the determination required by subdivision (b) of section 7050.5 of California's Health and Safety Code. If the remains are Native American, the coroner will notify the California Native American Heritage Commission which in turn will inform the most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods. (PVUSD, DSA)
41. The project shall prevent runoff from the developed portion of the campus, either during construction or during the life of the project, to be discharged directly into the west branch of Struve Slough. Any stormwater retention features or pollution treatment structures shall be minimized in the 150-foot setbacks and contained within the development envelope.
*(Satisfies Mitigation B-12) (PW)
42. Surface stormwater runoff from impervious portions of the campus shall not be allowed to enter the slough system without appropriate treatment to remove organic and toxic substances and debris. Any stormwater retention features or pollution treatment structures shall be minimized in the 150-foot setbacks and be contained within the development envelope.
*(Satisfies Mitigation B-13) (PW)
43. The City shall work with the Applicant to ensure that BMPs are used to limit site runoff and provide appropriate erosion control measures. The Applicant shall provide written confirmation that the City will be involved in the inspection of the erosion control measures during construction. (PW)

Prior to commencement of building construction the following conditions shall be met:

44. The Applicant shall install, construct, and maintain fire hydrants and provide access for fire fighting equipment as requested by the City Fire Department. The City Fire Department shall review and approve final development design drawings for hydrant locations and emergency access prior to construction. *(Satisfies Mitigation F-2) (WFD)
45. Place all power lines underground or provide protection against electrocution of birds on elevated power lines resulting from project implementation as shown on plans. *(Satisfies Mitigation B-6) (CDD-E)
46. The Applicant shall negotiate a traffic impact fee with the City of Watsonville to the extent required by law. The fee shall be paid by the Applicant at the time specified as required by the

City. *(Satisfies Mitigation T-11) (CDD-P)

17. Design and construction of the project shall conform with the State guidelines and regulations regarding the use of noise insulation materials. Noise insulation materials provided in the final construction drawings shall be subject to review and approval of the Office of the State Architect prior to construction. *(Satisfies Mitigation N-4) (DSA)
48. The Applicant shall retain the services of an approved acoustical engineer to conduct and submit a final noise study to final construction drawing approval. The final noise study shall: (1) verify existing and future ambient noise levels; (2) discuss how outdoor noise levels at the eastern edge of the site can be attenuated to less than 60 dB(A); and (3) identify the building materials and construction techniques to be utilized to reduce interior noise levels below 45 dB(A). Any proposed sound barriers shall be designed in a manner which is acceptable to the Division of the State Architect. The State approved building plans will be reviewed by the DSA for conformance with mitigation measures contained in the final noise study and conditions of approval. *(Satisfies Mitigation N-5) (DSA)
49. Building construction shall comply with the California Code of Regulations, Title 24, California Building Code. The mean peak horizontal ground acceleration caused by an earthquake on the San Andreas Fault is estimated to be 0.6 to 0.75g. Further, the repeatable high ground acceleration for such an earthquake is estimated to be 0.4 to 0.5g. The above values shall be used for pseudo-static or dynamic analyses conducted for the proposed project. These parameters shall be minimum standards in these analyses. The final construction drawings shall be based on these minimum standards and shall be subject to the review and approval of the Division of the State Architect prior to commencement of building construction. *(Satisfies Mitigation G-2) (DSA)
50. The Applicant shall dedicate a one-foot utility nonaccess easement on the western and southern boundaries of the property that follow the City's Utility Prohibition Overlay District. This easement will be required to be dedicated to a qualifying entity effectively prohibiting utility lines from crossing to surrounding properties outside City limits except the one crossing allowed to serve the high school project. (PVUSD, CDD-P)
51. The Applicant shall provide easements for water and sanitary sewer facilities installed on private property as described below:
 - a. Utilities installed "downstream" of the school site shall require a minimum ten-foot wide easement for each line and allow the City to own, operate and maintain the proposed utilities;
 - b. The proposed 12-inch water line installed on school property. The easement shall be a minimum of ten-foot wide and allow the City to own, operate and maintain the water line up to and including the meters but not beyond the meters; and
 - c. The proposed eight-inch sanitary sewer gravity main installed on school property shall be dedicated to the City, or the City shall be named as an owner of the easement, though, the ownership, operation and maintenance of the force main shall be by others. (CDD-E, PW, PVUSD)

Prior to commencement of Utility Construction the following conditions shall be met:

52. The Applicant shall obtain all permits from the County of Santa Cruz and State Department of Transportation (Caltrans) for project improvements and installation of utilities within their right of ways. The portion of Harkins Slough Road that is west of Highway One is within Santa Cruz County. The Applicant shall obtain permits from the County and Caltrans for the utility crossing. (PVUSD, PW)
53. The City and Applicant shall dedicate a one-foot nonaccess easement around the pipeline through County lands in the Harkins Slough right of way which prohibits any tie-in except for the high school project. (PVUSD, PW)
54. The pump station design shall include emergency back up power and overflow measures to direct raw sewage away from the wetland/slough areas and into a designated and adequately sized holding area for clean up. *(Satisfies Mitigation WW-2) (PW, PVUSD)
55. The project shall not install utilities prior to the commencement of construction of the school buildings on this site in accordance with IP section 9-5.705, subsection (g)(10)(iii). (PW)
56. The school shall own, operate and maintain the proposed sewer lift station and sanitary sewer line "upstream" of the lift station. In the event that parcel CZ-B utilizes this line, parcel CZ-B shall be responsible for their "fair share" portion of operation and maintenance. The proposed sanitary sewer force main downstream of the lift station shall be owned and maintained by the City. (PW, PVUSD)

Prior to occupancy, the following conditions shall be met:

57. The Applicant shall prepare and submit to the City a landscaping and grounds maintenance plan that minimizes the use of pesticides, herbicides and fertilizers consistent with requirements in IP section 9-5.705, subsection (c)(5)(ii)(ak). (PVUSD, CDD-P)
58. The Applicant shall cooperate with the Santa Cruz Metropolitan Transit District to plan for adequate transit service and facilities. *(Satisfies Mitigation T-6) (PVUSD)
59. The Applicant shall provide pedestrian (sidewalks and crosswalks) and bicycle facilities that connect to the existing facilities located along roadways east of Highway One at the intersection of South Green Valley Road and Harkins Slough Road/Silver Leaf Drive. In addition, the Applicant shall cooperate with the City and County to establish a "safe route to school" where these improvements are consistent with the City of Watsonville 2005 Bikeway Plan (May 1989). These pedestrian and bicycle facilities shall be lit in compliance with IP section 9-5.705, subsection (c)(5)(ii)(ab). In addition, appropriate school area signs shall be posted along Harkins Slough and Lee Roads including advance school symbol sign, reduced school speed limit signs, school zone signs, school crossing signs, and school bus stop signs. These facilities and signs shall be designed according to the School Area Pedestrian Safety section of the Caltrans Traffic Manual. The Applicant shall also provide adequate safe and secure bicycle parking on campus to encourage bicycle travel. *(Satisfies Mitigation T-2) (PVUSD, PW, CALTRANS)
60. Harkins Slough Road shall be upgraded to meet City and County standards for roadways

carrying the volume of traffic expected to be generated by the high school project. The City of Watsonville and Santa Cruz County plan to build a bridge on Harkins Slough Road over the west branch of Struve Slough from the Highway One overpass south to a point approximately 200 feet from the project site. This improvement includes construction of two travel lanes, bike lanes in both directions, and a pedestrian walkway on the north side of the structure. The high school project will be responsible for upgrading Harkins Slough Road to the City/County standards from the school driveway on the eastern boundary of the development envelope to the planned bridge. All ESHA and ESHA buffers shall be delineated on road plans submitted to Santa Cruz County and the City of Watsonville so that these areas will be excluded from road improvements. *(Satisfies Mitigation T-8) (SCC, PW, CALTRANS)

61. The Applicant shall be responsible for adding a sidewalk on the north side and bike lanes on both sides of Harkins Slough Road from the school to the planned bridge (approximately 200 feet). The Applicant shall also add bike lanes on both sides of Green Valley Road from Harkins Slough Road to Main Street. These bicycle facilities shall conform to the planned facilities as specified in the City of Watsonville's 2005 Bikeway Plan. *(Satisfies Mitigation T-9) (PVUSD, SCC, PW)
62. The Applicant must incorporate disabled parking spaces based on the Title 24, California Building Code chapter 11(b) requirements. Based on this requirement, 16 parking spaces are required to be signed for disabled drivers. *(Satisfies Mitigation T-4) (DSA)
63. All utilities shall be placed underground except transformer boxes. (CDD-E)
64. Prior to final occupancy, all trash and construction debris shall be removed from the site. (PW, DSA)
65. The Applicant shall construct an exclusion fence along the easternmost boundary of the six detention ponds located on the southeast corner of the development to prevent special-status amphibians from accessing the detention ponds. The fence shall be five-feet high and buried at the bottom (preferably in concrete to prevent small mammals from burrowing under the fence) and contain mesh no greater than 0.25 inches in diameter. *(Satisfies Mitigation B-20) (PW, DSA)
66. The Applicant shall record a deed restriction, conservation easement or convey the ESHA buffers to an appropriate and qualified entity responsible for maintaining and protecting these areas as required under IP section 9-5.705, subsection(c)(5)(ii)(ah). Additionally, the agricultural buffer areas within the development envelope shall be landscaped and maintained by the Applicant. (PVUSD, CDD-P)
67. The Applicant shall record a right-to-farm hold harmless acknowledgment as a deed restriction consistent with IP section 9-5.705, subsection (c)(5)(ii)(ai). (PVUSD, CDD-P)
68. Plans for a key lock box (Knox-Box) system shall be submitted to the City Fire Department for approval and permits prior to installation of the box. (WFD)
69. The designated ESHAs and wetland portions of the property shall be managed as a biological restoration site. Uses shall include mitigation for impacts to the stringers of freshwater marsh/willow habitats along Harkins Slough Road. Such management and use will comply

with the requirements of the IP including, but not limited to, the following sections: *(Satisfies Mitigation B-1) (CDD-P)

- a. 9-5.705 (c)(4)(ii), which requires preparation of a biological restoration plan where habitat preservation and restoration uses impact adjacent ESHA;
 - b. 9-5.705 (c)(5)(ii)(ah), which requires the Applicant to record of a deed restriction or an open space/conservation easement providing for permanent maintenance and protection of all agricultural and ESHAs and their buffers as well as offering those areas for conveyance to resource management entities; and
 - c. The project shall follow IP section 9-5.705 (g)(4), which establishes the required contents of Biological Restoration Plans.
70. "Offers of conveyance" described in condition 69(b) above shall be provided with funding necessary for conservation purposes which shall be negotiated between the PVUSD and the grantee of the dedication. The PVUSD shall not dedicate the site without adequate assurance of availability of necessary funding. *(Satisfies Mitigation B-1) (PVUSD, CDD-P)
71. The project Applicant or their designee shall comply with the biological restoration plan for the buffer areas which identifies specific requirements for plant types, locations, and maintenance and calls for the use of appropriate native species and removal of invasive exotic vegetation. Screening with appropriate native species will be required for the southwestern, southern and eastern boundaries of the development envelope to filter views of the school from public roads. Long term maintenance of the ESHA shall be the responsibility of the underlying owner or entity with controlling interest in the conservation easement. (PVUSD, CDD-P)
72. The athletic fields shall be located away from sensitive freshwater marsh habitats in the west branch of Struve Slough. *(Satisfies Mitigation B-3) (CDD-P, DSA)
73. Outdoor athletic fields shall not be equipped with nighttime lighting facilities. *(Satisfies Mitigation B-4) (CDD-P, DSA)
74. The plans shall include design features around the athletic fields that confine errant baseballs and other sports activities from the ESHA as shown on plans. *(Satisfies Mitigation B-5) (CDD-P)
75. Lighting used throughout the campus shall be designed to minimize the amount of light transmitted to adjacent, undeveloped areas per IP section 9-5.705 (5)(ii)(ab) as shown on the plans. *(Satisfies Mitigation B-7) (CDD-P)
76. Building windows and glass surfaces shall be designed to minimize through views, thereby, reducing bird collisions per IP section 9-5.705 (5)(ii)(ab) as shown on the plans. *(Satisfies Mitigation B-8) (CDD-P)
77. Landscaping with nonnative plant species shall be limited to the immediate vicinity of school buildings except for turf grasses on athletic fields. Planting in the ESHAs shall be done pursuant to the biological restoration plan under the following IP sections 9-5.705(c)(4), which identifies areas to be addressed in the biological restoration plan, and 9-5.705(g)(4), which

establishes the required contents of the biological restoration and landscape plans. *(Satisfies Mitigation B-16) (CDD-P)

3. The Applicant shall ensure that the biological restoration plan prepared by the biologist includes school policies to protect habitat areas, including signage, restricting unauthorized use of the designated ESHAs. *(Satisfies Mitigation B-21) (PVUSD, CDD-P)
79. All project access driveways shall provide traffic control devices (stop signs) at intersections with Harkins Slough Road. All traffic signs and markings shall comply with the Manual on Uniform Traffic Control Devices for Streets and Highway published by the Transportation Department of the Federal Highway Administration. In addition, a registered traffic engineer shall review the site plan to assess driveway design operation, including turning radii for school buses. *(Satisfies Mitigation T-1) (PVUSD, PW)
80. The PVUSD shall make reasonable efforts to acquire the remaining portion of the Edwards' property for the purpose of providing conservation and/or agricultural easement(s) in the event that: (a) funding becomes available for such an acquisition from sources outside of the PVUSD such as grants and other moneys from foundations; (b) the District's acquiring the additional acres is not deemed to have additional significant environmental impacts; and (c) any environmental groups and public agencies that have expressed concern regarding the selection of the site for the high school consent to and concur with this treatment of the additional 50 acres. *(Satisfies Mitigation GI-2) (PVUSD)
81. In accordance with IP section 9-5.705(c)(4)(xii), roadway lighting shall have switching and timing devices to provide illumination only during school functions and events, never for an all-night period, and meet the following criteria: *(Satisfies Mitigation A-4s) (CDD-P)
 - a. Luminaries shall be cutoff-type fixtures which cast low-angle illumination to minimize incidental spillovers of light onto adjacent private properties and undeveloped open space. Fixtures that project upward or horizontal illumination shall not be used;
 - b. Luminaries shall be directed away from habitat and open space areas adjacent to the project site;
 - c. Luminary lamps shall provide good color rendering and natural light qualities. Low-pressure and high-pressure sodium fixtures which are not color corrected shall not be used. Intensities shall be approximately ten lux for parking lots and roadway intersections, eight lux for walkways, and 10–50 lux for entries and key areas around the buildings; and
 - d. Luminary mountings shall be downcast and the height of the poles shall be minimized to reduce potential for backscatter into the nighttime sky and incidental spillover of light into adjacent private properties and undeveloped open space. Light poles shall be no more than 20 feet high (at the low end of the range for parking lot and roadway lights). Luminary mountings shall have nonglare finishes.
82. The project shall include the following design features to reduce the potential for criminal activity: *(Satisfies Mitigation LE-1) (WPD)

- a. Street and night lighting shall be provided on the project site to aid crime prevention and enforcement efforts. Lighting standards shall meet existing City standards but would also be subject to night-time lighting restrictions specified in condition 81; and
 - b. Landscaping shall be designed so as not to conceal potential criminal activities near windows and doors.
83. Should the Applicant acquire property over which the sewer and water facilities would cross to serve the proposed hotel, the Applicant shall dedicate utility easements to the City and proposed hotel property. The easement for such utilities shall be a minimum of ten feet per utility. (PVUSD, CDD-E)
84. The Applicant shall, in conjunction with the Santa Cruz County Staff, design and implement a school area pedestrian/bicyclist plan. *(Satisfies Mitigation AQ-6) (PVUSD, SCC)
85. The outside perimeter of the campus fence shall be planted with locally occurring native trees or tall shrub species to form a visual, noise and access screen from the school in accordance with the approved biological restoration plan. *(Satisfies Mitigation B-15) (PW)
86. The Applicant shall provide a minimum of one 30-yard compactor for refuse and one 30-yard compactor for recyclables. The project shall include a trash enclosure that is 24-feet wide and 30-feet long in accordance with City trash enclosure detail S-809B. *(Satisfies Mitigation SW-2) (PW)
87. The perimeter of the school campus shall be fenced with split rail fences and access to the adjacent west branch of Struve Slough, including the Watsonville State Wildlife Area, shall be restricted except for the purpose of refuse cleanups or for emergencies involving public health and safety. *(Satisfies Mitigation B-11) (DSA)
88. The Applicant shall install low flow toilets, shower and faucet flow restrictions, and other water conserving appliances in the project. *(Satisfies Mitigation W-1) (PW)

Ongoing Conditions:

89. The Applicant shall be required to annually submit a schedule of school events and days of school operations to the Santa Cruz County Agricultural Commissioner. This information will be used by the Commissioner when issuing pesticide application permits to area farmers. The Commissioner shall notify the Applicant of all significant spraying operations that may impact the school. *(Satisfies Mitigation LU-1) (PVUSD)
90. The Applicant shall, upon notification by the Agriculture Commissioner of scheduled pesticide applications, take appropriate action as recommended by the Commissioner to ensure staff and student body safety. *(Satisfies Mitigation LU-2) (PVUSD)
91. On-site and highway generated litter, garbage, refuse, and related debris shall be strictly managed such that dispersion is minimized beyond the confines of the developed campus and roadways and into the adjacent marshes and fields. Such waste shall not be allowed to accumulate to any appreciable extent either on campus or adjacent lands such that it would be attractive to opportunistic animals such as gulls, crows and ravens, raccoons, opossums or

rats. *(Satisfies Mitigation B-9) (PW)

92. School cafeteria and refuse facilities shall not be located in peripheral areas of the campus in order to minimize its attractiveness to feral and other animals that would be attracted to these features. *(Satisfies Mitigation B-10) (PW)
93. The Applicant shall implement an on-campus recycling program for diversion of recyclable materials from the general solid waste collected at the campus. *(Satisfies Mitigation SW-1) (PW)
94. All trash and recycling materials generated on-site shall be disposed of at the City landfill or recycling center. Disposal of trash at the City landfill cannot be done without prior agreement. The Applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of these materials. (PW)
95. The project shall include the following steps to adequately contain trash on the site: *(Satisfies Mitigation B-17) (PW)
 - a. All exterior containers shall be emptied daily or fitted with lids that prevent access by cats and other predators;
 - b. Central collection areas (dumpsters) shall be fully enclosed with a roof and gated access which, when closed, prevent access by cats and other predators; and
 - c. Students shall be educated on the importance of not allowing food waste to be consumed by wildlife. Signs to that effect will be posted in the lunch and cafeteria areas.
96. Integrated pest management practices shall be applied throughout the campus for the control of pests, in order to minimize the use of pesticides, and also inadvertent poisoning of wildlife. *(Satisfies Mitigation B-14) (PVUSD)
97. The Applicant shall create, implement, and maintain a natural science study center on the site to utilize partnerships with other environmental protection agencies and associations in an effort to further community education and knowledge. The center shall include an environmental stewardship program with an interpretive and teaching plot adjacent to the upper finger of Hanson Slough. Such agency shall prepare, publish and implement a Habitat Management Plan that will set forth policy on the proper use and maintenance of the protected habitat area. *(Satisfies Mitigation B-18) (PVUSD)
98. All special events not associated with instructional programs or athletic events that exceed school capacity or may adversely affect habitat areas are required to obtain a Coastal Development Permit consistent with IP section 9-5.705, subsection (c)(5)(ii)(aj). (CDD-P, PVUSD)
99. A special events permit shall be required to hold any special/major events consistent with past practices concerning City ordinances and approval. The project sponsor must obtain a permit and provide special event planning. A traffic control/management plan shall be developed that will manage any heavy influx of autos at those times. The control/management plan shall

include special signing for traffic and a parking plan. Any traffic control management plan shall be submitted to the City for review and approval consistent with past practices concerning City ordinances regarding the City's review and approval. *(Satisfies Mitigation T-5) (PW, CDD-P)

100. The Applicant shall post material and host programs provided by the Santa Cruz County Regional Transportation Commission (SCCRTC) regarding alternative modes of transportation. *(Satisfies Mitigation T-7) (PVUSD)

Key to Department Responsibility

CDD-B - Community Development Department (Building)
CDD-P - Community Development Department (Planning)
CDD-E - Community Development Department (Engineering)
PW - Public Works
WFD - Watsonville Fire Department
WPD - Watsonville Police Department
PK - Parks and Recreation Department
PVUSD - Pajaro Valley Unified School District
DSA - Division of the State Architect
DTSC - State Department of Toxic Substances Control
SCC - Santa Cruz County
CALTRANS - California Department of Transportation

*** = Mitigation Measures**

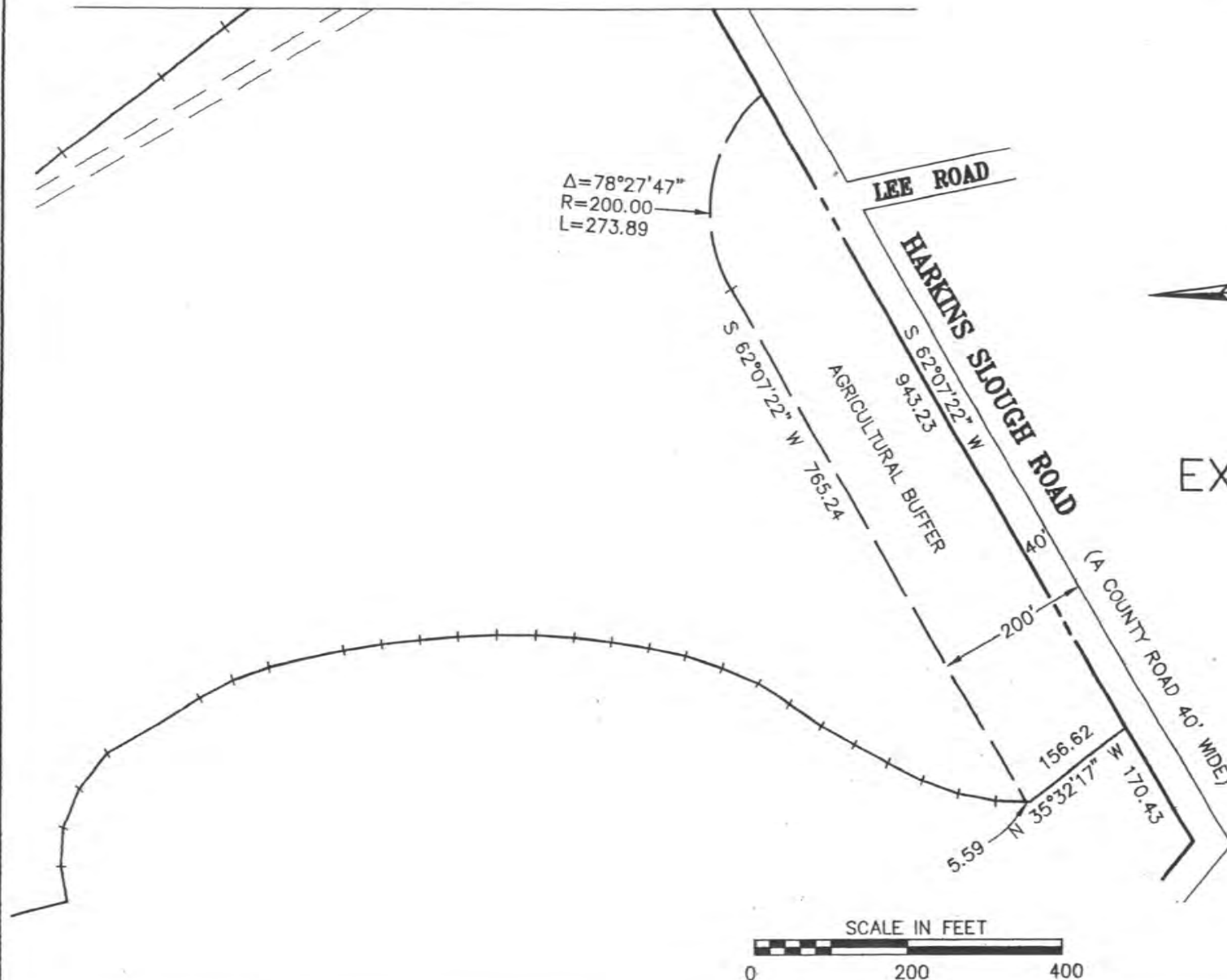


EXHIBIT C

PAJARO VALLEY UNIFIED SCHOOL DISTRICT
NEW MILLENNIUM HIGH SCHOOL
CITY OF WATSONVILLE COUNTY OF SANTA CRUZ CALIFORNIA

AGRICULTURAL BUFFER



MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE SUITE A WATSONVILLE, CA 95076
(831) 724-2580

SCALE: 1"=200'
JOB NO. 01189TEN6
DATE: MAY 30, 2002

200' AG. BUFFER ALONG HARKINS SLOUGH ROAD

SITUATE in the City of Watsonville and

BEING an easement over a portion of Parcel One and Parcel Four of the lands conveyed to Edwards by deed recorded in Volume 1663 of Official Records, at Page 125, Santa Cruz County Records and shown on the map entitled, "Record of Survey of the Lands of Ralph and Kathleen Edwards", recorded in Volume 99 of Maps, at Page 24, Santa Cruz County Records, said easement being bounded and described as follows:

BEGINNING at a station on the northwestern boundary of Harkins Slough Road as shown on said map from which station the most southern corner of Parcel One bears South 62° 07' 22" West 170.43 feet distant; thence leaving said Northwestern boundary

1. North 35° 32' 17" West 156.62 feet; thence
2. North 3° 26' 37" East 5.59 feet; thence
3. North 62° 07' 22" East 765.24 feet; thence
4. Southeasterly curving to the right with a radius of 200.00 feet, through a central angle of 78° 27' 47", an arc distance of 273.89 feet to the above mentioned northwestern boundary of Harkins Slough Road; thence along said northwestern boundary
5. South 62° 07' 22" West 943.23 feet to the point of beginning.

COMPILED APRIL 8, 2002 BY MID COAST ENGINEERS, JOB NO. 01189



Stanley O. Nielsen, L.S. 3233



EXHIBIT C
Page 2 of 2

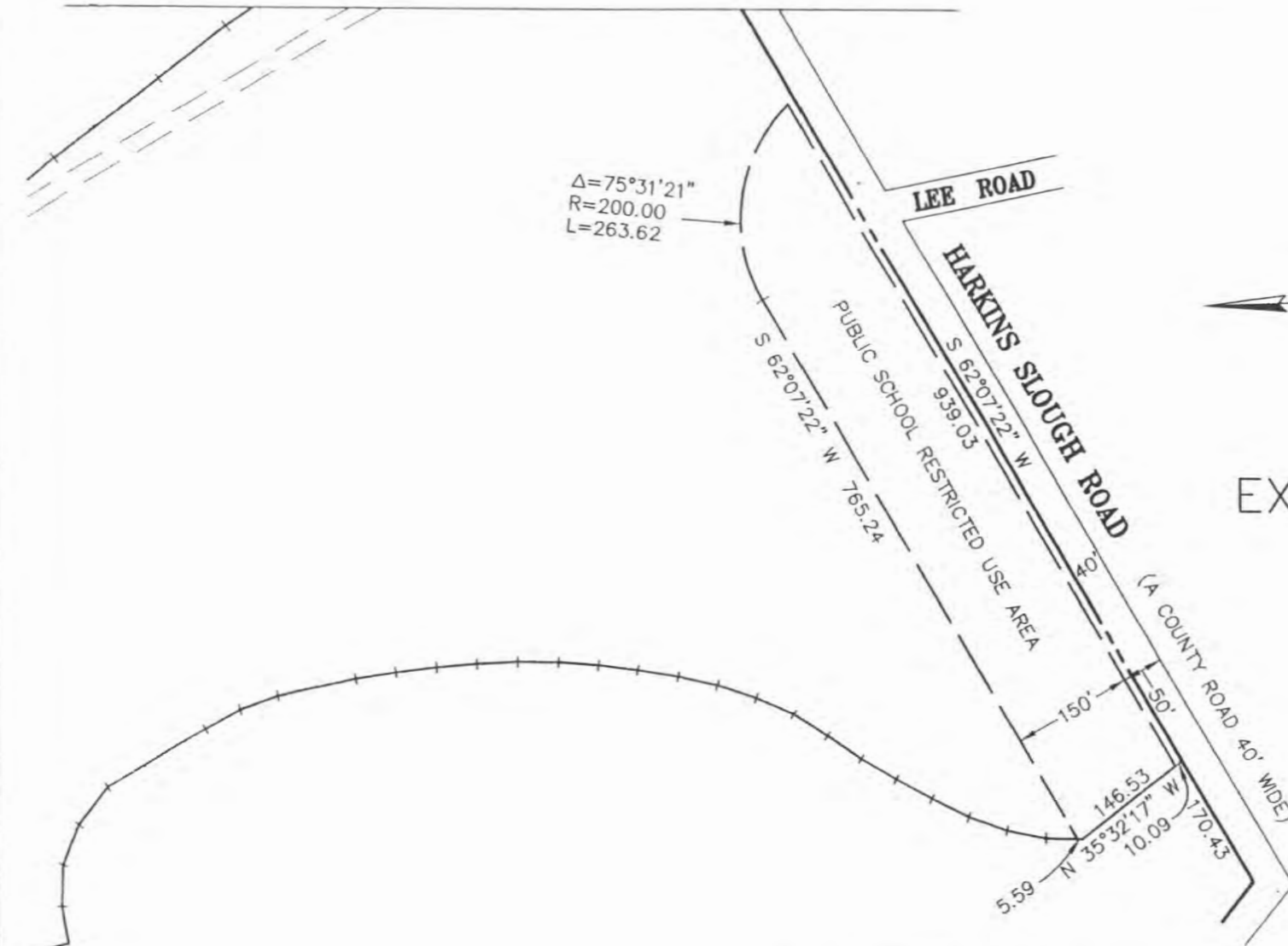


EXHIBIT C-1



PAJARO VALLEY UNIFIED SCHOOL DISTRICT
NEW MILLENNIUM HIGH SCHOOL
CITY OF WATSONVILLE COUNTY OF SANTA CRUZ CALIFORNIA

PUBLIC SCHOOL RESTRICTED USE AREA



MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE SUITE A WATSONVILLE, CA 95076
(831) 724-2580

SCALE: 1" = 200'
JOB NO. 01189TEN6
DATE: MAY. 30, 2002
Page 1 of 2

PUBLIC SCHOOL RESTRICTED AREA

SITUATE in the City of Watsonville and

BEING an easement over a portion of Parcel One and Parcel Four of the lands conveyed to Edwards by deed recorded in Volume 1663 of Official Records, at Page 125, Santa Cruz County Records and shown on the map entitled, "Record of Survey of the Lands of Ralph and Kathleen Edwards", recorded in Volume 99 of Maps, at Page 24, Santa Cruz County Records, said easement being bounded and described as follows:

BEGINNING at a station on the northwestern boundary of Harkins Slough Road as shown on said map from which station the most southern corner of Parcel One bears South 62° 07' 22" West 170.43 feet distant; thence leaving said Northwestern boundary North 35° 32' 17" West 10.09 feet to the TRUE POINT OF BEGINNING; thence

1. North 35° 32' 17" West 146.53 feet; thence
2. North 3° 26' 37" East 5.59 feet; thence
3. North 62° 07' 22" East 765.24 feet; thence
4. Southeasterly curving to the right with a radius of 200.00 feet, through a central angle of 75° 31' 21", an arc distance of 263.62 feet; thence
5. South 62° 07' 22" West 939.03 feet to the true point of beginning.

COMPILED JUNE 10, 2002 BY MID COAST ENGINEERS, JOB NO. 01189

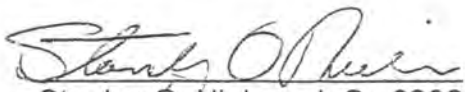

Stanley O. Nielsen, L.S. 3233



EXHIBIT C-1

Page 2 of 2

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
CALIFORNIA COASTAL COMMISSION
45 FREMONT STREET, 20TH FLOOR
SAN FRANCISCO, CA 94105

EXHIBIT D
PERMIT NO:
ACCEPTANCE CERTIFICATE

CERTIFICATE OF ACCEPTANCE

This is to certify that _____ hereby accepts the Offer to
Dedicate executed by _____, on _____, 20____,
and recorded on _____, 20____, as Instrument No. _____ in the
Official Records of the Office of the Recorder of _____ County.

DATED: _____

By: _____

For: _____

STATE OF CALIFORNIA
COUNTY OF _____

On _____, before me, _____, a Notary
Public personally appeared _____,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

ACKNOWLEDGMENT BY THE CALIFORNIA COASTAL COMMISSION
OF ACCEPTANCE OF OFFER TO DEDICATE

This is to certify that _____ is a public
agency/private association acceptable to the Executive Director of the California Coastal
Commission to be Grantee under the Offer to Dedicate executed by
_____ on _____, and
recorded on _____, in the office of the County Recorder of
_____ County as Instrument No. _____.

Dated: _____

California Coastal Commission

STATE OF CALIFORNIA
COUNTY OF _____

On _____, before me, _____, a Notary
Public personally appeared _____, personally
known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal

Signature _____

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EXHIBIT E

Public Resources Code § 30106

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

EXHIBIT F

Sec. 9-5.830. Coastal development.

"Coastal development" shall mean on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any material; change in the density of use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code of the State), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreation use; change in the intensity of use of water, or access thereto; the construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 45511).
(§ 1, Ord. 789-88 C-M, eff. December 8, 1988)