

**STAFF REPORT
TO THE PLANNING COMMISSION**

APPLICATION NO.: 94-0608 **APN:** 62-081-09 & 62-081-27
APPLICANT: Santa Cruz Waldorf School Association Inc.
OWNER: Santa Cruz Waldorf School Association Inc.

PROJECT DESCRIPTION:

Proposal to increase the maximum number of students at a nonprofit private school to 245, grades kindergarten through eight; utilize the school campus for a limited number of incidental activities such as meetings and special events, and make use of the play field and multi-use court for parking during special events.

Construct new buildings in two five-year phases, including a multi-purpose building (10,750 sq. ft., and exceeding 28 ft. high, to a maximum of 33 ft.), classrooms (3320 sq. ft.), administration (2150 sq. ft.), and shop & maintenance (**770** sq. ft.); demolish existing buildings including administration (1640 sq. ft.), classroom (**585** sq. ft.), and shop (440 sq. ft.), resulting in a total site building area of about 24,815 square feet.

Construct other site improvements including: dedicated right turn lane on Empire Grade Road, safety modifications to main entrance, fire access entrance, and sight distance on Empire Grade; standard yellow school sign with blinking yellow light within 500 ft. of main entrance in both directions; new parking facilities to increase designated parking spaces to 29; construct new internal-circulation roadway improvements; construct retaining walls and fence associated with parking and roadway improvements; construct a retaining wall exceeding three feet (maximum four feet) within the 40-foot front yard setback; grade approximately 1040 cubic yards cut and 1880 cubic yards fill; plant new landscaping including approximately 91 new trees; remove approximately 35 native trees and 9 other trees; construct new drainage control facilities; install two new 50,000 gallon water tanks and remove two existing 5,000 gallon tanks; and construct miscellaneous hardscape improvements including pedestrian paths and a multi-use court.

LOCATION: Property located on the east side of Empire Grade Road (2190 Empire Grade) about 1.5 miles north from the West Entrance of UC Santa **Cruz.**

PERMITS REQUIRED: Commercial Development Permit (amendment to Use Permit 81-123-U) and a Preliminary Grading Approval. Includes an Environmental Impact Report Review.

ENVIRONMENTAL DETERMINATION: Environmental Impact Report completed; with mitigations, potentially significant impacts are reduced to a less than significant level.

COASTAL ZONE: ___ Yes **XX** No APPEALABLE TO CCC: ___ Yes **XX** No

PARCEL INFORMATION

PARCEL SIZE: 6.3 acres
EXISTING LAND USE:
PARCEL: Private school
SURROUNDING Residential
PROJECT ACCESS: Empire Grade Road (**50** foot wide County maintained road)
PLANNING AREA: Bonny Doon
LAND USE DESIGNATION: R-R (Rural Residential)
ZONING DISTRICT: RA (Residential Agriculture)
SUPERVISORIAL DISTRICT: Third (Wormhoudt)

ENVIRONMENTAL INFORMATION

a. Geologic Hazards	a. Outside fault/landslide zone
b. Soils	b. Soils Report required with Building Permit
c. Fire Hazard	c. Not a mapped constraint
d. Slopes	d. Not a constraint to development
e. Env. Sen. Habitat	e. Adjacent riparian corridor, and Santa Cruz Cypress
f. Grading	f. 1880 cu. yds. fill, 1040 cu. yds. cut
g. Tree Removal	g. Remove 35 native trees, 9 other trees
h. Scenic	h. Empire Grade, designated scenic road
i. Drainage	i. New drainage facilities required
j. Traffic	j. Not significant traffic increase
k. Roads	k. Safety improvements planned at school
l. Parks	l. Existing park facilities adequate
m. Sewer Availability	m. N/A, septic system in use
n. Water Availability	n. Adequate
o. Archeology	o. Archeological review was negative (no resource)

SERVICES INFORMATION

Inside Urban/Rural *Services* Line: ___ Yes XX No

Water Supply: Private well
Sewage Disposal: Private septic system
Fire District: County Fire/CDF
Drainage District: Outside district

HISTORY

In **1981**, the Santa Cruz Waldorf School received County approval of Use Permit **81-123-U** (Exhibit I) allowing **160** students, grades kindergarten through eight. In **1993**, a Minor Variation permit (**93-0458**, Exhibit I) made minor approved changes.

In September **1994**, Waldorf School submitted **this** application for a Commercial Development Permit to amend Use Permit **81-123-U**, proposing both an increase in students from **160** to **245** and physical expansion of the school facilities. In **1996**, as part of project review, Planning Department staff completed an Environmental Review Initial Study, followed by a Mitigated Negative Declaration approved by the Environmental Coordinator, with findings that the project would not have a significant effect on the environment, if required mitigation measures were included in the project.

Following the Initial Study, in late **1996** the Project Planner at that time prepared a Staff Report to the Zoning Administrator with a recommendation of approval for **94-0608**. Neighbors and other interested parties took a strong interest in the application, expressing a striking mix of support and opposition. The outcome of the public hearing was that the Zoning Administrator remanded the project back to Environmental Review for additional study of potential environmental impacts.

Use Permit **81-123-U** included a permit condition that an Environmental Impact Report (EIR) would be required for any future increase of student enrollment or additional structures. In **1981**, the standards for an Environmental Impact Report were roughly comparable to a more contemporary Initial Study, which was completed in **1996** for **this** project. Still, on further evaluation, in December **1996** the Environmental Coordinator issued a revised determination that an EIR is required for the project.

In **1997** the EIR process was started, and in **1999**, a Draft EIR was circulated for public review and comment. After this, the school submitted significant changes to the project, including additional grading, event parking on the play field, tree protection, and parking lot design. A revised Draft EIR was consequently required, which was recirculated for public review in January **2002** (Exhibit F). In November **2002** a Final Environmental Impact Report was issued (Exhibit E), which includes submitted public comments, and a set of detailed responses to all those comments. The Final EIR incorporates the Draft EIR by reference, and makes a few revisions (at Chapter 11) to the mitigation measures in response to the comments received.

ANALYSIS AND DISCUSSION

The full details of the proposed project, beyond the Project Description summary provided on page 1, are provided at length in the EIR (and in the project plans) and are not repeated here.

The project evaluated by the EIR, which is the project now before your Commission, includes

more building area, impervious surfaces, and grading volume as compared to the original submittal of nearly ten years ago. In response to concerns raised about the project, the present proposal also now includes additional mitigation of potential environmental impacts, including traffic safety and landscape design. The revised project also has a campus design concept that will better serve the school itself, particularly by eliminating the existing routine circulation of vehicles across the central area of the campus. The proposed maximum student enrollment of 245 has remained unchanged since the first design submittal.

The EIR (consisting of the Draft EIR and Final EIR together) determines that sufficient mitigation measures have been developed to reduce all potentially significant impacts to a less than significant level. These potential issues and associated mitigation measures are included as *Summary Table A* in the Draft EIR (pages **S2-7**; plus minor revisions are included as one page, "Chapter II," in the Final EIR), and are incorporated as required permit conditions.

The EIR analysis presumes an extent of incidental school activities, such as after-care and parent meetings, that is described in Table 2 (page 1-14) of the draft EIR. However, Waldorf School, as the permit applicant, has requested that a more limited schedule of incidental activities be made a part of the permit conditions for this project, and these restrictions are included in the Conditions of Approval (Operating Conditions) set forth in Exhibit C. The school's request follows negotiation with a group of neighbors who originally opposed the project, organized as the Cave Gulch Neighborhood Association. These more stringent operating conditions provide more measures to avoid and minimize impacts on the neighbors than originally required by the mitigation measures identified in the EIR.

Operational conditions V.A. **through** V.G. include restrictions developed as part of the negotiations between the neighbors and the school.

Some of the operational conditions, including conditions V.A. through V.G. regarding numbers and extent of incidental use of the school campus, rely in part on Waldorf School maintaining a detailed, accurate master calendar of activities. **This** calendar must reflect that the operational conditions / use limitations are being met.

To determine if the length of the Environmental Review process may have caused information in the EIR to become outdated, staff has revisited the environmental analysis in order to ascertain whether any significant physical changes have occurred in the area since the document was prepared. Staff has concluded that the information used for the analysis remains an accurate description of the environmental conditions and that the conclusions of the EIR remain valid as well.

Waldorf School is located in an area of very slow growth. The two subject areas in which EIR information could have become outdated are water supply (Groundwater Hydrology, Section 2.4) and traffic (Transportation/Circulation Section 2.5). Regarding water supply and quality, the Environmental Health Services (EHS) staff reports that the Waldorfschool water system (Non community-Non transient Water System permit #2383) was reissued in 2004 and is in compliance with all regulations. One of the school septic tanks was pumped in 2002 with normal results and an alternative system was added to serve a portion of the classrooms. There have

been no permits issued for new water supply wells down-gradient of the Waldorf School. EHS staff continues to indicate that adequate water supply is available to serve the proposed use.

Regarding traffic, although the original traffic counts were performed at the school in **1997** the information was updated by the traffic engineer in **2001**. At that time street segments and intersections were operating and projected to continue operating under cumulative conditions at Level of Service A or B. When a factor is added to the traffic analysis to account for growth in background traffic for several additional years the cumulative conditions remain well within the acceptable range of performance and mitigation requirements for impacts on traffic are not triggered.

In *summary*, background growth has been minimal and significant changes of use or other events that might have caused environmental information to become dated have not occurred.

A notable aspect of the school expansion project is that it is proposed in two phases. Given the present uncertain fundraising climate for nonprofit organizations and the mitigations required to be met up front in Phase I, this permit provides an initial three years (rather than the two years most often provided to projects) for the permit to be exercised by commencing construction. Five year and ten year limits are placed on the two phases, providing an opportunity in the future to review any plans which have not been implemented, which may be affected by changed circumstances, and/or which may no longer conform to County policies, ordinances or regulations enacted after approval of this project. Standard provisions for permit time extensions are stated in the permit conditions.

The required Development Permit Findings, included as Exhibit B, provide discussion of additional project considerations which are not restated here.

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit B for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **94-0608**, based on the attached findings and conditions.
2. Adoption of the CEQA Findings included in Exhibit D and certification of the Environmental Impact Report as complete and adequate.

EXHIBITS

- A. Project plans (complete full scale plans on file with the Planning Department)
- B. Findings
- C. Conditions
- D. Mitigation Monitoring Checklist (= Chapter VI excerpt of Exhibit E) *and* CEQA Findings
- E. Final Environmental Impact Report Addendum, November **2002** (includes all comments letters received on the draft EIR). Note: Exhibits E & F together make a Final EIR, when certified. Exhibits E & F are available for viewing at the Santa Cruz County Planning Department and at the Santa Cruz Public Library Reference Desk, Central Branch.
- F. Revised Draft Environmental Impact Report, January **2002**
- G. Assessor's parcel map
- H. Zoning map & General Plan map
- I. Use Permit **81-123-U**, and Minor Variation **93-0458** (abridged)
- J. Comments & Correspondence

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ~~ARE~~ HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: _____


Jack Nelson

Santa Cruz County Planning Department
701 Ocean Street, ~~4th~~ Floor
Santa Cruz CA **95060**

Report Reviewed By: _____

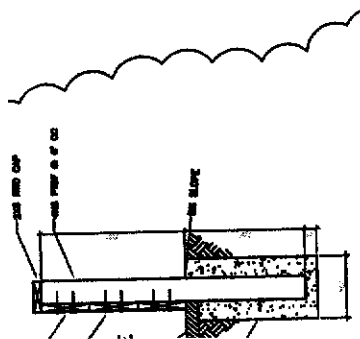

Cathy Graves

Principal Planner
Development Review

Exhibit A
Waldorf School Expansion
Application 94-0608

The following five pages stamped "Exhibit A" are not a complete set of Exhibit A plans. These five pages are provided **as** a convenience for those who may not have the full project plans or the EIR at hand.

EXHIBIT A



FENCE

PARKING CALCULATIONS

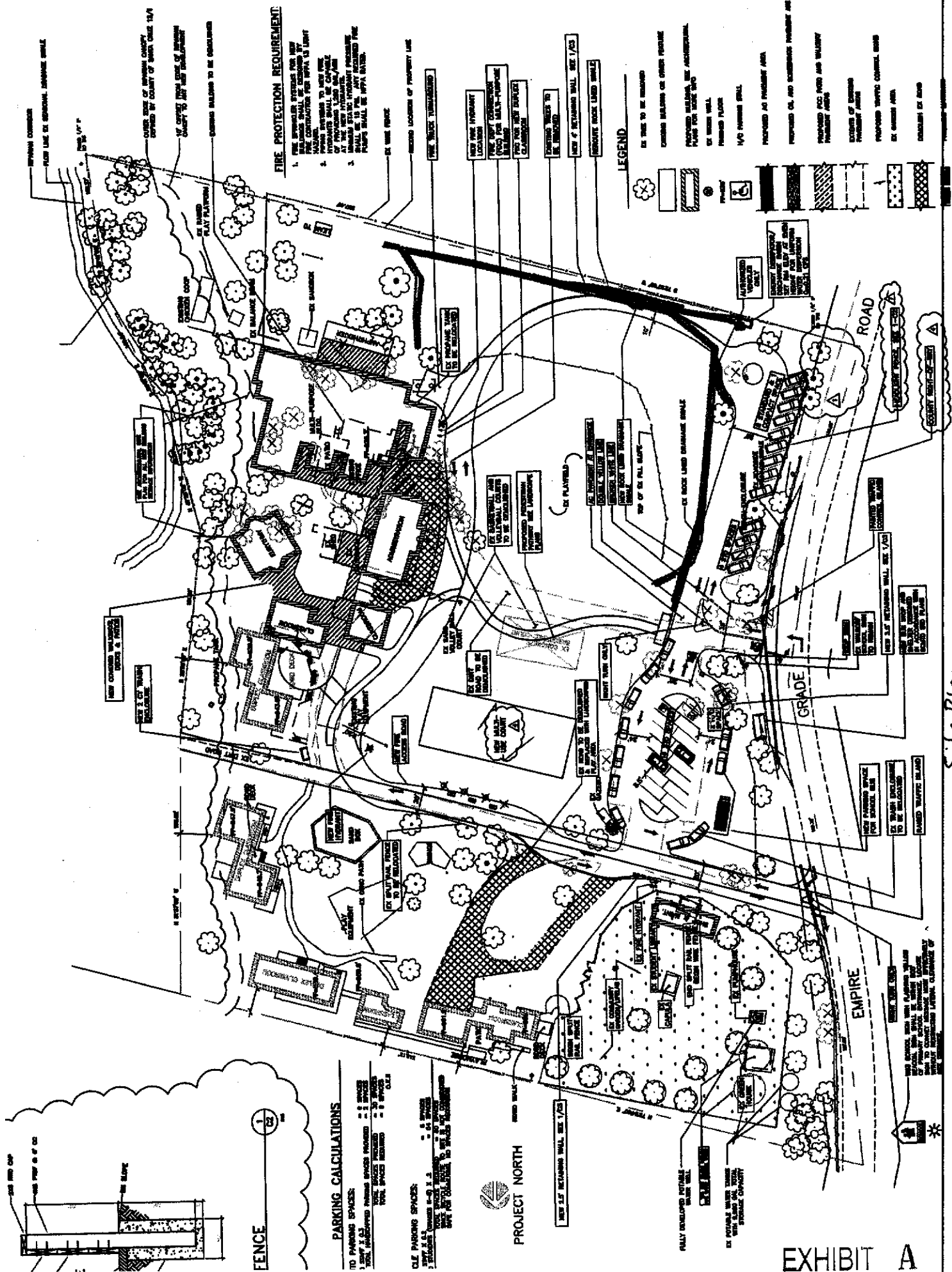
TO PARKING SPACES:
 1. SPACES 1-100
 2. SPACES 101-200
 3. SPACES 201-300
 4. SPACES 301-400
 5. SPACES 401-500
 6. SPACES 501-600
 7. SPACES 601-700
 8. SPACES 701-800
 9. SPACES 801-900
 10. SPACES 901-1000



PROJECT NORTH

EXHIBIT A

Site Plan



LEGEND

- NEW FIRE HYDRANT LOCATION
- NEW 2.5' RETAINING WALL SEE 1/4'S
- NEW 4' RETAINING WALL SEE 1/4'S
- NEW 6' RETAINING WALL SEE 1/4'S
- NEW 8' RETAINING WALL SEE 1/4'S
- NEW 10' RETAINING WALL SEE 1/4'S
- NEW 12' RETAINING WALL SEE 1/4'S
- NEW 14' RETAINING WALL SEE 1/4'S
- NEW 16' RETAINING WALL SEE 1/4'S
- NEW 18' RETAINING WALL SEE 1/4'S
- NEW 20' RETAINING WALL SEE 1/4'S
- NEW 22' RETAINING WALL SEE 1/4'S
- NEW 24' RETAINING WALL SEE 1/4'S
- NEW 26' RETAINING WALL SEE 1/4'S
- NEW 28' RETAINING WALL SEE 1/4'S
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- NEW 32' RETAINING WALL SEE 1/4'S
- NEW 34' RETAINING WALL SEE 1/4'S
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- NEW 38' RETAINING WALL SEE 1/4'S
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- NEW 84' RETAINING WALL SEE 1/4'S
- NEW 86' RETAINING WALL SEE 1/4'S
- NEW 88' RETAINING WALL SEE 1/4'S
- NEW 90' RETAINING WALL SEE 1/4'S
- NEW 92' RETAINING WALL SEE 1/4'S
- NEW 94' RETAINING WALL SEE 1/4'S
- NEW 96' RETAINING WALL SEE 1/4'S
- NEW 98' RETAINING WALL SEE 1/4'S
- NEW 100' RETAINING WALL SEE 1/4'S

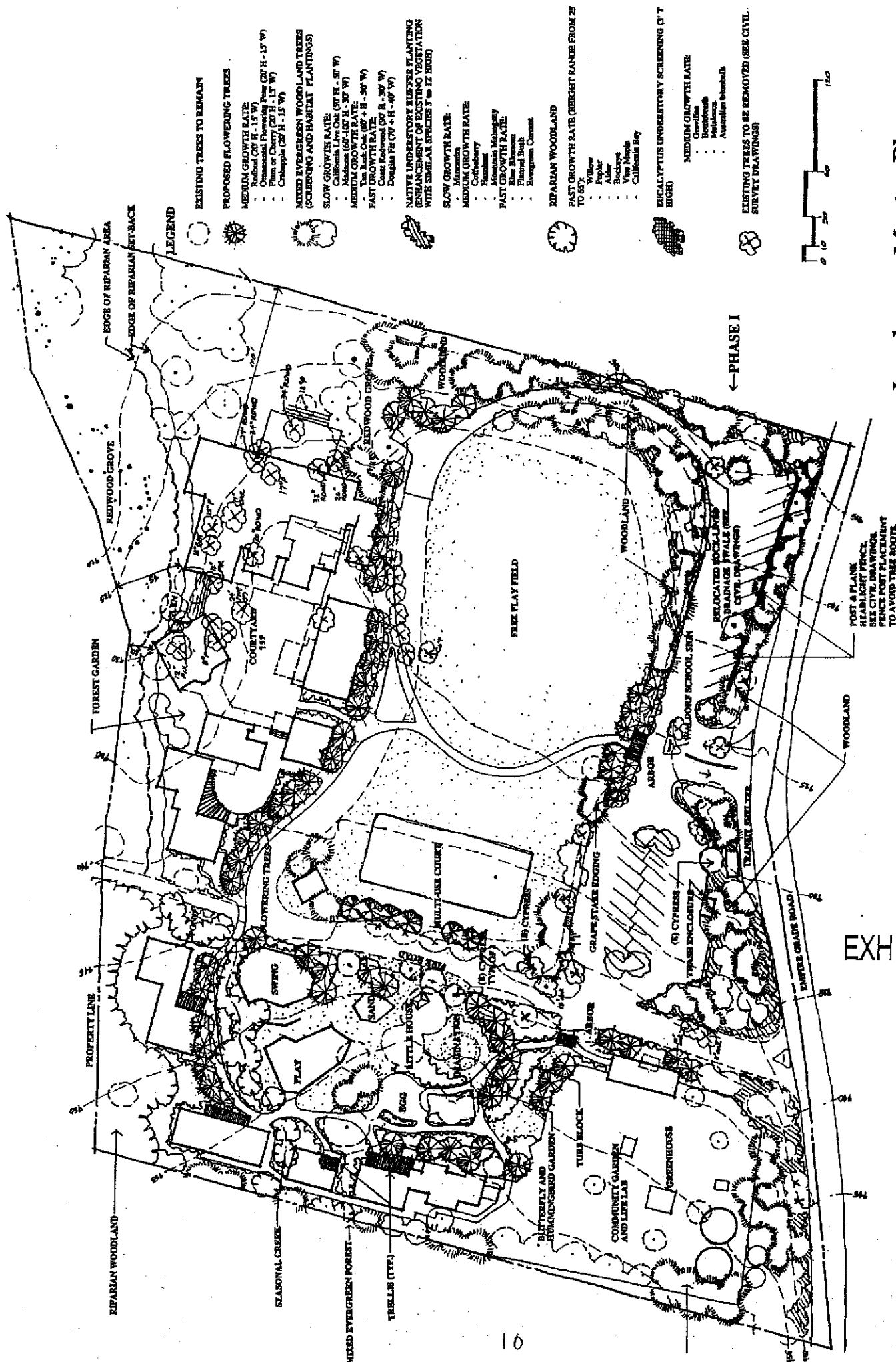
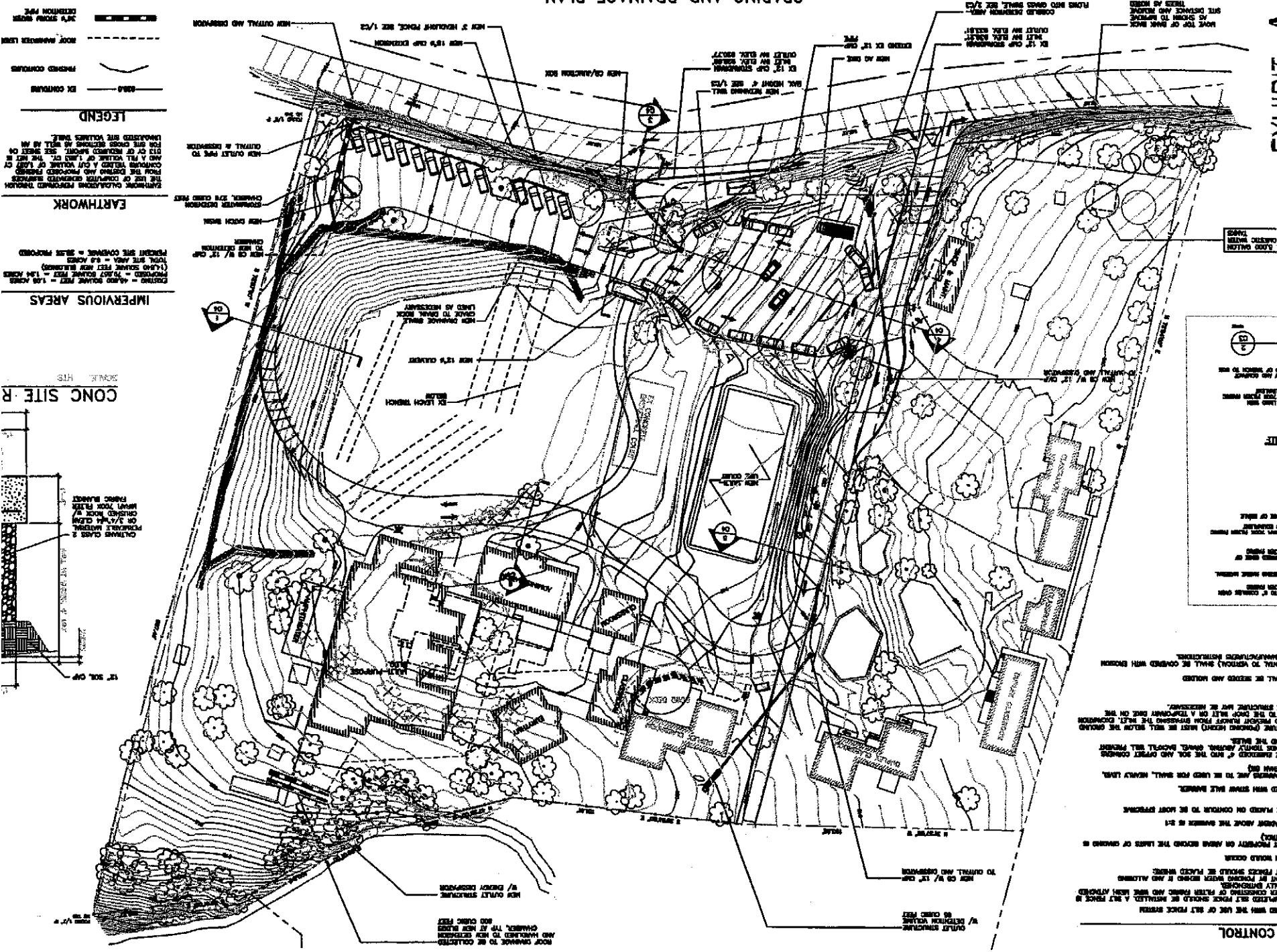
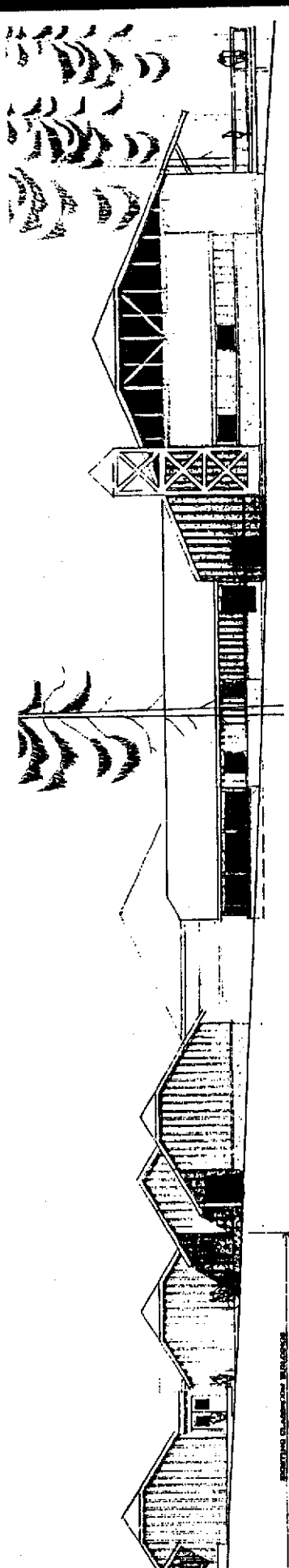


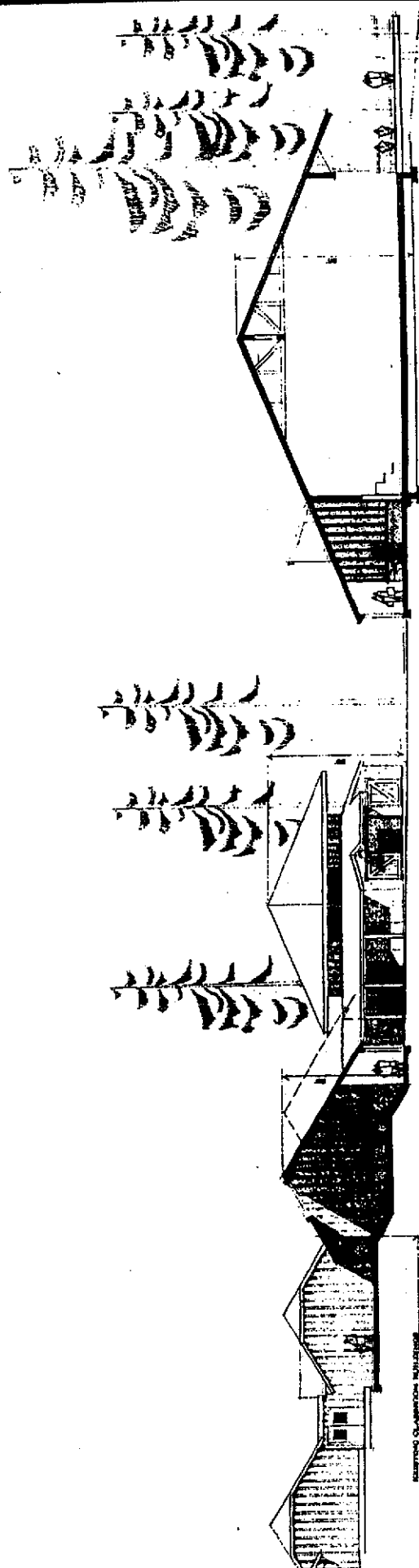
EXHIBIT A

Landscape Master Plan

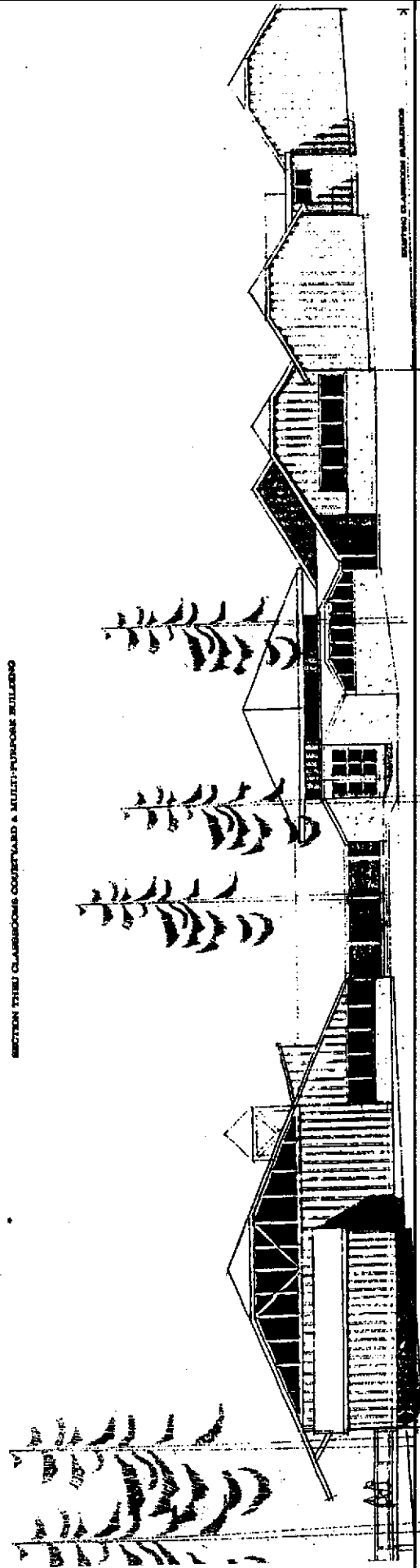




WEST ELEVATION CLASSROOMS ADMINISTRATION & MULTI-PURPOSE BUILDING



EAST ELEVATION CLASSROOMS ADMINISTRATION & MULTI-PURPOSE BUILDING



EAST ELEVATION CLASSROOMS MULTI-PURPOSE ROOM & MULTI-PURPOSE BUILDING

EXHIBIT A

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed nonprofit private school facilities and the conditions under which they would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity. The project is located in an area designated for residential use, in which private school uses are allowed, and which is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed private school facilities will not deprive adjacent properties or the neighborhood of light, air, or open space.

Geology, soils, hydrology, transportation, circulation, biotic resources, noise, air quality, visual resources, and public services are evaluated in the Environmental Impact Report (Exhibits E & F), and with mitigation measures all impacts have been found to be less than significant.

Health and safety requirements of Public Works, County Fire, and Environmental Health Services will be included as permit conditions.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the RA (Residential Agriculture) zone district. The proposed location of the private school facilities and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA zone district in that the primary use of the property will be a private school, which is an allowed use in the zone district. The project will meet the RA site standards by meeting all required building setbacks and height, inclusive of this discretionary approval of a retaining wall exceeding three feet in height (to a maximum of four feet) within the **40** foot front yard setback. The increased height of the multi-purpose building exceeding 28 feet (to a maximum of 33 feet) is allowed based on increased yard setbacks as provided by the Structural Dimensions Exceptions, County Code 13.10.323(e).

The project will comply with the Grading and Erosion Control Ordinances in obtaining a Grading Permit for the engineered Grading, Drainage, and Erosion Control Plan. The project will comply with the Riparian Corridor Protection Ordinance by remaining outside the designated riparian areas. The project will comply with the Sensitive Habitat Protection Ordinance in that the revised design includes protection of the existing Santa Cruz Cypress trees on the site. A County Archeological Reconnaissance, with negative results, was completed for the project in compliance with the Native **American** Cultural Sites Ordinance. The project is consistent with the Design Standards and Guidelines Ordinance as detailed in Finding 6 below.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Rural Residential (R-R) land use designation; permitted uses include private schools. The proposed private school use is consistent with the General Plan in that non-residential uses such as churches, schools, day care centers and recreation uses may be accommodated in all residential districts in accordance with the Public Facility land use criteria set forth in Section 2.21 of the General Plan.

County General Plan policies (including 2.21.1) specifically permit new development or increases in intensity of use for privately operated non-residential public facilities where these uses are consistent with infrastructure constraints and scenic, natural and agricultural resource protection. The design and siting of the proposed project are intended to minimize conflicts with the surrounding neighborhood and to protect scenic, natural, and agricultural resources.

A specific plan has not been adopted for this portion of the County.

Further detailed analysis of project consistency with the General Plan is contained throughout the Environmental Impact Report for the project (Exhibits E & F).

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed school expansion will not overload utilities and will not generate more than the acceptable level of traffic on Empire Grade Road. The Environmental Impact Report, with benefit of a Traffic Analysis prepared by a professional traffic engineering consultant, found that affected roadways and intersections would continue to operate at acceptable levels of service. The proposed project includes several circulation improvements that provide a beneficial impact on traffic and circulation on Empire Grade Road, in the school vicinity.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed private school expansion project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity. The school site has about six acres of developable land for school use, not counting the undeveloped parcel to the south, also owned by Waldorf School. There are no dwelling units on the school site. Of the two parcels that comprise the school site, there will be about **9%** lot coverage by buildings, when both phases are fully built, which is within the 10% lot coverage allowed in the RA zone district. The design of the new buildings, utilizing hip and gable roof style and wood exterior siding (with possible stucco wainscot) will harmonize with the existing buildings.

As evaluated in detail in the Environmental Impact Report, the project design minimizes visibility of the new school buildings from Empire Grade Road, with all new school buildings (except one smaller building) set back from Empire Grade Road by more than 250 feet. The landscape master plan includes extensive, required new plantings of trees to augment existing trees throughout the school campus, excepting the play field and existing educational gardening area. New landscape plantings of trees and understory screening will receive emphasis at the margins of the site where a combination of existing and proposed landscaping will variously hide, minimize, and soften views of existing and proposed development.

At the request **of** Waldorf School following negotiation between the school and the Cave Gulch Neighborhood Association, this development permit includes specific operating conditions that establish certain limits on the type and intensity of uses of the school campus, in the interest of avoiding impacts of school activities on the adjacent neighborhood. The Cave Gulch Neighborhood Association represents various residential property owners to the north and west of Waldorf School. To the east of the school is a single residential property presently leased by Waldorf School and serving to provide teacher/staff housing. To the south of the school is an undeveloped parcel, owned by Waldorf School, which in effect serves as a further buffer and open space on that side.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code. Consistent with County Code 13.11.072, Site Design, and 13.11.073, Building Design, the siting and scale of the proposed new buildings integrates well with the existing school campus, and minimizes visual impacts on the neighborhood by being located generally **to** the rear of the 6.3 acre school site. The largest building, the multi-use building, will be located on a less dominant lower-elevation rear corner of the site, partially surrounded by and tucked against a redwood grove area on two sides. Colors and materials, incorporating wood and earth-tone choices, will be in keeping with the character and reddish-brown color of the existing structures. On-site lighting is proposed to be limited to small “mushroom” lights located adjacent to walkways. The site plan takes substantial measures to work with and enhance the existing vegetative buffers existing at the margins of the site. While required traffic safety improvements adjacent to Empire Grade Road will result in some visual impact, a portion **of** that impact is temporary, and mitigated by additional landscape plantings.

Consistent with County Code 13.11.074, the proposed project provides improved access, circulation and parking which is safe, convenient, and readily understandable to motorists and pedestrians.

Consistent with County Code 13.11.075, the proposal includes a landscape design that relates to the building and site design, the proposed use, and site conditions. Existing tree removal is limited to those trees necessarily removed to provide an appreciably better project design, and balanced by substantial new tree and understory plantings.

CONDITIONS OF APPROVAL

Commercial Development Permit and Preliminary Grading Approval Permit No. 94-0608

Applicant and Property Owner: Santa Cruz Waldorf School Association, Inc.
Property Address: 2190 Empire Grade Road
APN: 62-081-09 and 62-081-27

EXHIBIT A:

Site and Architectural Plans by Boone/Low Architects & Planners; consisting of five sheets: A1 through A5 dated April 15, 1998, with sheet A2 and A3 revised-dated May 27, 1998.

Civil Engineering Plans by Mesiti-Miller Engineering; consisting of eight sheets: C1, C2, C3, C4 and TI revised-dated October 3, 2001; C5 revised-dated October 15, 1999; P1 and P2 revised-dated February 5, 2003.

Landscape Master Plan by Joni Janecki & Associates, Sheet L1 dated January 10, 2002.

I. General conditions.

- A. Amendments. Future applications for amendments to this permit may be reviewed at Level V, Zoning Administrator (with public notice and public hearing), notwithstanding that this permit was reviewed at Level VI, Planning Commission.
- B. Phase I and II. Phasing shall be consistent with Figure 7 of the EIR (Exhibit F), except that the water tank phasing shall be reversed as indicated in the EIR mitigations. All traffic safety improvements, parking circulation/fire access improvements, associated grading, and Landscape Plan improvements shall be completed **as** part of Phase I, and these improvements shall be ready for final inspection approval before any building may receive final inspection signoff or occupancy. The Landscape Plan improvements in the immediate vicinity of the Phase II buildings are excepted from this requirement to be included in Phase I. Accessibility requirements (or any other agency requirements such as Fire or Environmental Health) triggered by Phase I construction shall be met concurrently with that construction.
- C. Time limits. **This** permit expires three years from the effective date unless the required permits are obtained and construction is commenced. Phase I shall be

completed within five years of the effective date of **this** permit. Phase II shall be completed within ten years of the effective date of this permit. Consistent with County Code chapter 18.10, time extensions may be granted up to five times (total number of extensions) for an additional period of not to exceed one year at a time, provided that an application to amend the permit is filed before an expiration date. Time extensions shall be processed at Level IV (public notice). A time extension application may be approved or denied, or the conditions of the original permit may be modified or new conditions added.

- II. This permit includes authorization of the two-phase construction of private school facilities. Prior to exercising any rights granted by **this** permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof. **When** this permit is approved, signed, and effective, the present student enrollment of 210 shall be considered recognized under this permit, subject to the operational conditions of this permit.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official (in advance of building demolition).
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain a fee-paid, approved Soils Report Review from the Santa Cruz County Planning Department, Environmental Planning section.
 - E. Obtain a Grading Permit from the Santa Cruz County Building Official. No land clearing, grading or excavation shall take place between October 15 and April 15 unless a separate winter erosion control plan is approved by the Planning Department.
 - F. Obtain a National Pollutant Discharge Elimination System (NPDES), storm water permit from the California Regional Water Quality Control Board, Central Coast Region. All conditions of the NPDES permit are, by reference, hereby incorporated into the conditions of this permit.
 - G. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- III. **Prior to issuance of a Building Permit or Grading Permit** the applicant/owner shall:
- A. Submit proof that the recordable-format copy of these conditions has been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).

- B. Submit final project plans, appropriate to the phase of construction, for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department, and with all conditions of this permit. The final plans shall be in substantial compliance with the requirements of the mitigation measures of the Final Environmental Impact Report adopted for the project (including the plan revisions and additional information required by the mitigation measures). The revisions and addition to the mitigation measures, identified in Chapter II of the Final Impact Report Addendum, November 2002, are included. The final plans shall also include, appropriate to the phase of construction, the following additional information:
1. Identify color and finish of exterior materials and color of roof covering for Planning Department approval. Color and materials representations must be in 8.5" x 11" paper format. On approval the finalized colors and materials shall become an exhibit to this permit.
 2. Grading, drainage, and erosion control plans, including revisions as called for by an approved soils report and all revisions called for by the mitigation measures of the Environmental Impact Report. Grading plans shall call out all specifics and details of tree root zone protection measures, to be in place prior to any ground disturbance. Routing of utility trenches shall be shown.
 3. Details showing compliance with fire department requirements.
 4. Details showing compliance with Accessibility Requirements, to ensure that facilities and events are accessible to and usable by persons with disabilities. Plans in this regard shall meet the approval of the Santa Cruz County Building Official, and be consistent with California Building Code, Title 24, regarding accessibility. Relocation of accessible parking spaces/drop-off to nearby a main building(s), provision of increased accessible parking during major events, and specific accessible paths of travel to new buildings are among the requirements which must be incorporated in final project plans.
 5. Details reflecting the maximum feasible reduction in height and length of the proposed retaining wall at the southwest corner of the northern parking lot. Elimination of the adjoining overflow parking space(s), adjustment of parking lot finish grade, and a plantable tiered wall are among possible redesign factors. For the reduced retaining wall, facing materials that blend into the visual environment, such as natural stone or aged wood, shall be used.
 6. A headlight fence detail specifying, instead of pressure-treated wood,

redwood or cedar boards that will weather to an aged appearance.

7. A final Landscape Plan, with added details for native understory plantings, a long term maintenance plan, and plantings species, locations, and sizes specified in full detail consistent with the mitigation measures. All revisions called for by the mitigation measures of the Environmental Impact Report shall be included. Along Empire Grade the plan shall give special attention to details of existing vegetation to be protected and of proposed new plantings. At the "Arbor" area, the plan shall be revised to provide continuous evergreen plantings so as to screen views from Empire Grade to the campus interior, **as** discussed in the Environmental Impact Report; "bonus" deciduous trees at the Arbor area may optionally be included. **An** irrigation plan, detailed for minimizing water use, shall be provided.
 8. A school campus outdoor lighting plan, as part of the Landscape Plan or separately, limited to small "mushroom" lights in a minimum amount for pedestrian guidance only.
 9. All new electrical power, telephone, and cable service connections shall be installed underground. Pad-mounted transformers shall not be located in the front setback or in any area in public view unless they are completely screened by landscaping. Utility equipment such as gas meters and electrical panels shall not be visible from Empire Grade or building entries.
- C. Meet all requirements of the County Department of Public Works, including of the Public Works Drainage, Road Engineering, and Encroachment sections. Provide any Empire Grade road right of way dedication as will be required by Road Engineering.
 - D. Obtain an Environmental Health Clearance for **this** project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of County Fire/California Department of Forestry.
 - F. Meet all requirements of the Santa Cruz Metropolitan Transit District, including for a bus turn-out and accessible bus shelter, consistent with specifications and plans provided by the District.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer. Apply for and obtain County approval on a fee-paid Soils Report Review for the project. Submit a plan review letter from the geotechnical engineer indicating conformance of plans with all soils report recommendations.

- H. Pay the Santa Cruz County Child Care fee in effect at the time of Building Permit issuance (currently, \$0.12/sq. ft.).
 - I. Submit a written statement signed by an authorized representative of the public school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- IV. All construction shall be performed according to the approved plans for the Building Permit. **Prior to final building inspection**, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed, including landscaping.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils report. The project geotechnical engineer shall provide a letter verifying that all construction has been completed according to the recommendations of the approved soils report.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with **this** development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

V. **Operational Conditions.**

These permit conditions recognize the rural location of the school campus adjacent in **part** to a rural residential neighborhood, and reflect that Waldorf School and the Cave Gulch Neighborhood Association have negotiated in good faith between them to reach agreement on specific limits on use **of** the school site. Waldorf School, as the permit applicant, has requested the County to include ~~certain~~ similar use limitations as permit conditions. An intent of the following permit conditions is to place specific operational limits on the use of the school campus in the interest of avoiding impacts on the adjacent neighborhood.

- A. **As** an exception to the use restrictions stated here, the school campus may be used as a public election polling place at the time of a public election.

- B. The uses allowed by this permit shall be limited to uses for the direct benefit of Santa Cruz Waldorf School educational functions, and not for other unrelated purposes, commercial **or** otherwise. As a matter of clarification, special events organized by and held by the school which serve to promote the school's educational programs and which may include fundraising **are** not prohibited. Events or uses which are based on Waldorf School allowing, for compensation or exchange of consideration, another party to use the school campus are prohibited, excepting the teacher training **as** specified under subsection E below. Any request to allow activities not directly associated with the school use shall require amendment to this permit, which shall include a public hearing by the Zoning Administrator (Level V).
- C. Outdoor weekend use. Outdoor weekend use shall be limited to a total of ~~twenty-~~four weekend days of use **per** year, allocated as the school chooses. An organized or publicized weekend volunteer "work day" with outdoor maintenance or campus improvement activities shall be considered an outdoor weekend use. Any other routine small-scale outdoor maintenance work shall not be considered a use.
- D. Weekday night nonstudent use. Weekday night nonstudent use, such **as** meetings and lectures, shall be limited to thirty-five days per year, allocated **as** the school chooses. A meeting involving seven or fewer vehicles (counted **as** total vehicles on campus), shall not count **as** a "use" under this subsection D. **Up to 90 classroom** teacher-parent meetings are exempt from this subsection D.
- E. Summer use. The school campus may continue **to** be used **as** the "Bay Area Center for Waldorf Teacher Training" or other similar adult Waldorf teacher training use, **as** a permitted summer use. This summer use shall be limited to four weeks during the 2nd month summer period, allocated as the school chooses. Waldorf School's allowed uses shall not include any other adult school training program, conference, seminar, day camp, or function of any kind conducted by entities other than Waldorf School.
- F. Waldorf School shall allow only one non-exempt event or use at a time. All uses shall end before midnight.
- G. Master calendar. Waldorf School shall maintain a complete calendar record of school campus events inclusive of the particular uses which are limited by these operational conditions, and shall provide this record to the **County**, or to neighbors, on request. This record shall include the record for at least the preceding 365 days and the uses which are scheduled for the future. The calendar shall accurately reflect that these operating conditions regarding **use** limitations are being met.
- H. Carpool and busing program. Waldorf School shall continue to operate an effective carpooling and busing program, aimed at minimizing the number of vehicle trips to the school campus. Waldorf School shall provide the County with

documentation of the program, on request. Student access to the school via bicycling on Empire Grade shall be prohibited. School-related pedestrian use (including students) shall be prohibited along Empire Grade, except for use of the bus shelter for accessing public transportation.

- I. Interpretation. In the event that a question arises in the future over interpretation of these operational conditions, the County Planning Director or delegated Planning Department staff may elect to make a written, administrative interpretation, following open dialogue with the school administration and the inquiring party, if any. Such an interpretation shall be incorporated **as** part of these required operational conditions.
- J. Number of students. The maximum student enrollment of the school shall be 245. This shall be an absolute maximum unless a Commercial Development Permit is obtained from the County, permitting a greater number. The official enrollment number shall include all children who are attending the school. At maximum enrollment, additional new current students shall not be enrolled until at least equal numbers of other students have left enrollment. The school shall maintain enrollment records by numbers of students in each classroom and grade level and provide this information to the County on request. In addition, on an annual basis and within thirty days after the start of each school year, the school shall provide by mail to the County Planning Department a statement signed by the school administrator indicating the total student enrollment and the enrollment by grade level, as settled after the start of the school year.
- K. Waldorf School shall not proceed to increase enrollment beyond the existing level of 210 until the proposed improvements appropriate to the increased enrollment (specifically including, traffic safety improvements) have been completed. If for any reason the school elects not to construct the improvements of Phase I, then the school is required to make an additional permit review application, at cost, to determine the extent of improvements (such **as**, health & safety, accessibility, landscaping, environmental impact mitigations) required for any student enrollment number that exceeds 160 and up to 210.
- L. These operational conditions supercede the operational conditions of Use Permit 81-123-U and associated Amendment 93-0458. If this permit **94-0608** is not exercised such that it expires, then 81-123-U and 93-0458 shall have effect, including a maximum student enrollment of 160 students. This permit will be deemed exercised when a required grading or building permit is obtained and construction is commenced.
- M. All landscaping, drainage facilities, parking, and circulation areas shall be permanently maintained.
- N. The structures shall be permanently maintained according to the approved colors and materials.

- O. No increase in size or visual impact shall be made to the existing school sign along Empire Grade.
- P. The campus outdoor lighting scheme, limited to small "mushroom" lights providing pedestrian guidance, shall not be expanded from what is approved with the final building permit plans. Outdoor field lighting, such as for night sports games, shall not be installed.
- Q. **This** development permit may be revoked or amended by the County consistent with the provisions and procedures of County Code section **18.10.136**, if the permit conditions are not complied with.
- R. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

VI. Mitigation Monitoring Program.

The mitigation measures referenced under this heading are incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section **21081.6** of the California Public Resources Code, a monitoring and reporting program is hereby adopted as a condition of approval for this project. This monitoring program is specifically described to the right of each mitigation measure listed in the Mitigation Monitoring Checklist (Exhibit D) which is also included as Chapter VI of the Waldorf School Expansion/ Final Environmental Impact Report Addendum, November **2002** (Exhibit E).

The schedule requirement for submittal of a report on field use for parking (Mitigation **5**) is hereby amended such that said report (for the preceding school year and summer) shall be submitted at the same time **as** the required annual enrollment statement (see Operating Condition V. J.), within **30** days after the start of each school year.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES THREE YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Jack Nelson
Project Planner

Appeals: Any property owner, or *other* person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

MITIGATION MONITORING CHECKLIST

Mitigating Measures	Responsible Party	Monitoring Method	Monitoring	Verification
1. The applicant shall contract with a qualified soils engineer to prepare a site specific geotechnical report to identify soil limitations and recommend specific building and infrastructure design criteria that shall be incorporated into project grading and building plans. The grading and drainage plans shall be revised to reflect to soil engineer's recommendations and shall be subject to review and approval by the County Planning Department, prior to issuance of grading and building permits.	County Planning Department, Geotechnical Review staff	Staff shall A) review and approve the geotechnical report; B) review and accept a letter of plan check from the project geotechnical engineer which certifies that the grading, building and drainage plans meet the recommendations of the geotechnical report.	These activities shall occur prior to the issuance of any grading or building permits.	
2. The applicant shall implement the proposed project grading and drainage plan, as prepared by Mesiti-Miller Engineering and dated October 3, 2001 with the following revision: provide details and specifications for on-going maintenance of the existing and proposed rock lined swale located at the base of the 2 to 1 playfield slope.	County Planning Department, Geotechnical Review staff and County Public Works Department, Drainage staff	Staff shall review final plans to ensure that this revision has been made. The implementation of the plan will be verified by periodic inspections in the field by the project geotechnical engineer. The applicant shall submit a letter of final inspection from the project geotechnical engineer, which certifies that the grading and drainage as installed meet the recommendations of the geotechnical report.	The revision shall be made and certified prior to the issuance of the grading permit. Acceptance of the final inspection letter must occur prior to final clearance and occupancy.	
3. The applicant shall implement the landscape master plan prepared by Joni L. Janecki & Associates, January 10, 2002, with the revision that specifications for on-going maintenance of the landscape to permanently control erosion be added to the plan.	County Planning Department, Project Planner	Staff shall review final plans to ensure that this revision has been made. The implementation of the plan will be verified by inspection in the field.	The revision shall be made and certified prior to the issuance of grading or building permits. Full implementation must be verified prior to final clearance and	

EXHIBIT D

SURFACE WATER QUALITY

<p>4. The applicant shall implement the proposed project grading and drainage plan, prepared by Mesiti-Miller Engineering, dated October 3, 2001 that indicates measures to be put into place to control erosion. In addition, the applicant shall submit final drainage plans to the County Planning and Public Works Departments for review and approval prior to issuance of a grading permit. The final drainage plan shall include the calculations used for sizing the drainage facilities. The calculations shall either reflect an estimate of annual rainfall that is specific to the project area, or shall include a factor of safety to account for higher than average rainfall and runoff. Further, the final drainage plans shall indicate redirection of the flow from the rock-lined swale to the drainage ditch adjacent to Empire Grade Road, which will eliminate potential flooding on the adjacent property to the south.</p>	<p>County Public Works Department, Drainage staff, Project Geotechnical Engineer and County Planning Department, Geotechnical Review staff.</p>	<p>Drainage staff shall review the plans to ensure that the subject revision is reflected on the final drainage plan. The Project Geotechnical engineer shall periodically inspect the grading and building operation for conformance with the issued permit and the geotechnical report recommendations. Geotechnical staff shall review and approve a final inspection report written by the project geotechnical engineer.</p>	<p>The revision shall be made and certified prior to the issuance of grading or building permits. The final inspection report shall be received and accepted prior to final clearance and occupancy of the project.</p>
<p>5. Prior to any special event where overflow parking would be necessary on the playfield, the applicant shall spread absorbent or other effective material on the areas proposed for parking to absorb oil and grease that may be released by vehicles parking on an unpaved surface.</p>	<p>County Planning Department, Project Planner</p>	<p>The applicant shall submit an annual record of the use of the field for parking to the Project Planner. The report shall state the event, date and approximate number of visitors for each special event that year. The report shall include verification that absorbent material was placed on the field prior to the parking for the event.</p>	<p>The record shall be submitted to the Planning Department by February 1st of the following year.</p>

TRAFFIC AND CIRCULATION			
6. The applicant shall prepare an event parking management plan subject to review and approval by the County Planning Department prior to issuance of a building or grading permit.	County Planning Department, Project Planner and County Public Works Department, Traffic Engineering staff.	The applicant shall submit a detailed parking management plan for the Project Planner to review with Traffic Engineering staff.	The plan shall be approved prior to issuance of any grading or building permit.
PLANTS AND WILDLIFE			
7. Prior to the commencement of construction activities, a certified arborist shall explore the root system of the Santa Cruz Cypress trees for critical roots. The arborist shall cut roots and treat as needed to properly protect the tree. To the greatest extent feasible, the protected zone of any trees or groups of trees to be retained should be fenced to prevent injury to the trees during construction.	County Planning Department, Project Planner	The applicant shall submit a report from a licensed arborist with the results of the exploration for review and approval of Planning staff. The grading plans shall be revised to: a) highlight the subject trees, cite the arborist report, and indicate that the arborist must be on site to treat the trees prior to any disturbance occurring, b) indicate protective fencing at the dripline of the of the Santa Cruz Cypress trees (or at the farthest feasible distance from the trunk(s)). Fencing shall remain in place for the duration of the construction in the parking lots.	The arborist report shall be approved and the grading plans revised prior to the issuance of grading permits.
8. Implement the landscape master plan as prepared by Joni L. Janecki & Associates, dated January 10, 2002 with the following revision: specify native shrubs and trees in the location of the large blue gum eucalyptus at the main entry driveway that will be removed, unless site circumstances are demonstrated unsuitable for native species. In which case, compatible non-native species may be recommended.	County Planning Department, Project Planner	Staff shall review final plans to ensure that this revision has been made. The implementation of the plan will be verified by inspection in the field.	The revision shall be made and certified prior to the issuance of grading or building permits. Full implementation must be verified prior to final clearance and occupancy
NOISE			
9. The following practices will be required during construction: use of construction	County Planning Department, Project Planner	The approved hours of operation shall be posted on the site in a conspicuous	Field inspection shall verify proper signage

vehicles with quiet mufflers, use of backhoes for backfilling; enclosure or shielding of power saws; use of nail guns; all construction equipment must be in good mechanical condition; and construction hours must be limited to between the hours of 8:00 am. And 5:00 pm, Monday through Friday only.	Planner	The applicant shall designate a Disturbance Coordinator, whose contact information shall be posted on the same sign. The Coordinator will be responsible for receiving complaints, determining cause, and developing remedial procedures to alleviate the complaint.	prior to commencement of construction or grading. Logs from the Disturbance coordinator shall be submitted to Planning staff monthly during active grading and
10. Implement grading and drainage plans with the following revision: specifications that include periodic watering of active grading areas and a requirement that haul trucks cover their loads.	County Planning Department, Geotechnical Review staff	Staff shall review final plans to ensure that this revision has been made. The implementation of the plan will be verified by inspection in the field.	The revision shall be made and certified prior to the issuance of the grading permit.
11. Implement the landscape master plan as prepared by Joni L. Janecki & Associates and dated January 10, 2002 with revisions as mitigation measures # 12, 13 and 14.	County Planning Department, Project Planner	Staff shall review final plans to ensure that the revisions detailed in Mitigation Measures 12, 13, and 14 appear on the plans.	The revisions shall be made and certified prior to the issuance of grading or building permits.
12. Implement the landscape master plan as prepared by Joni L. Janecki & Associates, dated January 10, 2002 with the following revisions to improve screening: a) Add a planting scheme of native plants and shrubs as understory to the mixed evergreen woodland and remaining eucalyptus tree and set all replacement trees in a location that is set back from potential conflicts with the proposed right-turn lane unless site circumstances are demonstrated unsuitable for native species. In which case compatible non-native species may be recommended; and b) Specification of minimum of 60% 24-	County Planning Department, Project Planner	Staff shall review final plans to ensure that this revision has been made. The implementation of the plan will be verified by inspection in the field.	The revision shall be made and certified prior to the issuance of grading or building permits. Full implementation must be verified prior to final clearance and occupancy.

<p>inch box tree(s) and 40% 15-gallon tree(s) for the replacement tree species and a mix of 20% one-gallon size, 40% five gallon size, and 40% 15-gallon size shrubs for foreground plantings.</p> <p>The revised landscape master plan shall be subject to review and approval by the County Planning Department prior to issuance of a grading permit, subject to review and approval.</p>					
<p>13. Implement the landscape master plan as prepared by Joni L. Janecki & Associates, dated January 10, 2002 with the revision: that the landscape architect shall be present on-site to assist in placement of the plantings to maximize screening of the maintenance building.</p>	<p>County Planning Department, Project Planner</p>	<p>Staff shall review final plans to ensure that a note has been added indicating that this portion of the landscape must be installed under the direction and in the presence of the project landscape architect. The applicant shall submit a letter of final inspection from the project landscape architect which certifies that she was on site directing this portion of the installation.</p>	<p>The revision to the landscape plan shall be made and certified prior to the issuance of grading or building permits. The letter from the landscape architect must be reviewed and accepted prior to final clearance and occupancy.</p>		
<p>14. Revise the project plans to change phasing of the northern-most water tank to Phase II, to allow Phase I landscaping to mature as screening.</p>	<p>County Planning Department, Project Planner</p>	<p>Staff shall review final plans to ensure that the phasing reflects this change.</p>	<p>The revision to the plan shall be made and certified prior to the issuance of any permit.</p>		
<p>15. Prior to the commencement of construction activities fencing shall be installed along the edge of the ten-foot riparian buffer zone to prevent damage to the riparian habitat during construction. Soil compaction, parking of vehicles, stockpiling and/or dumping of materials shall not be allowed beyond the fence. Fencing shall be shown on the plans and shall remain in place until the project is complete.</p>	<p>County Planning Department, Project Planner</p>	<p>Staff shall review final plans to ensure that the fence is on the plan.</p>	<p>The fence on the plan shall be verified prior to the issuance of grading or building permits. Staff shall inspect the fence in the field and verify proper placement prior to the start of construction.</p>		

EXHIBIT D

CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA) FINDINGS:

Waldorf School Expansion
Environmental Impact Report (EIR)

The California Environmental Quality Act (CEQA) and County Environmental Review Guidelines require that when an EIR has been completed for a project which identifies one or more significant environmental effects, the public agency shall not approve the project unless it makes one or more written findings for each of the significant effects, accompanied by a brief explanation of the rationale for each finding. These findings are:

1. Changes or alterations have been required or incorporated into the project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR, and that such significant effects are acceptable due to overriding considerations because specific benefits from the project outweigh the policy of reducing or avoiding significant environmental impacts of the project.

The CEQA Findings for the proposed Waldorf School Expansion (Application 94-0608) are presented below. Project design features and/or mitigation measures have been identified in the Final EIR¹ that would reduce all potentially significant impacts to a less-than-significant level. All mitigation measures are included as permit conditions for the proposed project.

Geology and Soils

Impact: Potential for damage to the proposed structures, caused by the shrinking and swelling of soils.

Finding: Mitigation Measure 1 requires that the applicant shall contract with a qualified soils engineer to prepare a site specific geotechnical report to identify soil limitations and recommend specific building and infrastructure design criteria that shall be incorporated into project grading and building plans. The grading and drainage plans shall be revised to reflect to soil engineer's recommendations and shall be subject to review and approval by the County Planning Department prior to issuance of grading and building permits.

¹ The Final EIR for the **Waldorf** School Expansion Project consists of the Draft EIR, dated January 2002, and the Final EIR, dated November 2002.

Impact: Currently, the erosion on the slopes of the playfield reduces the capacity of the existing swales to convey stormwater runoff to the drainage system that runs along Empire Grade Road. Implementation of the project will improve drainage conveyance and add erosion controls. However, erosion could occur during earthwork.

Finding: Mitigation Measure 2 requires that the applicant shall implement the proposed project grading and drainage plan, as prepared by Mesiti-Miller Engineering and dated October 3, 2001 with the following revision: provide details and specifications for on-going maintenance of the existing and proposed rock lined swale located at the base of the 2 to 1 playfield slope. In addition, Mitigation Measure 3 requires that the applicant shall implement the landscape master plan prepared by Joni L. Janecki & Associates, January 10, 2002, with the revision that specifications for on-going maintenance of the landscape to permanently control erosion be added to the plan.

Surface Water Quality

Impact: The rock-lined swale adjacent to the south boundary of the property may result in concentrated runoff onto the adjacent property to the south.

Finding: Mitigation Measure 4 requires that the applicant shall implement the proposed project grading and drainage plan, prepared by Mesiti-Miller Engineering, dated October 3, 2001 that indicates measures to be put into place to control erosion. In addition, the applicant shall submit final drainage plans to the County Planning and Public Works Departments for review and approval prior to issuance of a grading permit. The final drainage plan shall include the calculations used for sizing the drainage facilities. The calculations shall either reflect an estimate of annual rainfall that is specific to the project area, or shall include a factor of safety to account for higher than average rainfall and runoff. Further, the final drainage plans shall indicate redirection of the flow from the rock-lined swale to the drainage ditch adjacent to Empire Grade Road, which will eliminate potential flooding on the adjacent property to the south.

Plants and Wildlife

Impact: Construction will take place adjacent to existing trees, including two Santa Cruz Cypress (*Cupressus abramsiana*) located adjacent to the parking lot in the northwestern portion of the project site and the fire access road.

Finding: Mitigation Measure 7 requires that prior to the commencement of construction activities, a certified arborist shall explore the root system of the Santa Cruz Cypress trees for critical roots. The arborist shall cut roots and treat as needed to properly protect the tree. To the greatest extent feasible, the protected zone of any trees or groups of trees to be retained should be fenced to prevent injury to the trees during construction.

Visual Resources

Impact: Future multi-purpose and administration buildings may be visible from Empire Grade.

Finding: Mitigation Measure 11 requires that the applicant shall implement the landscape master plan as prepared by Joni L. Janecki & Associates and dated January 10, 2002 with revisions as noted in mitigation measures # 12, 13 and 14 (identified below).

Impact: Removal of existing, large eucalyptus tree would alter the visual setting.

Finding: Mitigation Measure 12 requires that the applicant shall implement the landscape master plan as prepared by Joni L. Janecki & Associates, dated January 10, 2002 with **the following** revisions to improve screening:

- a) Add a planting scheme of native plants and shrubs as understory to the mixed evergreen woodland and remaining eucalyptus tree and set all replacement trees in a location that is set back from potential conflicts with the proposed right-turn lane unless site circumstances are demonstrated unsuitable for native species. In which case compatible non-native species may be recommended; and
- b) Specification of minimum of 60% 24-inch **box tree(s)** and 40% 15-gallon tree(s) for the replacement tree species and a mix of 20% one-gallon size, 40% five gallon size, and 40% 15-gallon size shrubs for foreground plantings.

The revised landscape master plan shall be subject to review and approval by the County Planning Department prior to issuance of a grading permit, subject to review and approval.

Impact: Future shop/maintenance building may be visible from Empire Grade Road.

Finding: Mitigation Measure 13 requires that the applicant shall implement the landscape master plan as prepared by Joni L. Janecki & Associates, dated January 10, 2002 with the revision: that the landscape architect shall be present on-site to assist in placement of the plantings to maximize screening of the maintenance building.

Impact: Future Phase I water tank would be highly visible from Empire Grade Road.

Finding: Mitigation Measure 14 requires that the applicant shall revise the project plans to change phasing of the northern-most water tank to Phase II, to allow Phase I landscaping to mature as screening.

WALDORF SCHOOL EXPANSION
FINAL ENVIRONMENTAL IMPACT REPORT ADDENDUM

SCH (19)97031054

◆ ◆ ◆

Prepared by: EMC Planning Group and County of Santa Cruz

November 2002

**On file with the
Santa Cruz County
Planning Department,**

and

**Available at the Santa Cruz
Public Library, Reference
Desk, Central Branch**

EXHIBIT E



WALDORF SCHOOL EXPANSION

REVISED DRAFT ENVIRONMENTAL **IMPACT** REPORT

SCHNo. [19]97031054

PREPARED FOR
county of Santa Cruz

January 2002

On file with the
Santa Cruz County
Planning Department,
Record Room
and

Available at the Santa Cruz
Public Library, Reference
Desk, Central Branch

EXHIBIT F

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

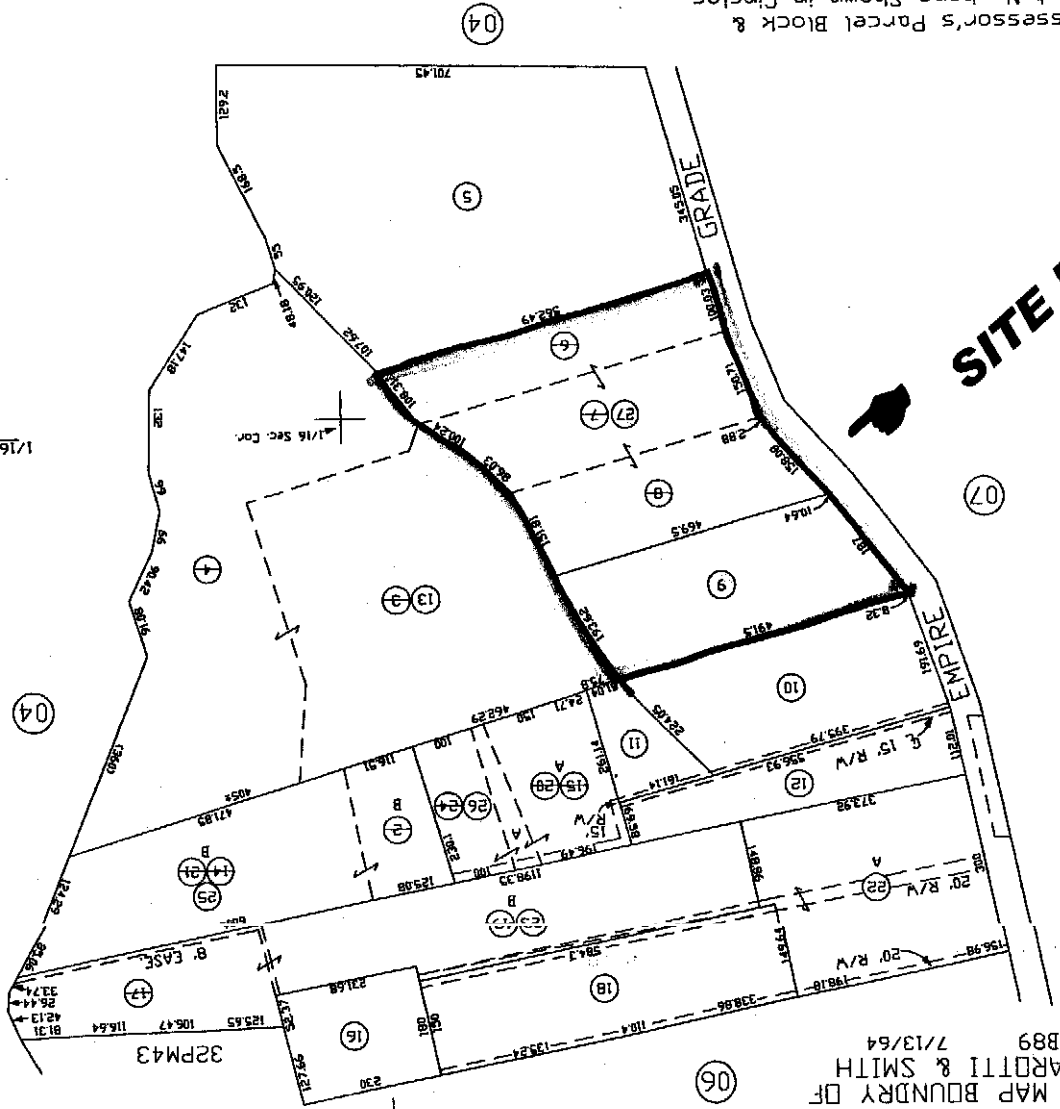
301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831-649-1799 Fax 831-649-8399 www.emcplanning.com

EXHIBIT G

33

SITE LOCATION

Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.

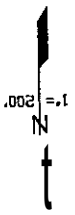


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REFUGIO RANCHO
PDR. N.W. 1/4 SEC. 3, T.11.S., R.2.W., M.D.B. & M.

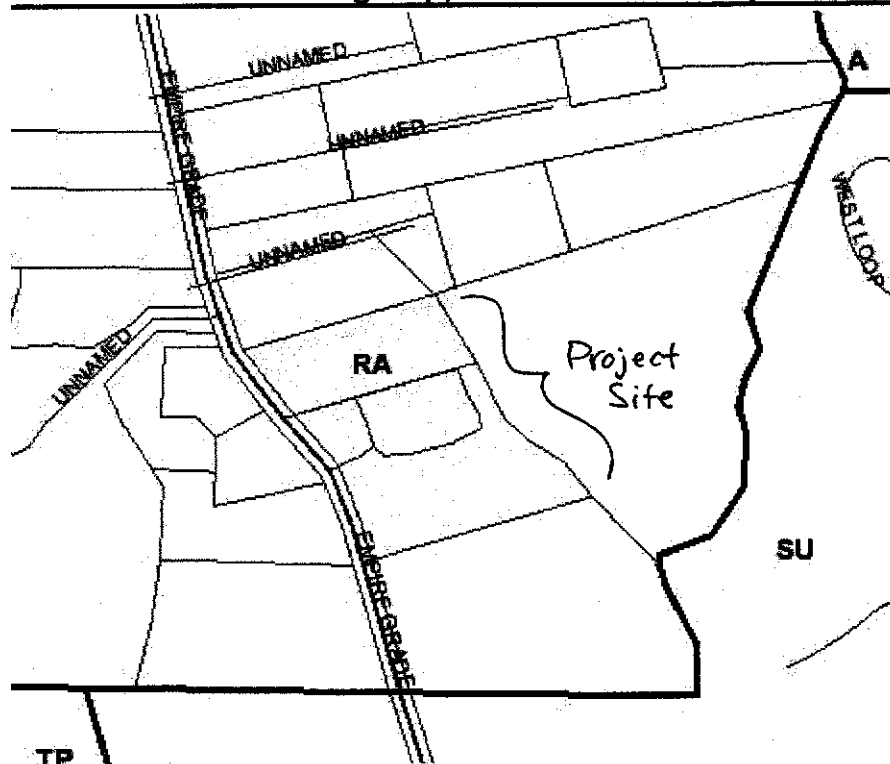
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92-004

62-08



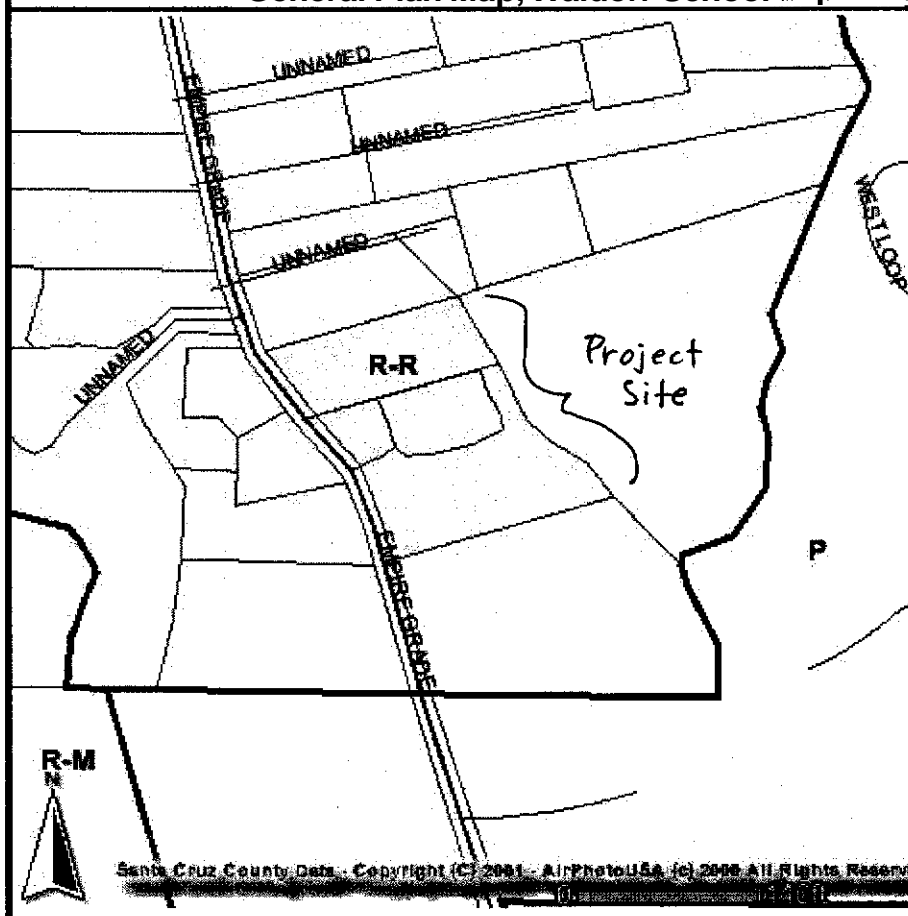
Assessor's Map No. 62-08
County of Santa Cruz, Calif
March 1999

Zoning Map, Waldorf School Expansion, 94-0608



- Legend**
- Parcel (Assessor's)
 - County Streets
 - Major Streets
 - Zone Text (DETAILED)

General Plan Map, Waldorf School Expansion, 94-0608



- Legend**
- Parcel (Assessor's)
 - County Streets
 - Major Streets
 - General Plan (B&W Text)



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EXHIBIT H

COUNTY OF SANTA CRUZ

USE

-PERMIT-

NUMBER 81-123-U

ISSUED TO Santa Cruz Waldorf School
2190 Empire Grade

Santa Cruz, CA 95060

PARCEL NO.(S) 62-081-06,07,08&09

LOCATION OF USE Property located east side of Empire Grade (2190 Empire Grade), north of UCSC. Bonny Doon Area.

PERMITTED USE

Use Permit to consider a master plan for expansion of existing school facility up to 160 students, grades K-8 to include three new 2,000-square Foot classrooms, and a new play field, subject to the attached conditions and Exhibit "A":

RBjr:se

NOTE A BUILDING PERMIT MUST BE OBTAINED (IF REQUIRED) AND CONSTRUCTION MUST BE INITIATED PRIOR TO THIS DATE ORDER TO EXERCISE THIS PERMIT.

THIS PERMIT WILL EXPIRE ON 9-23-02 IF IT HAS NOT BEEN EXERCISED.

NOTE: APPLICANT MUST SIGN, ACCEPTING CONDITIONS, OR PERMIT BECOMES NULL & VOID.

SANTA CRUZ COUNTY ZONING ADMINISTRATOR

BY Kris Scheik DATE 9-23-81
KRIS SCHEIK, PLANNING DIRECTOR

SIGNATURE OF APPLICANT

CONDITIONS:

NOTE: Development is to occur in four phases. The following shall be included in the first phase: (1) provide road, driveway, and parking lot improvements, (2) septic system to accomodate the proposed enrollment for 1981-82, (3) visual vegetation buffer at the northeast boundary. The parking buffer may be planted in the second phase.

I. Prior to submittal for a building permit the following shall be completed:

(NOTE: The vegetation and irrigation system may be phased.)

A. Submit to the Planning Department for review and approval a landscape plan incorporating the following:

1. The plan shall indicate existing and proposed trees, shrubs, and ground cover and delineate species, size, placement, and irrigation methods. The plan shall include species from the Landscape Criteria (or) other staff approved equivalent species for the specific plant community of the project. Native drought resistant species shall be incorporated into this plan.
2. All garbage areas, exterior storage areas, shall be screened from public streets and adjacent properties with wood fencing, masonry wall or a dense landscaped hedge or other appropriate screening.
3. Indicate the location and placement of a 5 x 3 foot free-standing identification sign to the mail box. Indicate the color, size, and design. It shall become an intergral part of the landscape design. Small directional signs not larger than 4 square feet shall be located at the south and north driveway entrances.
4. Maintain a setback from the riparian area as indicated in Exhibit "A".
5. Additional landscape to mitigate noise. Recommended locations as per Exhibit "A".
6. Trees should be used to soften the appearance of the building height and mass and to screen unattractive building elevations. Groves of trees should be used rather than rows of trees in order to reduce the linear appearances of streets, sidewalks, and building plans.

CONDITIONS: page 2

7. Hose bibs shall be installed to ensure that all landscaping is permanently maintained. Conservation measures shall be taken for all water systems and use.
 8. Relocate the pond 5 feet to the southwest to maintain at least a 30-foot setback from the riparian area. The pond cover material and design shall be reviewed and approved by the Planning Department staff.
 9. Low-flow water fixtures shall be installed in all new buildings.
- B. Submit to the Planning Department for review and approval a revised parking and circulation plan incorporating the following:
1. Ten (10) of the required bicycle parking spaces shall be provided as per Section 13.04.222. Bicycle parking spaces shall be conveniently located for the user and close to the major activity area.
 2. Twenty-five (25) off-street parking facilities shall be provided. All parking spaces shall be striped or defined by wheel stops (one handicapped, 2 compact, 22 standard). Provide five of these parking spaces dispersed throughout the site in proximity of the buildings.
 3. Driveway width shall be limited to a maximum of 24 feet for the south two-way entrance/exit and 16 feet for the north one-way entrance unless greater width is required for emergency fire access. Directional arrows shall be clearly displayed at all entrances and exits. Only right turns shall be permitted into the north entrance.
 4. Access shall be provided to the reservoir for emergency equipment. Access shall be not less than 16 feet in width and capable of supporting 25 tons. Either an engineered pumping pad within 4 feet of the edge of the reservoir located at the deepest end shall be provided, or the applicant shall provide on-site pumping equipment to supply an on-site fire system with a fire flow of not less than 1000 GPM. Location of hydrants and systems shall be approved by County Fire Marshal.
 5. All parking and circulation areas shall be surfaced with 1½" asphalt concrete over 5" of Class II base rock or other surface of equivalent strength. The fire access road may be base rock/oil and screen and able to accommodate a 25 ton vehicle.
 6. On-site pedestrian pathways should be provided to circulate from parking and street areas to the central use area in order to reduce conflicts between pedestrian and auto uses.
 7. Provide a bus turnout area at the south driveway as per Santa Cruz Metropolitan Transit District requirements.

CONDITIONS: page 3

- C. Submit to the Planning Department for review and approval an Erosion Control Plan as per Chapter 14.15 of the County Code and obtain a grading permit if necessary.
- D. All regulations of the County Fire Marshal's Department shall be met to ensure adequate road access and water availability for fire protection. A letter shall be submitted with the building permit application stating all Fire Department requirements for the project.
- E. Submit to the Planning Department (Phase I) for review and approval a revised carpool program demonstrating effective alternatives to non-carpool automobile uses. Emphasis shall be given to effectiveness and permanence. Minor variations throughout Waldorf School's continuous operation are permitted if necessary.

II. Prior to issuance of the building permit the following shall be completed:

- A. All Uniform Building Code (UBC) requirements shall be met for a public school.
- B. All fees required for specific improvement districts shall be paid prior to issuance of a building permit.
- C. Approval from the Department of Environmental Health for the phased wells and septic system. The Planning Commission shall review the use permit if septic approval can not be granted for 160 students.

III. Prior to final inspection/occupancy of each phase or increase in enrollment beyond 80 students, the following shall be completed. The phased construction schedule shall indicate the start of all construction within four (4) years of approval of this permit:

- A. PHASE I: (a) landscape surrounding additional buildings including irrigation, (b) parking and circulation improvements

PHASE II: (a) landscape surrounding additional building and parking area include irrigation, (b) reservoir and pumping station or pad

PHASE III: (a) landscape surrounding additional buildings and include irrigation.
- B. Install requirements (Phase I) as per condition 1B and subsections:

PHASE I: (a) ten bicycle spaces, (b) all parking spaces and surfacing, (c) bus turnout.
- C. Install requirements as per condition C.

EXHIBIT I

CONDITIONS: page 4

- D. Install requirements as per condition D.
- E. Install requirements as per condition E.
- F. Install phased requirements as per condition II,A
- G. Install phased requirements as per condition II,C.
- H. (PHASE 3 or 4): Prior to four years following the approval of this permit, Waldorf School shall combine the parcels in the following manner: APN 62-081-09 = one parcel, APN 62-081-06, 07, 08 = one parcel..

IV. The following conditions apply to the continuous operation:

- A. The outdoor activity periods shall not contain more than 80 children at one time. A statement outlining the daily schedule shall be submitted to the Planning Department prior to final inspection/ occupancy of any of the proposed buildings. or prior to an increase in the number of students.

- B. An Environmental Impact Report shall be required as per California Environmental Quality Act (CEQA) requirements for any additional structures (except the approximate 1500 square foot kindergarten building) or increase of children beyond the permitted amount.

- V. A. The applicant or representative shall submit a bi-annual report to the Planning staff for review and approval. The report shall include the status of the schools carpool program, a record of the well pumping (regarding quality and quantity), and a progress report on the phased improvements.

- B. This permit shall be reviewed by the Zoning Administrator two years from the effective date of this permit. Included shall be a review of a flashing warning light if necessary.

MINOR VARIATIONS TO THIS APPROVED PERMIT WHICH DO NOT AFFECT THE OVERALL CONCEPT OR DENSITY MAY BE APPROVED BY THE PLANNING DIRECTOR AT THE REQUEST OF THE APPLICANT OR THE PLANNING DEPARTMENT STAFF.

RBjr:se

EXHIBIT I

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060
FAX (408) 454-2131 TOO (408) 454-2123

January 13, 1994

PERMIT

Santa Cruz Waldorf School Association
2190 Empire Grade
Santa Cruz, CA 95060

**THIS IS NOT A BUILDING PERMIT.
It is a development permit.
You must obtain a building permit
before commencing construction**

SUBJECT : MINOR VARIATION TO PERMIT 81-123-U

PROJECT : APN: 062-081-06,-07,-08,-09 APPLICATION : 93-0458

PROPOSAL : Proposal to amend conditions of approval of Permit Number 81-123-U by deletion of the requirement to provide bicycle spaces and to delete the requirement that all phases of the project be completed within four years.

Your application has been reviewed as follows:

ANALYSIS AND DISCUSSION :

The original use permit number 81-123-U required numerous conditions of approval for a permit to allow a master plan for expansion of an existing school facility up to 160 students to include three 2,000 square foot classrooms, and a new play field. The use is in compliance with the conditions with exception of a few conditions. This minor variation addresses the conditions of approval that are not in compliance as well as other pertinent conditions.

The original use permit was approved as a master plan for the site, which allows development of all uses and structures noted on the plans. This original use permit required that the applicant complete the phased development within four years. The applicant requests that construction of the remainder of structures on the master plan be open-ended as completion of the remainder of the school buildings is dependent upon financing. There is no reason to restrict the time allowed for construction of these structures as the intent of a master plan is to plan the total build-out of a particular site. Thus, it is recommended that this condition be eliminated.

The applicant also requests to delete condition 1.8.1, which requires the applicant to provide ten bicycle parking facilities. This request is reasonable as the elementary students and teachers do not bicycle to the site given the location of the school off of Empire Grade, an extremely steep and dangerous roadway. It is evident that a bicycle parking facility is

EXHIBIT I

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not necessary on site. There are secure areas to park a few bicycles on site already, although there are no official bicycle racks. The applicant has also provided staff with a more accurate plan of the exact location of the approved twin classroom and multi-use room noted on the master plan. The master plan provides a generalized location of the structures only. This plan revision will be included in "Exhibit A" for development of these structures. These revisions are minor in nature and will not significantly alter the master plan.

It is important to address some other conditions as well. Condition V.A. requires that the applicant or representative submit a bi-annual report to the Planning Staff for review and approval to include the status of the schools car-pool program, a record of the well pumping (regarding quality and quantity, and a progress report on the phased improvements. This condition is no longer applicable to the project for the following reasons. The applicant is actively pursuing car-pooling options through a bus system and car-pool assistance program for parents. In addition, the current Trip Reduction Ordinance only requires institutions to complete a trip reduction program where the company has more than 50 employees; the school has approximately 25 employees including part-time employees. With regard to water, the site is provided water by the University of California and no longer pumps from a well. The deletion of the requirement to complete construction of all structures within four years also eliminates the necessity for this condition. It is recommended that this condition of approval be deleted.

Condition V.B requires that the permit be reviewed by the Zoning Administrator two years from the effective date of permit issuance and that staff review the necessity of a flashing warning light, if necessary. The review was never initiated by the Zoning Administrator. However, staff has reviewed this project and found that the applicant is in compliance with the conditions of approval and that a flashing light is not necessary. The school is located on a rural road many miles away from Santa Cruz. As a result, students are either taken by bus, car-pool or picked up by their parents.

STAFF RECOMMENDATION : Staff recommends approval of application 93-0458 pursuant to the attached findings and conditions.

CONDITIONS OF APPROVAL :

Operational Conditions:

1. This permit shall allow the following revisions to permit number 81-123-U:
 - A. Deletion of condition I.8.1.
8. Amend the second sentence of condition III to read: The phased construction schedule shall be completed at the discretion of the applicant.

EXHIBIT I

93-0458

- C Addition of another plan, dated January 1, 1994 and noted as "Exhibit A revisions", for alternate location of the proposed structures under permit number 81-123-U.
 - D. Delete Condition V.A.
2. This permit shall not supersede permit number 81-123-U. All conditions of the original permit shall remain in effect with exception of the changes noted in condition 1.

EXHIBIT I

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, OR BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed project will not be materially detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, or be materially injurious to properties or improvements in the vicinity in that the proposed project complies with all development regulations applicable to the site.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The changes proposed to the conditions of approval in Permit 81-123-U will not significantly alter the original permit conditions, increase or intensify the allowed use on site. The existing use is an allowed use in the "Residential Agriculture" zone district and is consistent with the "Rural Residential" Land Use Plan designation of the General Plan.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The proposed project is consistent with the "Rural Residential" General Plan Land Use Plan designation.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic expected for the proposed project.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed changes to the conditions of approval will not alter the existing land use on site, approved under permit 81-123-U, or significantly affect the location of structures approved under permit 81-123-U. Thus, the proposed project will harmonize with the existing use of the property and surrounding uses.

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Exhibit J
Waldorf School Expansion
Application 94-0608

(1)

Written comments & correspondence (1999-2002) received on the current proposed project (as presented in the Draft EIR) are published in the Final Impact Report Addendum, November 2002 (Exhibit E).

(2)

Prior written comments and correspondence are on file with the Santa Cruz County Planning Department.

EXHIBIT J