



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

October 5, 2018

Agenda Date: October 24, 2018

Agenda Item# 5

Time: after 9:00 a.m.

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: Proposal to complete a minor revision to the size and use of an approved building, construct school and athletic field entry gates, and to construct athletic field bleachers associated with the Saint Francis High School. Requires a Minor Variation to Master Occupancy Program Permit 99-0383.

Application Number: 181130

APN: 051-501-16

Applicant: Brett Brenkowitz

Owner: Salesian Society

Site Address: 2400 East Lake Avenue, Watsonville, CA 95076

Members of the Commission:

On January 24, 2001 your Commission approved Application 99-0383 for development of the Saint Francis High School Commercial Development Permit and Master Occupancy Program. The master occupancy program conditions of approval allow minor variations to the permit with approval by the Planning Commission on the consent agenda. This process would apply unless the Commission determines that the revisions significantly change the project scope or previous Commission approval, in which case the project would be scheduled for public hearing at a later date.

Project Background

Permitted Commercial Development Permit/Master Occupancy Program

Permit 99-0383 authorized demolition of an existing school and accessory facilities and construction of a 62,075 square foot private high school (Saint Francis High School) in two Phases. The high school is located on the southeast side of East Lake (2400 East Lake Avenue), approximately 0.5 miles northeast of Holohan Road. Approvals Authorized included a Commercial Development Permit, Master Occupancy Program, Agricultural Buffer Reduction to reduce the required 200-foot agricultural buffer to 15-feet to the playfields, preliminary Grading approval to cut approximately 8,740 cubic yards of earth and fill approximately 11,070 cubic

yards of earth, an over-height fence permit, Sign variance, an Archaeological Review, a Biotic Review, a Geologic Report Review, and Geotechnical Review and Environmental Review. Project phasing was approved as follows:

Phase I (26,510 square feet):

Gym (20,269 square feet), restrooms (740 square feet), classroom (3,055 square feet), classroom (2446 square feet), and to place (2) 12-foot by 30-foot temporary trailers for temporary administrative buildings (720 square feet)

Additional improvements include: two playfields (baseball and football), rehabilitation of an existing swimming pool, construction of a parking lot, installation of a landscape berm and fence greater than three feet in height within the front yard setback (along Highway 152), the widening of Highway 152 and construction of frontage and off-site sidewalk and bike lane, construction of a detention pond at the northeast corner of the parcel, and installation of slope keys along the east (rear/Kelley Lake) property line

Permitted enrollment for Phase I is 100 students and 25 staff.

Phase II (33,679 square feet):

Dining hall (6,928 square feet), administrative building (2,840 square feet), administrative building (2,794 square feet), maintenance building (790 square feet), chapel (1,046 square feet), chapel (3,187 square feet), classroom (3,983 square feet), science classroom (4,971 square feet), art building (2,180 square feet), classroom (3,983 square feet), and resource building (4,960 square feet)

Permitted enrollment for Phase II is 450 students and 50 staff.

Phased Construction Status

Phase I has been fully constructed. Phase II has been partially constructed with exception of library, chapels, office, administration buildings, dining hall, and a classroom. Current enrollment is 250 with 35 staff.

Proposed Project Revisions

The applicant is proposing to convert and enlarge an unconstructed, approximately 2500 square foot, administration building (Exhibit D, Sheet A-3) to a proposed 3,689 square foot computer lab/maker lab (3-D Printing). The proposed computer lab is proposed in the same location as the permitted administration building, though there is a minor change to enlarge and elongate the building to meet the desired classroom functions. The purpose of the building conversion is to address changes to school curriculum to an emphasis on STREAM (science, technology, reading and writing, engineering, art and math), school facility changes are proposed to provide a new classroom with lab space and flexible classroom space to facilitate the educational demands of STREAM.

The proposed building design reflects the designs, color, and materials, included in the approved plans.

The applicant is also proposing a gate to formalize the school entry and an entry gate to the outdoor athletic fields. Both are proposed to improve school security. The applicant is also proposing bleachers on the athletic fields that are located beyond 200 feet from Commercial Agricultural resource land, as required by the agricultural protection regulations.

Project Compliance Review

Pursuant to County Code Section 18.10.134 a minor variation to a commercial development permit is an amendment to a permit does not affect the overall concept, density, or intensity of use of the approved project.

While the proposed project revisions result in a slightly larger building and a change from administrative staff use to classroom use, the revisions do not significantly modify location of improvements associated with the use or modify the approved number of students or staffing permitted by the Commercial Development Permit/Master Occupancy Program. Student population is approximately 250, which is less than 450 students allowed. Staffing is approximately 35, where 50 were permitted. The applicant has noted that it is unlikely that the student population at Saint Francis High School will expand to 450 students and has no need for the administration building.

Environmental Review

On October 30, 2000, the Environmental Coordinator issued the Notice of Determination of a Mitigated Negative Declaration (Exhibit E) for the original project application 99-0383. The original Initial Study (Exhibit F) is on file in the Planning Department. The Planning Commission adopted the Notice of Determination on January 24, 2001. The current proposal includes an addendum (Exhibit A) to the original determination. An addendum to the Mitigated Negative Declaration may be prepared under CEQA Guidelines section 15164(b) if only minor technical changes or additions are necessary to a Mitigated Negative Declaration. Per the guidelines, the addendum may be attached to the original adopted Mitigated Negative Declaration and considered by the decision-making body prior to approval of the project.

Environmental Planning staff evaluated the revisions to the project and determined that the project revisions occur within the approved building envelope established for the master plan improvements, which respect and continue to protect the environmental constraints of the site, including geologic site constraints, agricultural resource setbacks, biotic resources, riparian protection (setback to Kelly Lake), and archaeological resources. The project revisions would be compliant with the original project requirements and negative declaration mitigation measures with minor variation conditions of approval requiring update letters to the geologic and geotechnical report letters, and final grading, drainage and erosion control plans prior to issuance of the building permit. Required conditions of approval and mitigation measures associated with the project continue to apply to the project during project construction activities and school operation. All mitigation measures of the original project are required to be included in the project plans prior to issuance of the building permit and executed during construction, as noted.

Furthermore, Public Works drainage staff has reviewed the plans and found the project revisions feasible based on the original drainage improvements associated with project construction, subject to review and approval of final drainage plans prior to building permit issuance.

Based on the analysis, it has been determined that the revised project would not have any new

significant effects on the environment or substantially increase the severity of any previously disclosed impacts.

The analysis and findings in the initial study/mitigated negative declaration remain valid for the revised project. The Environmental Coordinator has reviewed the current proposal and has determined that based on the scope of the work, the mitigated negative declaration does not require recirculation. The proposed revision is a minor technical change to the original project, and the mitigation measures adopted for the original project still apply to the revised project. Thus, it has been determined that the previous environmental document may be used to fulfill the environmental review requirements of the revised project.

Conclusion

All findings remain valid as approved for the Commercial Development Permit/Master Occupancy Program 99-0383. Based on the findings for permit number 99-0383, which are hereby incorporated by reference, Planning Department staff recommends approval of the requested minor variation, which includes the original conditions of approval.

Staff Recommendation

Staff recommends that your Commission:


1. Accept the attached CEQA Addendum related to the proposed project pursuant to the California Environmental Quality Act; and
2. APPROVE Application 181130 based on the original project findings of 99-0383 and Minor Variation conditions of approval.

Sincerely,



Sheila McDaniel
Project Planner
Development Review

Reviewed By:



Steven Guiney, AICP
Principal Planner
Development Review

- A. CEQA Addendum
- B. 99-0383 Project Findings
- C. Conditions of Approval
- D. Project Plans (including original master plan buildings)
- E. Original Negative Declaration/Notice of Determination
- F. Original Initial Study (on file in the Planning Department)



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Addendum to the Negative Declaration Issued for Application 99-0383

On January 24, 2001, the Environmental Coordinator for the County of Santa Cruz issued the Notice of Determination of a Mitigated Negative Declaration for application 99-0383, a proposal to demolish an existing school and accessory facilities and construction of a 62,075 square foot private high school (Saint Francis High School) in two phases. Phase one includes a gym, restrooms, classrooms, and temporary administrative buildings. Additional phase one improvements include two playfields (baseball and football), rehabilitation of an existing swimming pool, construction of a parking lot, installation of a landscape berm and fence greater than three feet in height within the front yard setback (along Highway 152), the widening of Highway 152 and construction of frontage and off-site sidewalk and bike lane, construction of a detention pond at the northeast corner of the parcel, and installation of slope keys along the east (rear/Kelley Lake) property line. Phase two includes a dining hall, administrative buildings, maintenance building, two chapels, additional classrooms, art building, and a resource building.

An addendum to the Mitigated Negative Declaration may be prepared under CEQA Guidelines section 15164(b) if only minor technical changes or additions are necessary to a Mitigated Negative Declaration. Per the guidelines, the addendum may be attached to the original adopted Mitigated Negative Declaration and considered by the decision-making body prior to approval of the project. The Environmental Coordinator has reviewed the current proposal and has determined that the changes in the project, Application 181130, result from:

- 1) A minor revision in the shape and size of an approved building (from approximately 2,500 square feet to approximately 3,689 square feet) in the same location within the approved building envelope; and
- 2) A minor revision in the use of an administrative staff building to a student computer lab/maker lab where there is no modification to the permitted number of students or staff; and
- 3) Addition of a school site entry gate, athletic field entry gate, and athletic field bleachers.

After review of these changes and the previous mitigated negative declaration, the Environmental Coordinator has determined any impacts associated with the revised project are addressed through the existing Mitigation Monitoring and Reporting Plan, that no new impacts would occur as a result of this variation, and that the Mitigated Negative Declaration does not require recirculation, if approved by the Planning Commission.


Matthew Johnston, Environmental Coordinator

10/2/18
Date

EXHIBIT A

DEVELOPMENT PERMIT FINDINGS

1. THAT THE 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.

Project-related issues that have the potential to impact health, safety and welfare include: geologic and geotechnical safety; hazardous materials; and noise.

Geologic & Geotechnical Safety

Geologic and geotechnical field studies were conducted to identify fault traces near the southern property boundary, to determine slope stability along Kelly Lake, and to characterize areas of uncompacted fill associated with past development and post-Loma Prieta Earthquake demolition.

The geologic recommendations include:

- a) siting within the designated building envelope;
- b) utilization of the specified seismic design factors;
- c) adherence to all required site preparation and grading protocol;
- d) removal of unengineered fill and buried demolition debris and replacement with engineered fill;
- e) oversight of the grading and architectural plans by the project geologist, stabilization of the slope along Kelly Lake; and,
- f) adherence to the recommendations of the project geotechnical report.

The geotechnical recommendations include:

- a) building and infrastructure demolition protocol;
- b) backfilling of voids (i.e. voids created by the demolition of structures, or the removal of trees, foundations, utilities, subsurface obstructions, septic tanks, leach fields, or deposits of non-engineered fill) with engineered fill;
- c) compaction standards;
- d) fill specifications;
- e) fill slope, retaining wall, and slope key specifications;
- f) minimum 15-foot setback from the hinge of all fill slopes;
- g) maintenance of groundcover for erosion control;
- h) foundation specifications (Raas, 10-22-99);
- i) utility trench specifications;
- j) surface drainage control; and,
- k) pavement specifications.

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Erosion Control

In order to prevent erosion, off-site sedimentation, and pollution to Kelly Lake, the conditions of approval require that, prior to obtaining a building or grading permit, the applicant/owner shall submit a detailed erosion control plan for review and approval by Environmental Planning staff.

Hazardous Material

The project site and improvements have been associated with four types of hazardous materials: a) asbestos building materials, b) lead containing paint, c) elevated levels of lead in the soil from roadway related exhaust, and d) pesticide residue.

Asbestos building materials and lead containing paint have been confirmed on site in structures which will be demolished. The conditions of approval require that these materials be handled as hazardous waste and disposed of as such.

Elevated levels of lead in the soil from roadway exhaust is conceivable. The conditions of approval require soil testing. If mitigation is required, capping or containment in-situ will be considered first. If containment is not feasible and excavation of soil cannot be avoided, the grading and plan shall be revised, and the potential archaeological impact considered.

The project site was tested for residual pesticides due to its adjacency to an agricultural use. One sample was positive for elevated arsenic. Toxicological consultants have determined that this does not represent a hazardous situation. Reference the Agricultural Buffer Setback Reduction Findings for a discussion of project mitigation related to on-going agricultural use conflicts.

Noise

An acoustical report was submitted for the project that analyzed both the noise impacts of, and the impacts on, the proposed project.

Noise generated during the construction of the proposed project will temporarily increase the ambient noise levels for adjoining areas. Construction would be limited in duration, however, and a condition of approval will be included to limit all construction to the time between 8:00 A.M. and 5:30 P.M., weekdays, to reduce the noise impact on nearby properties.

On-going noise impacts that will be generated by the high school campus include: athletic activities, marching bands, a P.A. system, and the bell tower. All identified noise exposures on the most closely situated residences will be within the limits established in the County of Santa Cruz General Plan Noise Element.

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Existing noise which could affect the high school include traffic noise from Highway 152 along the west property line, agricultural activity on the adjacent agriculturally-zoned land to the north, and power boats operating on Kelly Lake along the east property line.

The project acoustical report concludes that noise levels at the project site are within the limits of the Noise Element standards with the exception of traffic noise levels, which exceeds 60 dBA DNL at a small area containing part of the baseball diamond, part of the end zone of the football field, and part of an outdoor basketball court. Although the projected exposure of 61 dB CNL exceeds the noise limit for schools, the standard is typically applied to "noise sensitive" uses at the school, such as classrooms. As the noise impacted areas are exterior, active play areas, the single excessive noise decibel is not a significant impact. None of the noise sensitive uses of the school will be exposed to excessive noise.

Staff has included a condition of approval that requires that, prior to issuance of a building permit, the acoustical engineer submit a letter verifying that the final construction specifications shall meet the required General Plan maximum interior noise level of 45dB.

Conclusion

The location of the proposed project and the conditions under which it would be operated 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. The project conditions mitigate potential health, safety and welfare impacts to a less than significant level.

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.

Zoning Consistency

The subject property is split zoned. The northern eight-tenths of the parcel is zoned "CA" (Commercial Agriculture). The southern two-tenths is zoned "PF" (Public Facility). Although this single legal parcel has two different parcel numbers, the distinction is for tax purposes only.

The portion of the subject parcel to be developed with the high school is zoned "PF". A school is a conditionally permitted use in the "PF" zone district.

The purpose of the "PF" zone district is to:

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- Provide areas for public and quasi-public community facilities, including public and private institutions and public services and facilities.
- Regulate the use of land for public and community facilities with regard to their locations, design, service areas, and range of uses, so that they will be compatible with adjacent development, will maintain high standards of urban design and will be compatible with and will protect the natural resources and environmental quality of the County.
- Provide a master plan review and approval process for public and community facility projects and where appropriate, service areas, in order to implement the adopted County General Plan and Local Coastal Program Land Use Plan and Ordinances and to facilitate subsequent processing and issuing of permits for the uses.

The height and siting of all structures comply with the minimum standard zoning requirements for a "PF" zoned parcel adjacent to an agricultural use, with the following additional site-specific conditions and requested exceptions:

- a) The south side yard setback must be increased to provide the required 100 foot setback to habitable structures from a potentially active fault trace.
- b) The rear (east) setback is increased to provide the required 110 foot setback from the high water mark of Kelly Lake pursuant to County Code Section 16.30, Riparian Corridor and Wetland Protection.
- c) The north side yard setback separating the "CA" zoned portion of the parcel from the "PF" zoned portion of the parcel (at the play fields) is decreased, with conditions, to 15 feet as recommended by APAC (reference Agricultural Buffer Setback Reduction Findings).
- d) The proposed six foot high fence along Highway 152 exceeds the maximum height of three feet (Reference Development Finding 6).
- e) The proposed bell tower 55 feet high bell tower exceeds the maximum height of 35 feet allowed in the "PF" zone (Reference Development Finding 7).

Riparian Resource Protection

Construction activities and increased site utilization have the potential to degrade the riparian habitat of Kelly Lake. A Biotic Assessment was submitted, reviewed and approved by Environmental Planning. The conditions of approval require: a) establishment of a 110 foot riparian setback from the high water mark of Kelly lake; b) submittal of a detailed erosion control plan to prevent erosion, off-site sedimentation, and pollution of Kelly Lake during construction; and, c) approval of a Riparian Exception for improvements and upgrade to the portion of the drainage facilities which encroach into the riparian corridor of Kelly Lake.

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Biotic Resource Protection

Construction activities and increased site utilization have the potential to impact biotic resources. A Biotic Assessment was submitted, reviewed, and approved by Environmental Planning. The field studies assessed special status flora and fauna, and plant communities.

Special Status Flora

Of the seven special status plant species believed to have the potential to occur in the project vicinity, none have been recorded as occurring on site, nor were they observed.

Special Status Fauna

Potential special status wildlife likely to occur in the project vicinity includes: California red-legged frog, southwestern pond turtle, loggerhead shrike, California horned lark, and yellow warbler. Only southwestern pond turtles were directly observed during field studies, but the habitat potential exists for supporting loggerhead shrike, yellow warbler, bats, and red-legged frogs.

Given that all recommendations of the biotic report have been incorporated as conditions of approval, including: protocol for reducing potential disturbance to nesting loggerhead shrike and yellow warbler from construction noise and dust; to pond turtles during construction and from nighttime lighting and increased human use of the site; to bats during demolition of old buildings; and to California red-legged frogs, the impact of the development on special status animal species will be mitigated to a less than significant level.

Further, in addition to recommendations given in the biotic report, additional requirements for a biologist to be on site during grading operations to monitor for red-legged frogs that were suggested by the County reviewer, are incorporated into the permit.

Plant Communities

Two natural plant communities, grasslands and riparian woodland/marsh, occur on site. The majority of the site however, is comprised of developed facilities, such as buildings, paved areas, and landscaping. Areas along Highway 152 are dominated by landscaping and ruderal, weedy grass.

The grassland community has been highly disturbed by past use as playfields and is dominated by annual, non-native plants.

A riparian woodland/marsh community occurs along the edge of Kelly Lake and supports a thin band of willow riparian woodland. This riparian corridor has gaps in plant cover and invasion by non-native plant species along the upper perimeter. In addition to the conditions

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outlined in the Riparian Resource discussion above, development and implementation of a revegetation plan for the lake shoreline is required.

Archaeological Resource Protection

The subject property has a very high potential for subsurface archaeological resources of pre-historic (pre-European contact) origin; and a relatively minor potential for significant, subsurface archaeological resources of historic (post-European contact) origin.

Pre-Historic Resources

The project site is a portion of a large, recorded pre-historic archaeological site. Detailed archaeological reports were submitted, reviewed and approved. Two Saturday meetings with the local Native American Community were also held to discuss the project proposal.

Based on high potential for subsurface pre-historic resources, the project underwent significant changes to the grading and site design prior to the project being deemed complete. Conditions of approval require capping the entire site, limiting all possible penetrations into the native soil, on-site professional monitoring during all ground disturbance, and weekly reporting requirements. The goal is to allow any subsurface resources to remain in-situ. The site improvement that has the greatest potential for resource disturbance is the widening of Highway 152 along the project frontage because the road grade cannot be elevated. The CalTrans' archaeologist has reviewed and approved all submitted archaeological reports, is familiar with the attributes of this archaeological site, and has actively contributed during project planning.

Additionally, when considering whether or not proposed development of the site would constitute and interference with the cultural values of Contemporary Ohlone descendants, specific criteria exist in the State Law (CEQA). It was determined that the property does not meet the legal test for consideration as a Traditional Cultural Property (TCP) as defined by the required CEQA TCP Findings (National Register Bulletin 38, 1991). The project, as conditioned, will therefore protect the pre-historic resources to the greatest extent possible under CEQA law.

Historic Resources

A historical site investigation of the property that includes the current Saint Francis School site has identified historic uses beginning in 1835 with a Mexican land grant. In 1869, an Orphanage Asylum was built on the property. In 1914 the new Saint Francis School opened at the present day site east of East Lake Avenue. Originally a Franciscan-Catholic institution, the church property was eventually administered by the Order of Salesians in 1921.

The report did not, however, identify specific historic resources within the boundaries of the project site. Even though no historic resource was documented in the report, to ensure that any unexpected finds are handled in accordance with required laws, conditions of approval have been developed. The requirements related to historic archaeology include: a)

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monitoring during any ground disturbance; b) analysis, cataloging and reporting of any artifacts

recovered; and, c) reporting requirements for artifacts or remains discovered in any future ground disturbance.

Conditions Compliance

Given the complexity of the site constraints, project communication and conditions compliance is critical. Environmental site constraints are inter-woven and inter-related, and include: erosion control, riparian resource protection, biotic resource protection, noise abatement, agricultural resource protection, infrastructure upgrades to accommodate sewer service, historic resource protection, pre-historic resource protection, traffic mitigation, and hazardous material abatement.

Successful project coordination begins with the implementation of CEQA Mitigation Measure "A" which requires a pre-construction meeting with all project coordinators and technical advisors. Furthermore, the Conditions of Approval clearly specify the project entitlements, delineate the required project documentation, outline the operational conditions, and establish project certification procedures. Further, the Master Occupancy Program delineates specific development and use restrictions, and the Mitigation Monitoring Program ensures compliance with the CEQA environmental mitigations during project implementation and operation. A CEQA Mitigation Monitoring Matrix is attached as Exhibit "E" as a reference to identify and locate the mitigation requirements in both the Findings (Exhibit "B") and the Conditions of Approval (Exhibit "C").

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.

General Plan Consistency

The portion of the subject parcel to be developed with the high school is designated "PF" (Public Facility).

General Plan Policy 2.21.1, Public Facility/Institutional Land Use Design, directs the use of the Public Facility (PF) land use designation for public and quasi-public facilities and related support facilities. This policy recognizes an intensity of use for existing levels of development, and permits new development or increases in intensity of use for public institutions and private non-residential public facilities where consistent with infrastructure constraints, and scenic, natural, and agricultural resource protection.

The project will not exceed infrastructure constraints. The project includes upgrades to Highway 152 to mitigate traffic impacts and address the Holohan/Highway 152 intersection,

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and drainage improvements to handle the increased run-off from increased impervious area.

The project has received will serve letters from the City of Watsonville for water supply, and from the Salsipuedes Sanitation District for a sanitary sewer hookup.

The project design protects public scenic resources by limiting the architectural massing, providing a landscape screen along the Highway 152 frontage, and minimizing impacts to private view sheds along the Kelly Lake frontage.

The project will protect natural resources by incorporating the required 100 foot setback from Kelly Lake, implementing all required construction mitigations recommended by the project biologist and County Environmental Planning Staff, protecting the banks of Kelly Lake from accelerated erosion, and pre-treating storm water entering Kelly Lake via a silt and grease trap.

Lastly, the project will protect agricultural resources by siting non-habitable uses along the agricultural/public facility boundary (playfields); providing an agricultural buffer setback and vegetative screen along this boundary as recommended by APAC; and recording, as a condition of approval, an Acknowledgment of Agricultural Conflict which shall be acknowledged by the property owners, faculty, and parental guardians.

No specific plan has been adopted for this area.

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, as conditioned, will not overload utilities and will not generate traffic impacts that cannot be mitigated.

Utilities

The subject parcel is located outside the Urban Services Line, within the Salsipuedes Sanitation District Boundary and within the City of Watsonville Water District. The parcel is currently served by public utilities. Improvement plans for the proposed project include the installation of necessary sewer and water lines, and drainage improvements. The applicant has received will serve letters from both the Salsipuedes Sanitation District, and the City of Watsonville Water District.

Traffic

The development of a new high school campus with a capacity for 450 students and 50 staff members will generate additional vehicular trips on the surrounding County and

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State roadways. Traffic studies were prepared for the project and were reviewed by the Department of Public Works and CalTrans. In order to mitigate the effects of the additional trips generated by the project on traffic flow, the applicant/owner must:

- a) Improve the functioning at the Highway 152/College Road/Holohan Road intersection by adding a right turn overlap phase to the traffic signal on west bound Highway 152;
 - b) Construct frontage improvements on Highway 152, both on- and off-site; and,
 - c) Pay Traffic Improvement Area fees in the amount to be determined by the Department of Public Works, which will be used for improvements that offset the cumulative impacts of the additional use.
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 IN THE NEIGHBORHOOD.

Architectural & Site Design - Contextual Analysis

Because the proposed project is new commercial construction, the applicant has submitted preliminary architectural floor plans and elevations. All new commercial construction is subject to review under County Code Chapter 13.11, Site, Architectural & Landscape Design Review.

Master Plan:

Application 99-0383 is a proposal to demolish an existing school and accessory facilities; to retain and refurbish an existing pool and 840 square foot pool house; and to construct a 62,075 square foot private high school, play fields and site improvements. Enrollment for Phase I is 100 students, and requires a staff of 25 staff. Enrollment for Phase II is 450 students, and requires a staff of 50. Project entitlement under the conditions of the Master Occupancy Program restricts development and enrollment to the Phase II build-out specifications, and allows for the temporary use of (2) 12-foot by 30-foot trailers for temporary administrative buildings during Phase I.

Architectural & Site Design Philosophy:

Gordon H. Chong & Partners (San Francisco), the project architect, describes the primary

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strategy for organizing the school and taking advantage of the site as the creation of a casual, natural environment that both suits the Salesian educational model and blends with the cultural and built context of Santa Cruz County. The site program is broken down into

discreet elements of modest scale that are arranged around a green academic courtyard open to Kelly Lake. All proposed buildings are one-story, with the exception of Classroom C along the Kelly Lake frontage which has a basement level; and all are below the maximum 35 foot height limit, with the exception of the proposed 55 foot bell tower. The open courtyard takes advantage of the views of the lake and distant mountains while providing visual relief from

the impact of new construction on the existing residential neighborhood on the east side of the lake. The buildings are placed in the southern portion of the site with play fields to the north. The open playfields provide a natural transition between the built environment and the adjacent agricultural land to the north.

The site is arranged to provide a clear sense of entry and sequence from the parking lot and drop-off area to the [public] components (the gym and dining hall) and through to the academic courtyard and educational environment. The gym and dining hall are forward in the site and form a forecourt to the school, defining the more public portion of the site and having distinct entrances from the parking area. A bell tower, located at the south end of the administration building, marks the passage from the parking/forecourt area and signifies the entry to the academic courtyard. Rising above all structures approximately 20 feet, the bell tower is a focused point of entry for the campus and is sized to visually gather and organize separate buildings of the camps. Akin to a church steeple or spire, the bell tower provides vertical variety to the campus silhouette and distinguishes the campus as a religious institution.

The public forecourt and drop-off area is also to contain a mosaic mural commemorating financial donors to the high school. The mosaic wall is intended to be more artistic in nature than a traditional donor plaque, seeking to make recognition of significant financial contributions an artistic contribution to the site. The mosaics are located on the south side of the gymnasium (facing Lakeview Middle School) and on the west side of the dining hall (facing Highway 152).

The classrooms and administration spaces surround the academic courtyard with differentiated program pieces placed to provide architectural variety and appropriate human scale. Classrooms and academic spaces are in low wings with mono-pitched roofs. These spaces form the primary edges of the courtyard and establish the main student circulation on the site. There are no internal hallways. All circulation between program elements will be along exterior paths open to views of the mountains, lake, or courtyard. Program pieces are

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loosely connected with passages and covered eaves to provide continuity on the site but to still allow relief between site elements and integration of the buildings with the landscape.

Components completing the academic village are the gymnasium, dining hall, chapel and resource center. The gym is broken down in scale by varying the roof line and massing between the court space and they supporting functions. The main roof is pitched to a low point facing Highway 152, a designated scenic highway. This minimizes the appearance of the structure to the highway and helps tie the massing of the gym back to the courtyard buildings. The dining hall has one face on the entry side of the school for public functions, and one face helping to make a courtyard edge for everyday student use. The resource center is placed at the open end of the courtyard with scenic views of the lake and mountains beyond. The chapel is placed within the courtyard and provides an architectural focal point. All four of these components are higher than the low profile classroom and academic wings and have varied roof forms.

The design also makes use of passive energy and natural lighting. South and west walls of the classroom wings are made of heavy, oversize block with openings placed to control the southern and western light. These mass walls to the south and west exposures help in the passive heating and cooling strategy for the campus. Shaded northern walls, which are adjacent to the main circulation, are primarily glazed to allow for indirect natural lighting. Natural lighting is further introduced by the inclusion of clerestory windows for the classrooms and administration areas.

Exterior materials and colors include exterior walls of light brown split-face block, and off-white stucco; blond exposed wood structure; unfinished, gray exposed steel structure; dark forest green steel frame window walls, windows and doors; and matte metallic pewter, corrugated metal roofing.

Outdoor Recreational Facilities:

Outdoor recreational facilities include one football/soccer field located at the northwest corner of the project area, one baseball field located at the northeast corner of the project area, and six outdoor basketball courts and a swimming pool at the southeast corner. No recreational/boating facilities have been proposed within the riparian corridor.

Landscaping Design Philosophy:

A hierarchy of planting has been developed with the architecture to support the arrangement of parking, campus entry, and academic courtyard. Along Highway 152 and in the parking

“EXHIBIT B”

area planting in a linear pattern mimics agrarian patterns. Proposed trees include 24" box Japanese flowering crabapple lining the Highway 152 frontage, and 15 gallon Purple robe robinia shading the parking lot. Framing the parking area and along an axis leading to the playfields to the north will be a tall tree reminiscent of a rural windbreak (15 gallon Idaho poplar). On the southern side of the buildings shade trees will be used (15 gallon London plane tree). Planting will also be used to buffer the school from the existing middle school to the south.

Signage:

A monument sign shall be placed near the vehicular exit along the Highway 152 frontage, near the southwest corner of the gymnasium. The sign shall be located 10 feet from the property line and will not negatively impact vehicular sight distance. The freestanding sign is 5 feet high and 15 feet wide (75 square feet), is fabricated of pre-cast concrete with cast-in pewter set with a slight cantilever into a split-face concrete block "L"-shaped base. The design of the sign utilizes the same materials as the proposed buildings. The sign will complement the architecture and utilizes subdued earthtone materials which are appropriate along a scenic corridor.

County Code Section 13.10.581, Signs in the "PA" District, limits the total allowed sign area to 0.5 square feet of sign per foot of front width of a building, up to a maximum allowable sign square footage of 50 square feet. The proposed sign is 75 square feet and therefore requires a variance pursuant to the provisions of County Code Section 13.10.230, Variance Approvals. Reference Variance Findings.

Lighting:

Proposed lighting includes pole fixtures less than 15 feet in height in the parking lot and along pathways. No lighting is proposed for the playfields.

Staff has included a condition of approval that requires that all lighting shall meet the requirements of County Code Section 13.10.074(d), Lighting, and General Plan Policy 5.10.21, Illuminated Signs Visible from Scenic Roads (illuminated signs prohibited).

Fencing:

Proposed fencing includes a six foot high chain link fence with black vinyl coating around the perimeter of the campus, an identical 4 foot to 6 foot high fence around the perimeter of the baseball field, and an identical 8 foot high fence with the addition of vinyl slates along the north property line to separate the "PF" and the "CA" zoned portions of the parcel.

"EXHIBIT B"

Fences over three feet in height require approval of an over height fence permit. Reference Development Finding 6.

Conclusion

The project, as proposed, would result in development that is consistent with the design, density and intensity of the surrounding development. Conditions of approval will be included to assure that the final construction is as presented in the architectural plans submitted.

6. THE PROPOSED OVER HEIGHT FENCE ALONG HIGHWAY 152 WILL MEET THE PURPOSES OF COUNTY CODE SECTION 13.10.525 FOR FENCES ABUTTING ON STREETS.

The applicant proposes to install a fence greater than three feet in height along the Highway 152 frontage. Fences greater than three feet high abutting a street require a Level III Development Approval for fences up to six feet, and a Level V for heights greater than six feet.

The proposed fence is six feet high and will be constructed of chain link with black vinyl coating. The fence will extend around the entire perimeter of the campus. The black finish will make the fence less visually intrusive along the streetscape than would an unfinished metal fence. The fence will be further softened by a treed landscaping mound along the street side. Due to its open construction, the fence will not impair vehicular sight distance, impede site visibility, or negatively impact site security. The design and placement of the proposed fence will therefore meet the intent of County Code Section 13.10.525; specifically, the fence design and placement will:

- a) ensure adequate visibility of vehicles entering the street from driveways, adequate sight distance from such vehicles, and adequate sight distance at street corners;
- b) ensure adequate light and air for the street area, and not conceal persons with illegal intent near the street; and,
- c) preserve a harmonious and compatible street front appearance.

7. THE PROPOSED BELL TOWER QUALIFIES FOR A HEIGHT EXCEPTION UNDER COUNTY CODE SECTION 13.10.510(d)(2).

"EXHIBIT B"

County Code Section 13.10.510(d)2 allows a height exception for church spires and steeples, ... and similar structures as long as they: a) are not used for human habitation; b) do not cover more than 10% of the ground area covered by the structure; and c) do not exceed the maximum allowable height for the zone district by more than 25 feet.

The project site is located in the "PF" (Public Facility) zone district. In the "PF" zone district, the maximum height is 35 feet, thereby allowing a structure up to 60 feet in height under this provision.

The proposed bell tower, located at the south end of the administration building, marks the passage from the parking/forecourt area and signifies the entry to the academic courtyard. Rising above all structures approximately 20 feet, the bell tower is a focused point of entry for the campus and is sized to visually gather and organize separate buildings of the campus. Akin to a church steeple or spire, the bell tower provides vertical variety to the campus silhouette and distinguishes the campus as a religious institution.

The proposed bell tower is 55 feet in height and meets all criteria set forth by the Height Exception provision.

Pursuant to County Code Section 13.11.053, Site, Architectural and Landscape Design Review/Exceptions, approval of the bell tower is based on its site specific context and any decision on an exception shall not establish a precedent for future applications. The bell tower is, in the case of this project, contextually appropriate.

"EXHIBIT B"

AGRICULTURAL BUFFER SETBACK REDUCTION FINDINGS

1. NOT WITHSTANDING THE PROVISIONS OF SECTION 16.50.096(B) AN AGRICULTURAL SETBACK DISTANCE OF LESS THAN 200 FEET MAY BE ESTABLISHED FOR DEVELOPMENT INVOLVING HABITABLE USES ON EXISTING PARCELS OF RECORD WHEN ONE OF THE FOLLOWING FINDINGS ARE MADE IN ADDITION TO THE REQUIRED FINDING IN SECTION 16.50.095(E).

- A. SIGNIFICANT TOPOGRAPHIC DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATES OR MINIMIZES THE NEED FOR A 200 FOOT AGRICULTURAL BUFFER SETBACK.

No significant topographic differences exist between the agricultural and non-agricultural uses. This finding cannot be made.

- B. PERMANENT SUBSTANTIAL VEGETATION (SUCH AS, A RIPARIAN CORRIDOR OR WOODLAND PROTECTED BY THE COUNTY'S RIPARIAN CORRIDOR OR SENSITIVE HABITAT ORDINANCES) OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE OR MINIMIZE THE NEED FOR A 200 FOOT AGRICULTURAL BUFFER SETBACK.

No permanent vegetation or other physical barriers exist between the agricultural and non-agricultural uses. This finding cannot be made.

- C. A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL LAND, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER (UNLESS IT IS DETERMINED THAT THE INSTALLATION OF SUCH BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY) OR THE EXISTENCE OF SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE NEED FOR A 200 FOOT

"EXHIBIT B"

AGRICULTURAL BUFFER.

The subject property is split zoned. The northern eight-tenths of the parcel is zoned "CA" (Commercial Agriculture), and is designated as Type 2C Agricultural Land. The southern two-tenths is zoned "PF" (Public Facility). The property is, however, one single legal parcel with two different parcel numbers. This distinction is for tax purposes only.

The northern portion of the subject parcel, zoned "CA", is currently utilized as a berry farm. The southern portion of the subject parcel, zoned "PF", is the project area for the all high school campus development, including the playfields. The proposed site plan locates the playfields along the northern half of the "PF" zoned area and all structures along the southern half of the "PF" zoned area. The potential for future land use conflicts could therefore arise. The agricultural use could be jeopardized by complaints from future school users; and conversely, the school use could be impacted by odors, dust, noise and pesticide use inherent to agricultural practices.

County Code Section 16.50.095(b) states that: "all development for habitable uses within 200 feet of the property line of any parcel containing Type 1, Type 2 or Type 3 Commercial Agricultural land shall provide and maintain a 200 foot buffer setback from ... non-agricultural uses involving habitable spaces, including ... recreational, or institutional structures and their outdoor area designated for public parking or intensive human use".

Further, General Plan Policies 5.13.23 through -25 also require the 200 foot minimum buffer, unless APAC recommends a lesser setback.

Therefore, the project was brought before the Agricultural Policy Advisory Commission (APAC) on September 23, 1999 and October 28, 1999 for the purpose of obtaining a recommendation for an appropriate setback.

The commission recommends the following to the decision makers:

1. Maintain a development setback of a minimum of 15 feet from the playfields to the "CA" zoned portion of the parcel;
2. Install and maintain an eight foot high, solid fence along the tax line separating the "CA" and "PF" zoned portions of the parcel;
3. Install and maintain a vegetative barrier consisting of a drought-tolerant,

"EXHIBIT B"

evergreen shrub species which shall reach a height of 12-25 feet at maturity;

4. Record a Statement of Acknowledgment for Adjacent Agricultural Use;
5. Maintain the "CA" and "PF" portions of the parcel as one parcel of record; and,
6. Prohibit the construction of any permanent building on the "PF" portion of the parcel within 200 feet of the "CA" portion of the parcel without APAC review and approval.

All of the above recommendations have been incorporated as conditions of approval, including a requirement that each faculty member and each parental guardian acknowledge this document prior to employment/enrollment.

A lesser setback distance, subject to the establishment of the above specified physical barrier, is adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural land. Installation of this barrier will not hinder the affected agricultural use, nor will it create a traffic hazard.

- D. THE IMPOSITION OF A 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER (E.G. SOLID FENCING AND/OR VEGETATIVE SCREENING) TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.

The imposition of a 200 foot agricultural buffer setback would not preclude building on this existing parcel of record, but it would eliminate the possibility of providing on-site playfields for the proposed high school campus students. Being that development would not be entirely precluded by the imposition of a 200 foot agricultural buffer setback, however, this finding cannot be made.

2. THE PROJECT DOES NOT VIOLATE THE PROVISIONS OF COUNTY CODE SECTION 16.50.095(E) WHICH REQUIRES THE FOLLOWING: IN THE EVENT THAT AN AGRICULTURAL BUFFER SETBACK REDUCTION IS PROPOSED AND THE

"EXHIBIT B"

PROPOSED NON-AGRICULTURAL DEVELOPMENT IS LOCATED ON TYPE 1, TYPE 2, OR TYPE 3 COMMERCIAL AGRICULTURAL LAND, THE NON-AGRICULTURAL DEVELOPMENT SHALL BE SITED SO AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN THE AGRICULTURAL LAND USE LOCATED ON

THE SUBJECT PARCEL; AND THE NON-AGRIGULTURAL DEVELOPMENT SHALL BE LOCATED TO AS TO REMOVE AS LITTLE LAND AS POSSIBEL FROM PRODUCTION OR POTENTIAL PRODUCTION.

The proposed project does not violate the provisions of County Code Section 16.50.095(e) as the proposed high school campus, the non-agricultural development, is not located on lands designated as Type 1, Type 2 or Type 3 Commercial Agricultural Land. The portion of the parcel to be developed with the high school (also known, for tax purposes only, as Assessor's parcel number 051-501-16) is zoned "PF" (Public Facility), and carries a General Plan designation of "P" (Public Facility).

“EXHIBIT B”

VARIANCE FINDINGS

1. THAT BECAUSE OF SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY, INCLUDING SIZE, SHAPE, TOPOGRAPHY, LOCATION, AND SURROUNDING EXISTING STRUCTURES, THE STRICT APPLICATION OF THE ZONING ORDINANCE DEPRIVES SUCH PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTY IN THE VICINITY AND UNDER IDENTICAL ZONING.

The applicant is requesting a sign variance to permit the installation of a 75 square foot monument sign. The maximum sign area allowed by ordinance for the project is 50 square feet, unless variance findings can be made.

The special circumstance applicable to the property is the large size of the site, and the large scale of the development. The proposed 62,075 square foot high school campus would be situated on approximately 15 acres.

The subject property is located in the "PF" zone district. County Code Section 13.10.581 (a)(2) allows 1/2 square feet of sign area per foot of building frontage, up to a maximum allowable area of 50 square feet in the "PF" zone. Therefore, 100 linear feet of building frontage establishes the maximum allowed sign area of 50 square feet.

The proposed project includes 190 linear feet of building frontage (the gymnasium and dining hall). The proposed monument sign is 75 square feet. Given that the length of proposed building frontage exceeds the maximum upon which sign area is calculated by 90%, and that the requested sign area exceeds the maximum by only 50%, the request is reasonable given the scale of the development.

Finally, pursuant to County Code Section 13.10.586, Historic Identification Plaques, it should be noted that historic identification plaques are not subject to inclusion in the maximum allowable signage area. Historic identification plaques must, however, be non-illuminated, approved by the Historic Resources Commission, and no larger than two square feet in size.

2. THAT THE GRANTING OF SUCH VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF ZONING OBJECTIVES AND WILL NOT BE

"EXHIBIT B"

**MATERIALLY DETRIMENTAL TO PUBLIC HEALTH, SAFETY OR WELFARE OR
INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE VICINITY.**

The goal of County Code Sections 13.10.580 - .586, Signs, is to establish design criteria that will result in signage that is compatible with the scale of the development, appropriate for the location, and safely sited.

The subject property is located in the "PF" zone district. The property is also located within a designated Scenic Corridor. County Code Section 13.10.581(a)(2) allows 1/2 square feet of sign area per foot of building frontage, up to a maximum allowable area of 50 square feet

in the "PF" zone. County Code Section 13.10.581 (h) mandates that the visibility of signs within a scenic corridor be minimized by the use of appropriate material, size, location, and orientation; and prohibits illumination.

The proposed monument sign would be placed near the vehicular exit along the Highway 152 frontage, near the southwest corner of the gymnasium. The sign would be located 10 feet from the property line and would not negatively impact vehicular sight distance. The freestanding sign is 5 feet high and 15 feet wide (75 square feet), is fabricated of pre-cast concrete with cast-in pewter set with a slight cantilever into a split-face concrete block "L"-shaped base. The design of the sign utilizes the same materials as the proposed buildings. The sign will complement the architecture and utilizes subdued earthtone materials which are appropriate along a scenic corridor. Pursuant to County Code Section 13.10.581(h), a conditional of approval has been added which prohibits illumination of the sign.

The granting of the variance will therefore be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

3. **THAT THE GRANTING OF SUCH VARIANCE SHALL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES INCONSISTENT WITH THE LIMITATIONS UPON OTHER PROPERTIES IN THE VICINITY AND ZONE IN WHICH SUCH IS SITUATED.**

The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity in that proposed signage for a comparable development would be granted similar consideration.

"EXHIBIT B"

Conditions of Approval

Exhibit D. Project plans, prepared by Franks & Brenkwitz, 8/20/2018

- I. This permit authorizes minor revisions to the size and use of an approved building, construction of school and athletic field entry gates, and to construct athletic field bleachers associated with the Saint Francis High School, as indicated on the approved Exhibit "A" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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. All conditions of permit number 99-0383 are incorporated herein by reference and are also conditions of this approval.
 - B. Obtain Building Permit(s) from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 - B. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements of the Salispuedes Sanitation District.

- D. Meet all requirements of the Environmental Planning section of the Planning Department to include:
 - 1. Submit a "Geotechnical Report Update and Plan Review Letter that covers the scope of work proposed.
 - 2. Submit a "Geologic Report Update and Plan Review Letter that covers the scope of work proposed.
 - 3. Submit a detailed grading/drainage plan completed by a licensed civil engineer for review and approval.
 - 4. Submit a detailed erosion/sediment control plan for review and approval.
 - E. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
 - F. Plans shall comply with all applicable provisions of the Americans with Disabilities Act and/or Title 24 of the State Building Regulations.
- III. 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.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. All work within a County road right-of-way shall require an encroachment permit.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.
- IV. Operational Conditions
- A. 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.
- V. As a condition of this development approval, the holder of this development approval

("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

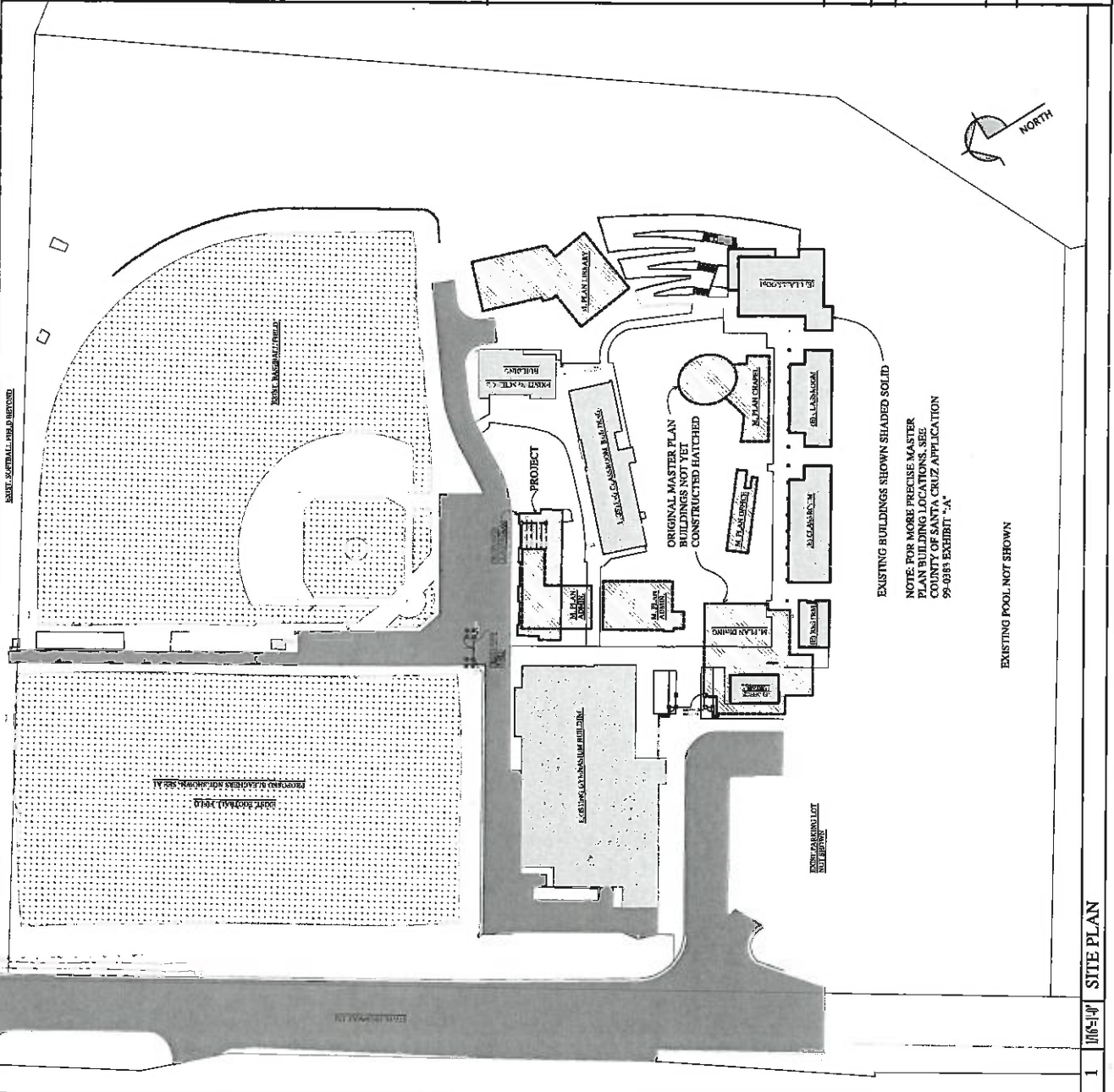
In accordance with Chapter 18.10 of the County Code, minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

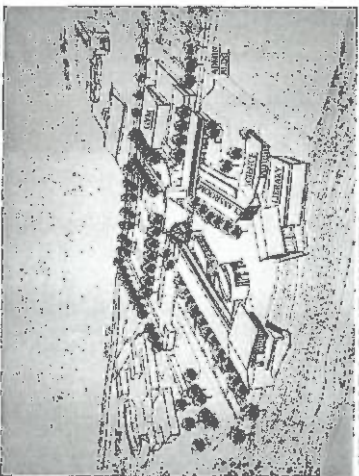
Approval Date: _____

Effective Date: _____

Expiration date: _____



4	NTS	AERIAL VIEW FROM 99-0383 EXHIBIT A
3	NTS	APPROVED AND PROPOSED AREAS
2	NTS	PROJECT NARRATIVE



NOTE: MASTER PLAN BUILDINGS SHOWN
 PER COUNTY OF SANTA CRUZ PERMIT
 99-0383 EXHIBIT "A" BY GORDON CHUNG &
 PARTNERS.

SAINT FRANCIS HIGH SCHOOL - SUMMARY TABLE OF PROPOSED CHANGES

Category	Current	Proposed	Change
Classroom	1,200	1,500	+300
Gymnasium	1,000	1,000	0
Administration	500	500	0
Library	300	300	0
Other	200	200	0
Total	3,200	4,500	+1,300

SAINT FRANCIS HIGH SCHOOL IS A PRIVATE HIGH SCHOOL LOCATED IN WATSONVILLE, CA. A PREVIOUS MASTER PLAN APPROVED IN 1999 (99-0383) INCLUDED A PHASED APPROACH TO DEVELOPMENT, AND THIS APPLICATION FULFILLS PART OF THAT PHASED CONSTRUCTION.

THE MASTER PLAN APPROVED A MAX. 450 STUDENTS AND 50 STAFF, AND THIS PROJECT WILL NOT INCREASE THOSE NUMBERS. CURRENTLY THE SCHOOL HAS ABOUT 250 STUDENTS AND 34 STAFF.

ORIGINALLY, AN ADMINISTRATION BUILDING (ADMIN "A" AND "B") WERE PLANNED FOR THE SITE OF THE NEWLY PROPOSED CLASSROOM BUILDING. DUE TO INCREASES IN TECHNOLOGY AND CURRICULUM WITH AN EMPHASIS ON "ST.R.E.A.M." (SCIENCE, TECHNOLOGY, READING AND WRITING, ENGINEERING, ART AND MATH), THE NEED FOR A CLASSROOM BUILDING WAS IDENTIFIED. THIS PROJECT WILL INCREASE THE ORIGINAL ADMIN. "B" BUILDING (NOTE THAT A FUTURE BUILDING PERMIT APPLICATION WILL INCLUDE THE ADMIN "A" BUILDING UNDER A SEPARATE APPLICATION). OTHER FEATURES BEING PROPOSED INCLUDE SITE GATES FOR INCREASED CAMPUS SECURITY, AND ATHLETIC FIELD BLAECHEERS TO ENHANCE THE EXISTING SPORT FACILITIES.

THE EXISTING CAMPUS HAS THE FOLLOWING PLUMBING FIXTURES SHOWN AS "EXIST." IN THE CHART, AND THEREFORE SATISFIES THE MIN. PLUMB. REQUIREMENT. NO NEW PLUMB. FIXTURES ARE REQUIRED.

MIN. PLUMB, FIXTURE CALCS
50 STAFF (50 % MALE)

MIN. PLUMB. FIXTURE CALCS
450 STUDENTS (50% MALE)

MIN. PLUMB. FIXTURE CALCS ARE BASED ON UPC TABLE 422.1 FOR THE STAFF, AN OCCUPANCY OF "B" IS USED, AND FOR THE STUDENTS, AN OCCUPANCY OF "E" IS USED. CALCS ASSUME BOTH POPULATIONS ARE HALF MALE / HALF FEMALE.

PLAN NORTH

3,689 SF

(5) NEW TREES
ALONG NORTH
SEE A-1

EDGE OF EXIST.
ASPHALTIC CONC.
PAVING -

**NEW A.C. PAVING
@ 3 LOCATIONS**

EXIST. GRASS
& TREES
TO REMAIN

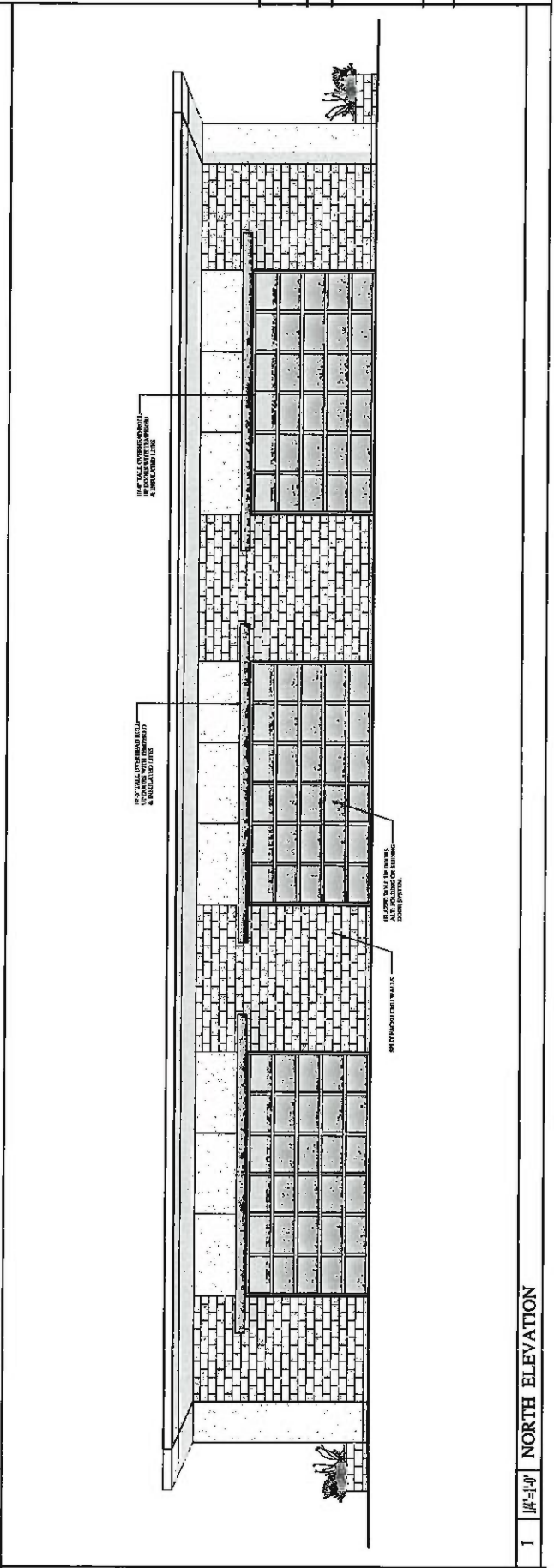
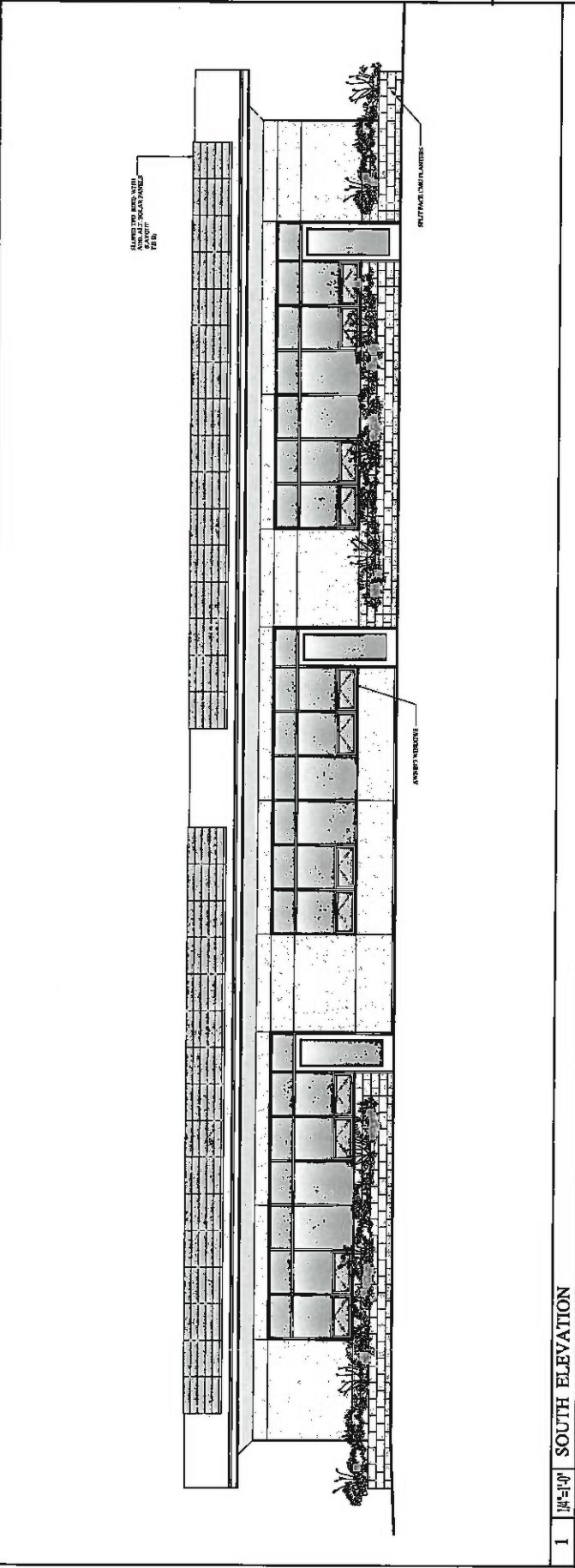
NEW CONC. FLATWORK
COLORED TO MATCH
EXISTING

SHRUBS IN PLANTERS- SEE A-1

**EXIST. GRASS TO REMAIN
W/ NEW TABLES & CHAIRS**

EDGE OF EXIST. CONC. PAVING

	1/4" = 1'-0"	FLOOR PLAN
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SAINT FRANCIS HIGH SCHOOL
WATSONVILLE, CA. 95076
APN 051-501-16

CLASSROOM BUILDING
EAST AND WEST ELEVATIONS

REVISION:
A 6-30-18

DATE: 5-28-18

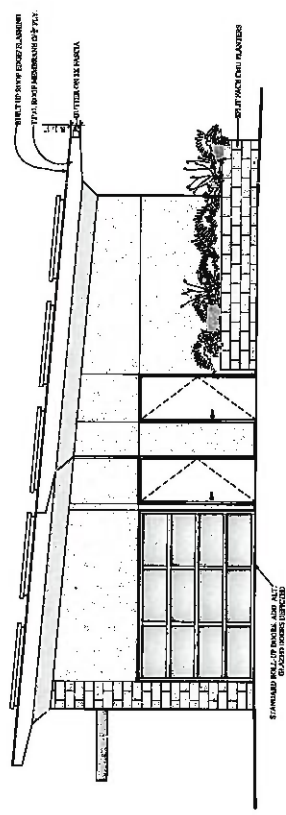


SCALE: 1/4"=1'-0"

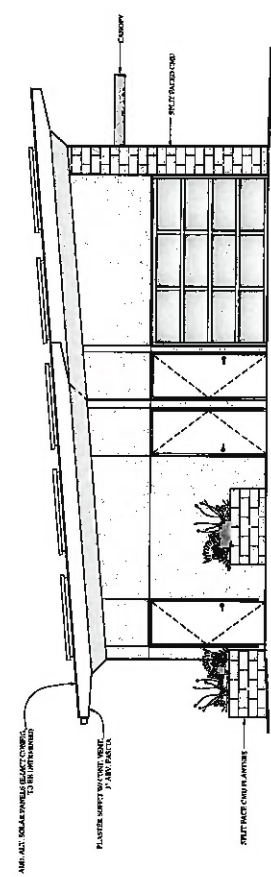
SHEET NO.

A-6

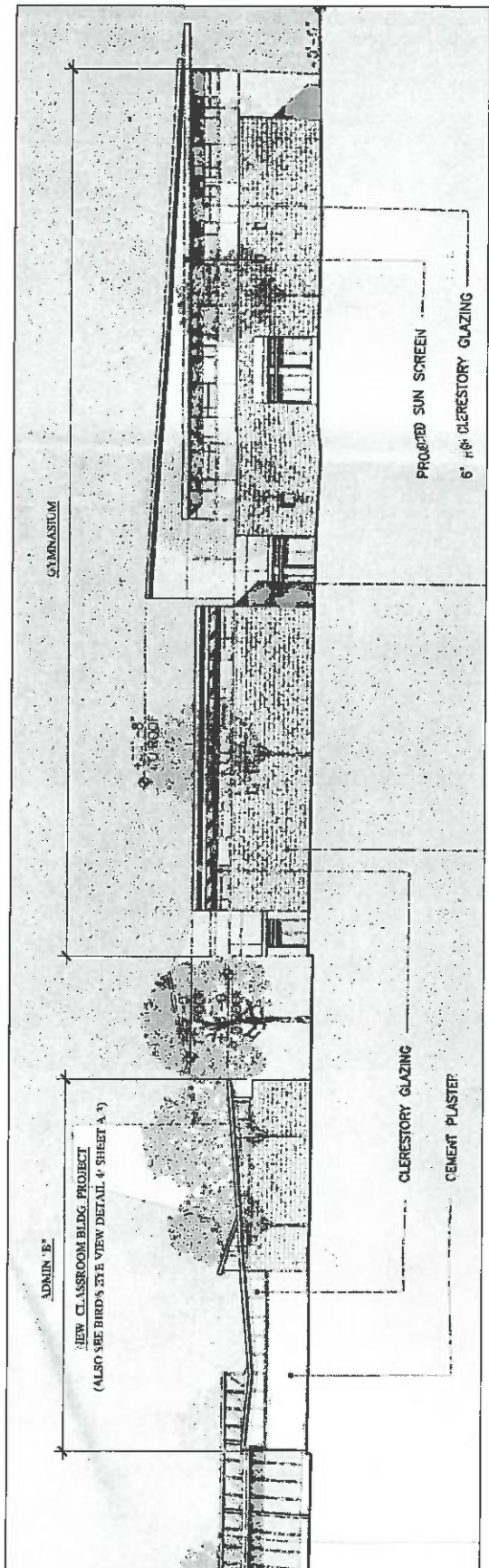
OF 21 SHEETS



2 1/4"=1'-0" WEST ELEVATION

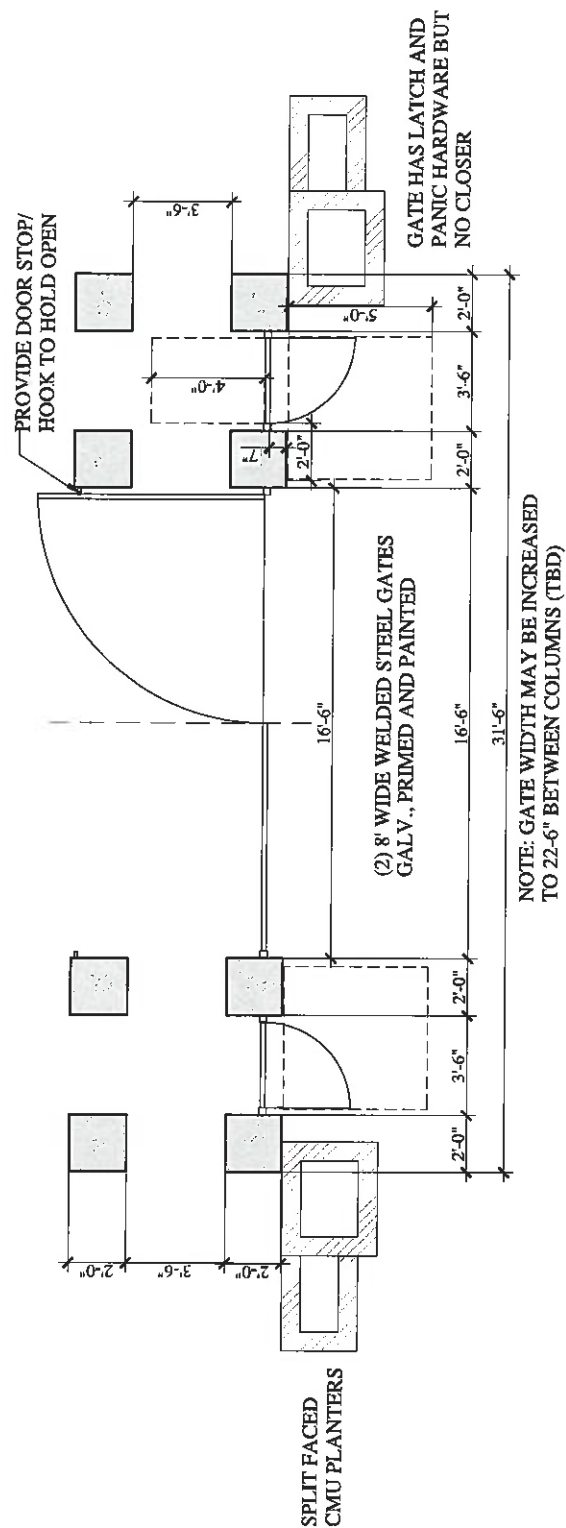
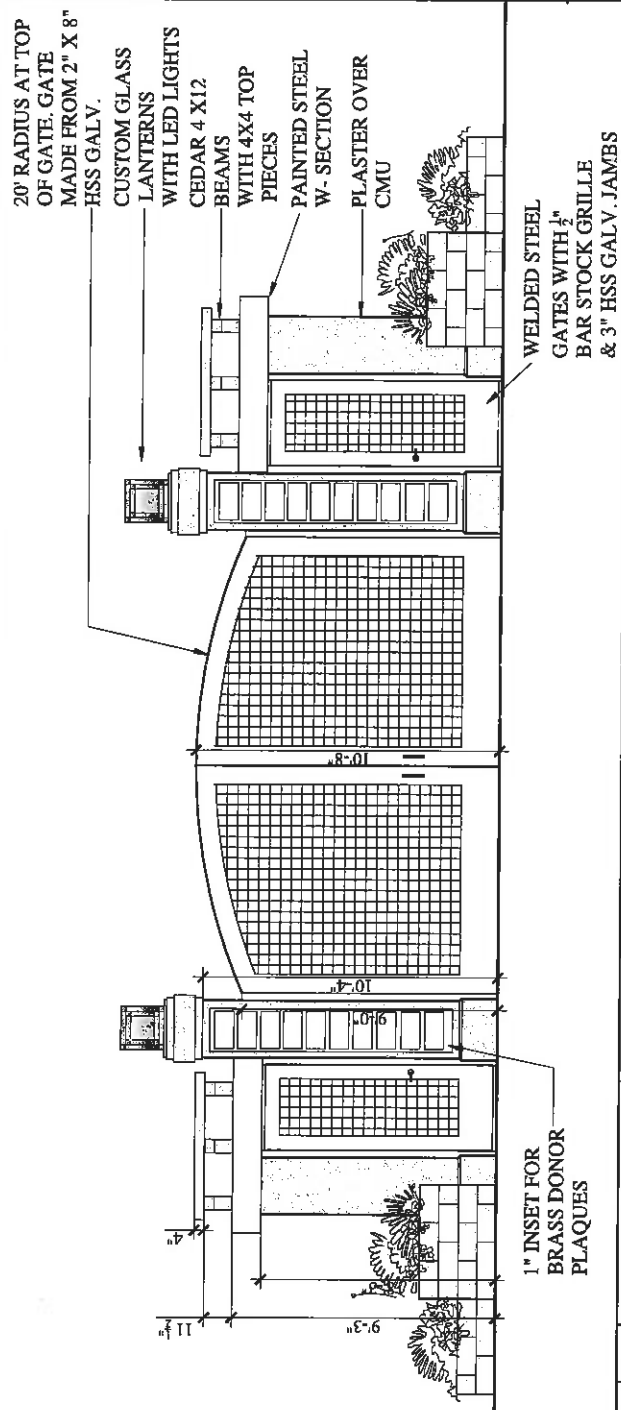


1 1/4"=1'-0" EAST ELEVATION



NOTE: THIS IS THE ONLY ELEVATION FOUND
 IN THE EXISTING ARCHIVES
 PER COUNTY OF SANTA CRUZ PERMIT
 93-0383 EXHIBIT "A" BY GORDON CHONG &
 PARTNERS.

1 NORTH ELEVATION FROM ORIGINAL MASTER PLAN "EXHIBIT A"



NOTE: GATE WIDTH MAY BE INCREASED TO 22'-6" BETWEEN COLUMNS (TBD)



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

99-0383

**David Robison, Bogard Construction for Saint Francis Preparatory
Salesian Society**

Proposal to demolish an existing school and accessory facilities, to retain the existing swimming pool and pool house, and to construct a 62,075 square foot private high school to include

Phase I (26,510 square feet): gym (20,269 square feet), restrooms (740 square feet), classroom A (3,055 square feet), classroom B (2,446 square feet), and to place (2) 12-foot by 30-foot trailers for temporary administrative buildings (720 square feet); and

Phase II (35,565 square feet): dining hall (6,928 square feet), administrative building (2,794 square feet), maintenance building (790 square feet), chapel A (1,046 square feet), chapel B (3,187 square feet), classroom C (5,869 square feet), science classroom (4,971 square feet), art building (2,180 square feet), and resource building (4,960 square feet).

Enrollment for Phase I: 100 students, 25 staff, and Phase II: 450 students, 50 staff

Additional improvements include: two playfields (baseball and football/soccer), outdoor basketball courts, rehabilitation of an existing swimming pool, construction of a parking lot, installation of a landscape berm and fence greater than three feet in height along Highway 152, widening of Highway 152 and construction of frontage and off-site sidewalk and bike lane, construction of a detention pond at the northeast corner of the parcel, and installation of retaining wall and slope key along the east (rear Kelly Lake) property line.

Requires a Commercial Development Permit, establishment of a Master Occupancy Program, an Agricultural Buffer Reduction to reduce the required 200-foot agricultural buffer to 15-feet to the playfields, a preliminary grading approval to cut approximately 8,700 cubic yards of earth and fill approximately 11,070 cubic yards of earth, an over height fence permit, Archaeological Reviews by both the County of Santa Cruz and CALTRANS, an encroachment permit from CALTRANS, a Biotic review, a Geologic Report review, a Geotechnical Report review, a height exception to construct a 20 foot by 20 foot bell tower 55 feet in height, and a variance to increase the maximum allowable sign square footage from 50 square feet to 75 square feet. Property is located on the southeast side of East Lake Avenue (2400 East Lake Avenue), approximately 0.5 miles northeast of Holohan Road, Watsonville, in the Pajaro Valley planning area.

APN: 051-501-16 JACKIE YOUNG, PLANNER ZONE DISTRICT: CA

NAME : Bogard Construction for St. Francis Salesian Society
APPLICATION: 99-0383
A.P.N: 510501-6, -16

NEGATIVE DECLARATION MITIGATIONS

- A. In order to ensure that the mitigation measures B - J (below) are communicated to the various parties responsible for constructing and supervising portions of the project, prior to any disturbance on the property the applicant/owner shall convene a pre-construction meeting on the site. The following parties shall attend: owner/applicant, grading contractor supervisor, construction supervisor, archaeologic resource monitoring team(s) including the ~~designated Native American monitor~~, biotic resource monitor, geotechnical engineer's representative, Santa Cruz County grading inspector and /or other Environmental Planning staff.
- B. In order to prevent erosion, off site sedimentation, and pollution of Kelly Lake, prior to obtaining a building or grading permit the applicant/owner shall submit a revised erosion control plan for review and approval by Environmental Planning staff. The plan shall include the following elements:
1. A clearing and grading schedule for the project, including phasing plan and notes specifying that the detention basin, siltation basin, and discharge facilities will be completed, and erosion control and dissipaters in place, prior to October 15;
 2. A silt fence erected along the edge of the riparian setback line, to be installed prior to the beginning of clearing and to be maintained throughout the grading process until temporary or permanent vegetation has become established. The fencing shall be installed prior to the pre-grading site meeting and shall be verified as adequate by County grading staff at that meeting. Silt fence shall remain in place until after final inspection of the project. The fence shall be inspected frequently and kept in good repair. Intercepted material shall be cleaned out after each major storm and before it causes failure of the fence;
 3. Clearly marked disturbance envelope, temporary erosion control vegetation specifications, temporary road surfacing and construction entry stabilization, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets;
 4. The plan shall show that the material generated by excavating the drainage/siltation basins will either be transported to the County landfill or another fill site that operates under valid permit, or show where on the parcel the material will be deposited on site.
- C. In order to further protect the riparian corridor, prior to issuance of a building or grading permit, the applicant/owner shall obtain a Riparian Exception for the encroachment of the drainage facilities (portion of the sedimentation basin and spillway outlet). As part of the application process, applicant/owner shall submit information detailing the amount of riparian vegetation that will be removed and a shall provide revegetation plan that replaces riparian species elsewhere in the corridor at the ratio of 3:1.
- D. In order to avoid impacts to special status wildlife the applicant/owner shall implement the recommended mitigations given in the biotic report (Biotic Resources Group, March 22, 2002) including the following:
1. If construction will occur between April and 1 and August 15 project biologist shall conduct pre-construction surveys no more than 21 days before the scheduled beginning of the project to determine if any Loggerhead shrikes or Yellow warblers are nesting

within .25 miles of the project. Prior to the pre-construction site meeting the applicant/owner shall submit the results of the survey to Environmental Planning staff for review and approval. If nests are found construction shall not begin until future surveys verify that the young have fledged from the nests:

2. A qualified biologist specializing in bats shall survey existing buildings for the roosting and/or nesting bats. The survey shall include a plan for relocating any roosting bats that are present. Prior to issuance of a demolition permit, the applicant/owner shall submit the results of the survey and the relocation plan to Environmental Planning staff for review and approval. Further, if nesting bats are identified the demolition permit shall not be issued until future surveys verify that the young have been weaned and may be relocated;
3. Assume that Red legged frogs and Southwestern pond turtles may be present and implement pre-construction surveys, worker training, and periodic site inspection by the consulting biologist according to US Fish and Wildlife Service (USFW) protocol and the following:
 - a) Pre-construction survey shall be performed by a qualified biologist. Prior to beginning construction the owner/applicant shall submit the results of the survey to Environmental Planning staff for review;
 - b) If frogs or turtles are identified in or with access to the work area during pre-construction surveys or during monitoring by the project biologist, the applicant/owner shall cease work pending consultation with USFW;
 - c) Project biologist shall conduct a training for workers and equipment operators to inform them of the Endangered Species Act regulations as they apply to these species and to train them to properly identify the species in the field.
4. A qualified biologist shall be on site during clearing, grading, and construction of the reinforced earth retaining wall to monitor for the presence of Red legged frogs and Southwestern pond turtles.

- E. 1. In order to mitigate potential noise impacts on neighboring properties the applicant/owner shall:
- a. ~~Prior to public hearing, amend the Program Statement to include statements that marching bands and outdoor public address system are prohibited, and outdoor extra-curricular activities are prohibited between the hours of 10:00 PM and 8:00 AM;~~
 - b. Construction activity shall be limited to weekdays, 8:00 AM to 5:30 PM.
2. In order to mitigate potential noise impacts from the surrounding area on the school, prior to issuance of the building permit the applicant/owner shall submit a plan check letter from the project noise consultant verifying that the plans will cause noise in the interior spaces to meet the threshold specified in the General Plan (45 dBA).

- F. In order to mitigate impacts from the adjacent agriculture on the school and the school on the agriculture, including impacts from reducing the agricultural buffer between the farming and the playfields from 200 feet to 15 feet, the applicant/owner shall:

1. Prior to obtaining a building permit, record a Statement of Acknowledgment acknowledging the potential impacts of an adjacent agricultural use;

2. Prior to occupancy, construct an eight foot high solid fence along the line separating the "PF" zoned parcel from the "CA" zoned parcel and install and make provisions to maintain a barrier of drought tolerant, evergreen shrubs that will reach 12-25 feet at maturity.
- G. In order to avoid impacts on the existing sewer infrastructure, the applicant/owner shall:
1. Prior to public hearing amend the plans to indicate the sewer connection(s) and submit a letter from the Salsipuedes Sanitation District Engineer approving the location(s);
 2. Prior to occupancy, submit a letter from project engineer verifying that the section of the existing system that the Salsipuedes Sanitation District Engineer identified as requiring an upgrade has been upgraded to the specifications of the District Engineer.
- H. In order to mitigate potential impacts to historic (post-European) resources, the applicant/owner shall:
1. Employ a qualified monitor to oversee the site work relative to historic resources during activities that cause ground disturbance to implement the recommended archaeological monitoring and mitigation plan for the historic period component described in "Archaeological Mitigation Plan for the Proposed St Francis Central Coast High School", Breschini et al, 2000, mitigation measures #6 and #9, pages 32-33 and 36-37. The monitor shall submit weekly reports to Planning Department staff that detail the time of his/her presence on site, activities witnessed, methods, and findings and any resources found;
 2. If resources are uncovered they shall analyzed, cataloged, and treated according to the procedures given in the Historical Resources section of the Archaeological Mitigation Plan for the Proposed St Francis Central Coast High School", Breschini et al, 2000 Report (Breschini and Doane, 2000).
 3. Prior to occupancy, the applicant/owner shall submit a final archaeological report from the monitor, written to standards set forth by the California Office of Historic Preservation in Preservation Planning Bulletin 4(a) "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format", detailing the final disposition of any historic period artifacts that are found. This report may be integrated as a section of the report required under mitigation measures 1-6, below.
- I. In order to mitigate potential impacts to archaeologic (pre-European) resources, the applicant/owner shall:
1. Prior to site disturbance, the project archaeologist shall stake and mark as "exclusion areas", and shall precisely map, the three-four unexcavated pit features (#102, 103, and 104) that were identified during the archaeologic testing as necessary in order to prevent inadvertent disturbance by construction equipment;
 2. Implement the site grading plan which details the placement of a cap of imported fill over the site, under the supervision of the project Geotechnical Engineer. The fill shall be deep enough such that it will not be penetrated by foundations or other elements, with the exception of some of the utility trenches. This work shall be monitored by a qualified archaeologist in accordance with "Archaeological Mitigation Plan for the Proposed St Francis Central Coast High School", Breschini et al, 2000, mitigation measures #1-5 and #9, pages 31-32 and 36-37;
 3. Employ a qualified monitor(s) to implement the pre-Highway 152 widening archaeological exploration and data recovery plan within the CalTrans right-of-way, and

to monitor all other ground disturbing activity within the right-of-way, as well as all activities that cause ground disturbance on the rest of the school property, in accordance with "Archaeological Monitoring and Mitigation Plan", Breschini et al, 2000, as amended by Eidsness (2000 b:3) . oversee the site work relative to archaeological resources during.

The Principal Investigator of each archaeological monitor team shall submit weekly reports to Planning Department staff that detail the time of his/her presence on site, activities witnessed, methods, and findings and any resources found. The monitor(s) shall be responsible for verifying that all the recommendations given in the technical archaeological documents (Archaeologic Mitigation Plan, Breschini et al, 2000, pages 27-42 and Eidsness, 2000 b, pages 19-21) are implemented, with the exception that monitoring reports are due weekly rather than monthly;

4. Prior to final inspection of the grading permit or occupancy of any phase of the project, the applicant/owner shall submit a final archaeological report from the Principal Investigator of the monitoring team, written to standards set forth by the California Office of Historic Preservation in Preservation Planning Bulletin 4(a) "Archaeological Resource Management Reports (ARMR): Recommended Contents and Format", that describes the pre-historic period archaeological findings and the final disposition of any pre-historic period artifacts recovered during implementation of these mitigation measures.
5. If suspected or confirmed Native American remains resources are encountered, the procedures detailed in Eidsness, June 2000a pages 20 and 21 and state law (the California Public Resources Code 5097.98, and CHSC Section 7050.5) shall be followed. These procedures include prescribed steps for treatment of human burials and grave goods, temporary halt to activity, notification requirements and final disposition requirements;
6. Prior to occupancy of each phase of the campus, as-built plans shall be prepared that show the grading improvements and utility placements such that future repairs and other ground disturbing activities will be guided to the correct subsurface locations and exploratory disturbance will be minimized. The as-built plans shall include a note indicating that any activity that penetrates the protective cap may only be undertaken with the supervision of a qualified archaeological monitor. These plans shall be placed on file at California Historical Resources Information System in Rehnert Park at Sonoma State University, at the Planning Department and with the facilities manager at the High School.

J. In order to mitigate the effects of the additional trips generated by the project on traffic flow:

1. Prior to public hearing, the owner/applicant shall submit a letter from Caltrans indicating Caltrans' acceptance of the applicant's proposal to improve functioning at the Highway 152/ College Road/ Holohan Road intersection by adding a right turn overlap phase to the traffic signal on west bound Highway 152;
2. Prior to occupancy, the applicant/owner shall accomplish the addition to the signal described above;
3. Prior to occupancy, the applicant/owner shall construct frontage improvements on Highway 152, as shown on the project plans;
4. Prior to obtaining a building permit, the applicant/owner shall pay Traffic Improvement Area fees in the amount to be determined by the Department of Public Works, which will be used for improvements that offset the cumulative impacts of the additional use;

5. Applicant/owner shall obtain an encroachment permit from Caltrans for work within the right-of-way on Highway 152 and meet all conditions thereof.

K. In order to mitigate potential hazards associated with the demolition of asbestos containing materials (ACM) and lead containing paint (LCP), the owner/applicant shall:

1. Implement the recommendations of the Asbestos and Limited Lead in Paint Inspection Report, ATC Associates, September 14, 2000, section 8.01 items #1-9 regarding ACM and section 8.02 items #1-11 regarding LCP. The demolition shall be designed and carried out in compliance with regulations established by U.S. EPA, NESHAP (National Emission Standards for Hazardous Pollutants), California Department of Toxic Substances, Cal OSHA, and the Monterey Bay Unified Air Pollution Control District;
2. All paint shall be treated as LCP unless a full lead inspection is conducted;
3. Prior to obtaining a demolition permit submit a copy of the demolition plan, prepared by a qualified environmental consulting firm, for review and approval by County Environmental Health Services Department (EHS) staff;
4. Prior to final inspection of the demolition permit, submit documentation to EHS staff, from ATC associates or another qualified environmental consulting firm, that demolition involving ACM and LCP was performed according to plan and that debris was disposed of properly.

L. In order to mitigate impacts from soil that may contain elevated levels of lead from roadway related exhaust, prior to the issuance of the grading permit the applicant/owner shall:

1. Submit results from any testing that is required by the California Department of Toxic Substances;
2. If on the basis of the testing the Department of Toxic Substances requires mitigation of a potentially hazardous condition, the method of remediation shall be capping or other containment in-situ. If containment is not feasible and excavation of soil cannot be avoided, the grading plan shall be revised to clearly show the excavation and other disturbance. The revised grading plan shall be reviewed and approved in advance of ground disturbance by the County third party archaeological reviewer. Mitigations to protect historic and pre-historic archaeological resources, measures H #1-3 and I #1-6, shall apply. Specifically, any areas to be excavated that were previously shown as being undisturbed or capped, shall be treated in the same manner as the Highway 152 widening excavation, in that archaeological surveys and data recovery shall be conducted prior to grading.