

BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIARESOLUTION NO. 2-01

On the motion of Commissioner  
duly seconded by Commissioner  
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING AMENDMENT TO THE  
GENERAL PLAN/ LOCAL COASTAL PROGRAM LAND USE PLAN AND IMPLEMENTING  
ORDINANCES RELATING TO NEW MILLENNIUM HIGH SCHOOL MEMORANDUM OF  
UNDERSTANDING

WHEREAS, the County of Santa Cruz, the City of Watsonville and the California Coastal Commission came to an agreement regarding the proposed west of Highway One (Edwards property) location of the Pajaro Valley Unified School District's (PVUSD's) proposed New Millennium High School, provided that the City of Watsonville agreed not to pursue major additional annexations in the environmentally sensitive lands west of Highway One; and

WHEREAS, the Board of Supervisors, on March 14, 2000, entered into a Memorandum of Understanding (MOU) with the City of Watsonville and the California Coastal Commission, codifying the agreement through restrictions on the extension of wastewater and potable water supply pipelines from the City of Watsonville to lands west of Highway One, thereby minimizing the likelihood of urban expansion in that area; and

WHEREAS, the City of Watsonville, by vote of the City Council on March 14, 2000, agreed to execute the MOU; and

WHEREAS, on March 16, 2000, the California Coastal Commission considered and certified, with suggested modifications, the City of Watsonville's Local Coastal Program (LCP) Major Amendment Number 1-99 designed to modify the City's LCP to allow the PVUSD to pursue a high school on the Edwards property north of Harkins Slough Road and west of Highway One; and

WHEREAS, the MOU included three major proposed actions for which the County was to be responsible for holding a public hearing to consider implementing, no later than March 16, 2001; and

WHEREAS, the County's responsibilities under the MOU included:

- a. Establishment of a one-foot wide wastewater and potable water supply utility prohibition overlay district that would run along, and immediately adjacent to, the City of Watsonville's city limits west of Highway 1 (with some minor exceptions'); and
- b. Establishing a policy/standard that limits the width of Harkins Slough Road to the minimum necessary to serve the new high school (assuming this and not Airport Blvd. is the primary access route selected), and which encourages improvements that would enhance habitat connectivity under the roadway (e.g., a new bridge span over West Struve Slough, or at least larger culverts); and

- c. Establishing a policy/standard that requires the County to reserve a one-foot non-access strip around any wastewater or potable water supply easements granted to the City over or through County-owned land (including County rights-of-way) west of Highway One; and

WHEREAS, the County intends to fulfill the requirements of the MOU through the attached proposed amendments to County General Plan/LCP Land Use Plan and the County Zoning Ordinance/LCP Implementation Plan (Attachments A- 1 and A-2); and

WHEREAS, the Planning Commission finds that the proposed amendments to the County's General Plan/LCP Land Use Plan and Zoning Ordinance/LCP Implementation Plan will be consistent with the current policies of the General Plan/LCP, and will allow the types of uses which are consistent with the objectives and land-use designations of the adopted General Plan/LCP; and

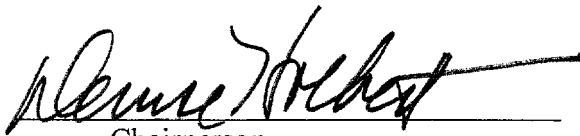
WHEREAS, the proposed amendments to the General Plan/LCP Land Use Plan and to the Zoning Ordinance/LCP Implementation Plan have been found to be categorically exempt from the California Environmental Quality Act (CEQA), consistent with the provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines; and

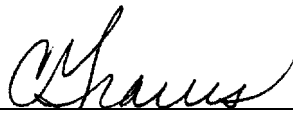
WHEREAS, the Planning Commission finds that the proposed amendments are consistent with the California Coastal Act.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendments to the General Plan/Local Coastal Program Land Use Plan and implementing ordinances, as set forth in Attachments A-1 and A-2, and the CEQA Categorical Exemption, incorporated herein by reference, be approved by the Board of Supervisors and submitted to the Coastal Commission as part of the Local Coastal Program Update.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 28<sup>th</sup> day of February, 2001 by the following vote:

AYES: COMMISSIONERS  
 NOES: COMMISSIONERS  
 ABSENT: COMMISSIONERS  
 ABSTAIN: COMMISSIONERS

  
 Chairperson

ATTEST:   
 Secretary

APPROVED AS TO FORM:

  
 COUNTY COUNSEL

cc: County Counsel  
 Planning Department