

Exhibit 5: Watsonville City Council Resolution Granting LCP Permit for WERC

RESOLUTION NO. 285-03 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE GRANTING CONDITIONAL COASTAL DEVELOPMENT PERMIT WITH DESIGN REVIEW NO. PP2003-475 FILED BY THE PAJARO VALLEY UNIFIED SCHOOL DISTRICT AND THE CITY OF WATSONVILLE TO CONSTRUCT A 2800 SQUARE FOOT WETLANDS EDUCATION RESOURCE CENTER (WERC) ON THE PAJARO VALLEY HIGH SCHOOL CAMPUS AT 490 HARKINS SLOUGH ROAD (APN 018-281-63), WATSONVILLE, CALIFORNIA

WHEREAS, the Pajaro Valley Unified School District ("PVUSD") and the City of Watsonville have filed a joint application for Coastal Development Permit No. PP2003-475 to construct a 2800 square foot wetlands education resource center as part of the Pajaro Valley High School campus at 490 Harkins Slough Road, Watsonville, California ("the Project"); and

WHEREAS, the Council on June 26, 2001, approved a Coastal Development/Special Use Permit with Design Review No. 00-28 to allow construction of the 2200 student Pajaro Valley High School on lands west of Highway One, north of Harkins Slough Road; and

WHEREAS, Condition No. 97 of said Coastal Development/Special Use Permit with Design Review required the development of a natural science study center with an environmental stewardship program; and

WHEREAS, the development of the wetlands education resource center (WERC) is consistent with Local Coastal Program Policy C.5 (b) (1) that required the development of a natural science education resource center to serve the school and help with the

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required habitat restoration project; and

WHEREAS, the WERC is an independent project that does not require changes in Coastal Development/Special Use Permit No. 00-28 for the high school; and

WHEREAS, the Project has been sensitively designed to comply with the *Watsonville 2005 Local Coastal Program* and is consistent with the policy direction given by the California Coastal Commission; and

WHEREAS, notice of time and place of hearing for Conditional Coastal Development Permit with Design Review No. PP2003-475 was given at the time and in the manner prescribed by the Zoning Ordinance, and the Local Coastal Zone Implementation Plan of the City of Watsonville. The matter was called for hearing, evidence both oral and documentary was introduced, was received and the matter was submitted for decision.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

After considering all the documentary records and oral testimony and related records presented in support of and in opposition to the Project, and after due consideration, good cause appearing therefore, based upon the Findings, attached hereto and incorporated by this reference and marked Exhibit "A," and subject to the Conditions attached hereto and incorporated by this reference and marked Exhibit "B," the Council of the City of Watsonville does hereby grant Coastal Development Permit with Design Review No. PP-2003-475 to the Pajaro Valley Unified School District and the City of Watsonville to construct a 2800 square foot wetlands education resource center on the Pajaro Valley High School campus located at 490 Harkins Slough Road, Watsonville,

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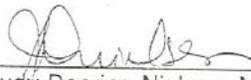
California, in order to satisfy Coastal Development/Special Use Permit No. 00-28
Condition No. 97.

NOTED
APPROVED FOR THE
CITY OF WATSONVILLE
CITY COUNCIL
RESOLUTION NO. 285-03
PASSED AND ADOPTED
THIS 15TH DAY OF
MAY 2003
AT WATSONVILLE, CALIFORNIA
BY THE VOTE OF
FIVE (5) COUNCIL MEMBERS
PRESENT AND
NONE OPPOSING
AND NONE ABSENT
CITY CLERK
CITY OF WATSONVILLE

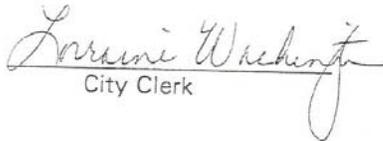
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The foregoing resolution was introduced at a regular meeting of the City Council of the City of Watsonville, held on the 28th day of October, 2003, by Council Member Phares, who moved its adoption, which motion being duly seconded by Council Member Bersamin, was upon roll call carried and the resolution adopted by the following vote:

AYES:	COUNCIL MEMBERS:	Bersamin, de la Paz, Phares, Rivas, Skillicorn, Gomez
NOES:	COUNCIL MEMBERS:	Doering-Nielsen
ABSENT:	COUNCIL MEMBERS:	None


Judy Doering-Nielsen, Mayor

ATTEST:


Loreni Weckert
City Clerk

APPROVED AS TO FORM:


City Attorney

CERTIFICATION

STATE OF CALIFORNIA }
COUNTY OF SANTA CRUZ }

I, TANA L. ROBERTS, DEPUTY CITY CLERK OF THE CITY OF WATSONVILLE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE ATTACHED RESOLUTION NO. 285-03 (CM) IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF SAID RESOLUTION AS IT APPEARS UPON THE OFFICIAL RECORDS OF SAID CITY OF WATSONVILLE.

DATE: 11/5/03


Tana L. Roberts
DEPUTY CITY CLERK OF THE CITY OF WATSONVILLE

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CITY OF WATSONVILLE
DESIGN REVIEW

Application No. PP2003-475
APN: 018-281-63
Applicant: PVUSD
Hearing Date: October 28, 2003

DESIGN REVIEW FINDINGS (Section 14-12.403)

1. The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

Supportive Evidence

The construction of the Wetlands Environmental Resource Center (WERC) is consistent with the goals and policies of the General Plan and follows the requirements of the LCP and condition 97 of the Coastal Development Permit 00-28 for the construction of the Pajaro Valley High School.

2. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related, adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both.

Supportive Evidence

The WERC will be constructed within the allowable building envelope for the school site as identified in the LCP and Master Plan for the Pajaro Valley High School. The height of the building is below the maximum allowable height for the school buildings, and the square-footage of the building complies with the lot-coverage requirements for the school. The construction of the WERC will include significant landscaping and will also provide for future native landscaping which will be fostered as part of the WERC program.

3. The proposed development will not generate pedestrian or vehicular traffic that will be hazardous, or conflict with the existing and anticipated traffic in the neighborhood.

Supportive Evidence

The WERC is being constructed as part of the Pajaro Valley High School and will not increase enrollment or traffic to the school site.

4. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

Attachment/Exhibit to:
Resolution No. 285-03 (CAM)

EXHIBIT A
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Supportive Evidence

The Pajaro Valley High School incorporates all necessary roadway improvements to minimize the impacts of the new school. The WERC will be incorporated into the school campus and will not increase the demands on traffic.

5. The proposed development incorporates features to minimize adverse effects including visual impacts of the proposed development on adjacent properties.

Supportive Evidence

The conditions of approval for the Pajaro Valley High School included strict design criteria regarding visual impacts of the buildings on adjacent wetlands, and the WERC building is in conformance with the design criteria.

6. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.

Supportive Evidence

The project is being conditioned with standard conditions regarding public improvement, building code, fire code, and architectural guidelines to ensure that the structure conforms to all requirements of the Municipal Code.

7. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare or result in material damage or prejudice to other property in the vicinity.

Supportive Evidence

The construction of the WERC will be located entirely within the allowable building envelope for the high school, and will not be detrimental to the public health, safety, convenience or welfare of the community.

Attachment/Exhibit to:
Resolution No. 285-03 (CM)

EXHIBIT A

Exhibit 5: Watsonville City Council Resolution Granting LCP Permit for WERC

CITY COUNCIL
CITY OF WATSONVILLE

Application No.: PP2003-475
APN: 018-281-63
Applicant: PVUSD
Hearing Date: October 28, 2003

COASTAL PERMIT WITH DESIGN REVIEW
CONDITIONS OF APPROVAL

APPROVAL DATE: 10/28/03
EFFECTIVE DATE: 10/28/03
EXPIRATION DATE: 10/28/05

General Conditions:

1. This Use Permit shall be null and void if not acted upon within 24 months from the effective date of the approval thereof. Time extensions may be granted provided the applicant requests same at least thirty (30) days in advance of the expiration of this Coastal Permit with Design Review. This approval applies to plans titled "PVUSD Natural History Science Center," received by the Community Development Department on September 10, 2003. (CDD-P)
2. After approval is granted, modification to the project or to conditions imposed may be considered in accordance with Section 14-12.1000 of the City Zoning Ordinance. (CDD- P)
3. Approval is subject to making findings and supportive evidence in accordance with Section 14-12.513 of the City Zoning Ordinance, with said Findings set forth in Exhibit "A" and made a part of this Special Use Permit. (CDD-P)
4. The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Coastal Permit with Design Review. (CDD-P, B)
5. The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)
6. A copy of the final conditions of approval must be printed on the front sheet of plans submitted for future permits. Plans without the conditions of approval printed directly on the front page will not be accepted at the plan check phase. (CDD-P)

Prior to the issuance of building permits, the following requirements must be met:

7. Applicant shall comply with all conditions of Coastal Permit #00-28 for the Pajaro Valley High School. (CDD-E)
8. The building is required to be equipped with an automatic fire sprinkler system. Plans for the system are to be submitted to the Community Development Department for approval and permits prior to the system being installed. (CDD-B, WFD)
9. Submit cut sheets for the heads that are being installed. (CDD-B, WFD)

P:\CCPAKET\Cepkt-03\10-28-03\High School\EEC\staff\report.rtf 10/21/2003 4:05 PM mmb
Attachment/Exhibit to:
200307

EXHIBIT B
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10. The underground contractor is required to submit separate plans for approval and permits prior to beginning work. The fire department connections are to be provided with brass plugs not caps. The post indicator valve is required to be equipped with a tamper switch and monitored with the automatic fire sprinkler system. (CDD-B, WFD)
11. A flow switch and inspector's test shall be provided. (CDD-B, WFD)
12. The automatic fire sprinkler system is required to be monitored 24-hours a day by a U.L. listed central station. Separate plans for the monitoring system are to be submitted for approval and permits prior to beginning work. (CDD-B, WFD)
13. The fire alarm system is to be installed to NFPA 72 guidelines. Plans are to be submitted for approval and permits prior to beginning the installation of the system. (CDD-B, WFD)
14. The proposed canopy shall comply with guidelines set forth in Article 32 of the current California Fire Code. (CDD-B, WFD)
15. The WERC shall assist in implementation of the wetlands restoration plan prepared by Jones and Stokes and approved in July, 2002. The Center shall include an environmental stewardship program with an interpretive plan and teaching program consistent with conditions #97 of Coastal Development Permit #00-28. The PVUSD shall submit a copy of the work program for review and approval prior to occupancy. (CDD-P)

Key to Department Responsibility

- CDD-B - Community Development Department (Building)
- CDD-P - Community Development Department (Planning)
- CDD-E - Community Development Department (Engineering)
- PW - Public Works
- WFD - Watsonville Fire Department
- PK - Parks and Community Services Department
- CAT - City Attorney

Attachment/Exhibit to:
Resolution No. 285-03 (CM)

EXHIBIT B
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10/28/03 Meeting
IN THE SUPERIOR COURT of the STATE OF CALIFORNIA
in and for the County of Santa Cruz

CERTIFICATE OF PUBLICATION



10/18/03

Ad No.:02508165

STATE OF CALIFORNIA }
COUNTY OF SANTA CRUZ } ss

I, Patricia Turley,
hereby certify that the Watsonville Register
Pajaronian, a newspaper of general circulation,
within the provisions of the government code of the
State of California, printed and published in the
City of Watsonville, County of Santa Cruz, State of
California; that I am the principal clerk of the
printer of said newspaper; that the
Legal Notice;PUBLIC HEARING NOTICE

of which the annexed clipping is a true printed
copy was published in said newspaper on the fol-
lowing dates, to wit: 10/18/03

I certify under penalty of perjury that the foregoing
is true and correct, at Watsonville, California, on
the 10/20/03

Patricia Turley
Patricia Turley, Legal Clerk

(Ab CITY OF WATSONVILLE p)
PUBLIC HEARING NOTICE
City Council
NOTICE IS HEREBY GIV-
EN that a public hearing will
be held by the City Council of
the City of Watsonville, on
Tuesday, October 28, 2003, at
the 6:30 p.m. session, in the
City Hall Council Chambers,
250 Main Street, Watsonville,
California, to consider an ap-
plication for a Coastal Develop-
ment Permit with Design
Review (PP2003-475), filed by
the Pajaro Valley Unified
School District and the City of
Watsonville on September 10,
2003, to construct a 2800
square foot Wetlands Educa-
tion Resource Center
(WERC).
The project address is 450
Harkins Slough Road (APN:
019-0281-14). The property is
zoned CZ-C (Coastal Zone-C)
with a General Plan designa-
tion of Coastal Zone and is
within the City Limits of the
City of Watsonville.
The project is consistent
with the Certified Environmen-
tal Impact Report (EIR) for the
Pajaro Valley High School

(Paste clipping

in this space)

Project in accordance with the
requirements of the California
Environmental Quality Act
(CEQA).
The hearing is established
by virtue of Section 14-
101000 et al. of Title 14 of the
Watsonville Municipal Code.
Any person may observe,
make inquiries, and present
testimony either for or against
the application at said public
hearing. Further information
regarding this notice can be
obtained at the Community
Development Department, 250
Main Street, or by telephoning
(831) 728-6018.
If you challenge the pro-
posed action in court, you may
be limited to raising only those
issues you or someone else
raised at the public hearing
described in this notice, or in
written correspondence deliv-
ered to the City Clerk, 215 Un-
ion Street, Administration
Building, 2nd Floor, prior to, or
at, the public hearing.
Date: October 17, 2003
Lorraine Washington,
City Clerk
Americans with Disabilities Act
The City of Watsonville
will not discriminate against
any person who files with the County
Clerk's Office within 30 days of the last publication

"Proof of Publication not to be filed with the County
Clerk's Office within 30 days of the last publication

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TO: Carlos J. Palacios, City Manager

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

SUBJECT: Coastal Development Permit with Design Review filed by Pajaro Valley Unified School District (PVUSD) to construct a 2,800 square foot wetlands education resource center for the Pajaro Valley High School.

AGENDA ITEM: October 28, 2003 City Council

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution approving the request of the Pajaro Valley Unified School District (PVUSD) to construct a 2,800-square-foot wetlands education resource center as part of the Pajaro Valley High School subject to the attached findings and conditions.

BASIC PROJECT DATA

APPLICATION NO. PP2003-475

LOCATION: 490 Harkins Slough Road APN: 018-281-63

PROJECT DESCRIPTION: Coastal Development Permit with Design Review to construct a 2,800-square-foot wetlands education resource center as part of the Pajaro Valley High School.

GENERAL PLAN: Coastal Zone

ZONING: Coastal Zone C

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

EXISTING USE: Pajaro Valley High School (under construction)

PROPOSED USE: Wetlands education resource center at the new 2,200-student Pajaro Valley High School.

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

LOT SIZE: 30.88 acres

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CEQA REVIEW: School District Certified Final Environmental Impact Report (FEIR)

PROPERTY OWNER/APPLICANT: Pajaro Valley Unified School District (PVUSD)

BACKGROUND/DISCUSSION

On June 26, 2001, the City Council approved a Coastal Development Permit and Special Use Permit with Design Review (00-28) to construct the Pajaro Valley High School on lands west of Highway One, north of Harkins Slough Road. The City and PVUSD approved revised plans reflecting the California Coastal Commission's input on July 25, 2002. Condition 97 of the high school approval required the development of a wetlands education and resource center on the upper finger of Hanson Slough. The center is intended to further community education on wetlands issues and promote biological restoration in the area. The development of the wetlands education resource center is consistent with LCP policy C.5 (b) (1) that required the installation of an environmental stewardship program with interpretive and teaching element.

On September 10, 2003, PVUSD and the City of Watsonville submitted a joint application for a separate permit to construct the 2,800-square-foot wetlands education resource center (WERC) to meet the requirements of Condition 97.

PLANNING ANALYSIS

Project Characteristics: The Wetlands Education Resource Center (WERC) consists of 2,800 square feet and is located next to the parking area and the basketball courts at the northern portion of the property. The center will consist of a main classroom, a visitors' center, a plant propagation area, and a courtyard with canopy. The square footage of the WERC is included in the total square footage for the school, and falls within the LCP approved building area for the school site.

The WERC will be a part of the Pajaro Valley High School campus, which is currently under construction, and consists of ten separate buildings clustered to the center of the site, with athletic fields and parking facilities to the south and north of campus. The school's total square footage is 165,967 square feet, including an administration building, library, multipurpose building, gymnasium, classrooms, portable classrooms, and a performing arts building. The WERC building will be the 11th structure on the campus. Impermeable surfaces including buildings, paved roads, sidewalks, and parking lots and the Center cover approximately 14.75 acres of the site. The remaining portion of the development envelope includes permeable surfaces such as athletic fields, landscaping areas, demonstration gardens, interpretive trails, and onsite drainage facilities. Parking for the facility is located at the northern edge of the property.

The WERC is within the 32.88-acre development envelope for the Pajaro Valley High School. The development envelope established by the LCP requires extensive protection of surrounding coastal resources by providing upland habitat protection around the western branch of the Struve Slough wetlands. The center is intended to support enhancement of the area by providing an education center for the students, and native plant development area.

The staff report is intended to provide a brief overview of the major issues related to the development of the WERC. A more detailed LCP consistency analysis addressing specific policy issues is included in the findings for the Coastal Permit with Design Review for the WERC, which

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also reference the finding made for the High School permit (02-28). The technical analysis section identifies the major issues and indicates the manner in which the project or conditions address the issues.

TECHNICAL AND DESIGN ANALYSIS

Parking: The school's parking lot is designed to serve the student and teacher population in conformance with the Watsonville Municipal Code (WMC). The WMC requires at least one space per seven students and one space per employee. The minimum parking required to serve 2,200 students and 120 teachers is 435 spaces. The project includes 435 parking spaces, 18 of which are accessible. The parking configuration was previously approved as part of the Coastal Permit and Special Use Permit with Design Review for the High School. Because the parking requirement for a public school follows the number of projected enrolled students, and the projected enrollment for the school will not be increased as a result of the construction of the WERC, the parking requirement is not increased.

Building Coverage: The school's lot coverage is limited by the City's LCP which requires public schools to have a maximum impervious surface coverage of 18 acres including buildings, paved roads, sidewalks, and parking lots. As proposed, the school's impervious surface coverage, which includes the calculation for the WERC, is only 14.75 acres – this is substantially less than the 18 acres allowed by the LCP.

Building Height: The City's LCP for this site limits allowable heights in order to reduce potential visual impacts from nearby coastal roads. The standard height limit is 30 feet measured from the finish grade. The height to the midpoint of the roof for the WERC is 11 feet, with a total height of approximately 15 feet. It is also located adjacent to Hanson Slough, and located behind most of the existing buildings so it will not be visible from public streets surrounding the high school.

Building Design: The Wetlands Education Resource Center (WERC) will be located at the northwest portion of the property next to the basketball courts and the parking lot, within the approved building envelope. The building itself is a post-modern design, prefabricated modular unit with cement plaster siding and a metal roof. The roof has two shed-dormer window elements symmetrically spaced along the roofline. The design of this building is consistent with the rest of the high school.

The area around the WERC will be landscaped including a lawn area bordered with coyote brush to the west, with lawn and various shrubs and trees surrounding the rest of the center. The Center will also include a plant propagation area for the growth of native seedlings to plant in the ESHA wetlands surrounding the high school property.

Major Local Coastal Program Policy Consistency:

Habitat Restoration: The LCP requires the project to meet extensive habitat restoration requirements. In order to protect the western branch of Struve Slough, the LCP requires that all of the area below the existing farm road on the property be designated as an Environmentally Sensitive Habitat Area (ESHA). The LCP also requires 100-foot setbacks from wetland areas on the south and a finger of the Hanson Slough on the west. The development envelope for the school site includes the ESHA and required buffers shown on Figure 2A of the LCP (see Attachment 5). In order to protect the ESHA and its buffers, these areas have been acquired by the City and are protected by a variety of conservation easements. The wetlands restoration plan that was completed by Jones and Stokes approved by the City and the Coastal Commission in

Exhibit 5: Watsonville City Council Resolution Granting LCP Permit for WERC

July of 2002 included a maintenance program to ensure the long-term viability of the ESHAs that will be monitored with the WERC.

Agricultural Buffers: The WERC is located outside of the agricultural buffer area outlined in the LCP, which required a 200-foot buffer between school structures and agricultural land. The WERC is located within the approved building envelope and is outside of the interior turning radius for planes taking off from the Watsonville Municipal Airport.

Environmental Analysis: The PVUSD Board of Trustees certified the FSEIR prepared by Jones and Stokes Associates on May 23, 2001. This document was prepared as a supplement to the original Final Revised Environmental Impact Report (FREIR) prepared by Envicom Corporation and approved by the PVUSD Board of Trustees in September of 1998. The creation of the Wetlands Education Resource Center satisfies mitigation B-1 of the FREIR, which required that the center be located on the school site, and provide training and instruction regarding the wetlands as well as ongoing monitoring and special programs regarding the Watsonville wetlands. No additional impacts will be generated by development of the WERC.

STRATEGIC PLAN

The construction of the Wetlands Education Resource Center is part of the Pajaro Valley High School, which will benefit the residents and youth of Watsonville greatly by reducing enrollment at the existing Watsonville High School. The Education Center will benefit the City in that special programs and training dedicated to wetlands preservation and restoration will be developed and implemented.

FINANCIAL

A projected financial impact of \$150,000 will come from the City's Utilities Enterprise Funds. YouthBuild will construct the WERC, as approved by the City Council on February 11, 2003. Additionally, \$84,564 will be contributed by the City for design and state permit coordination by ATI Engineering Services as approved by the Council on February 11, 2003. The fee for consultant design services will be fully reimbursed by grant funds.

SUMMARY/RECOMMENDATION

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

ALTERNATIVES

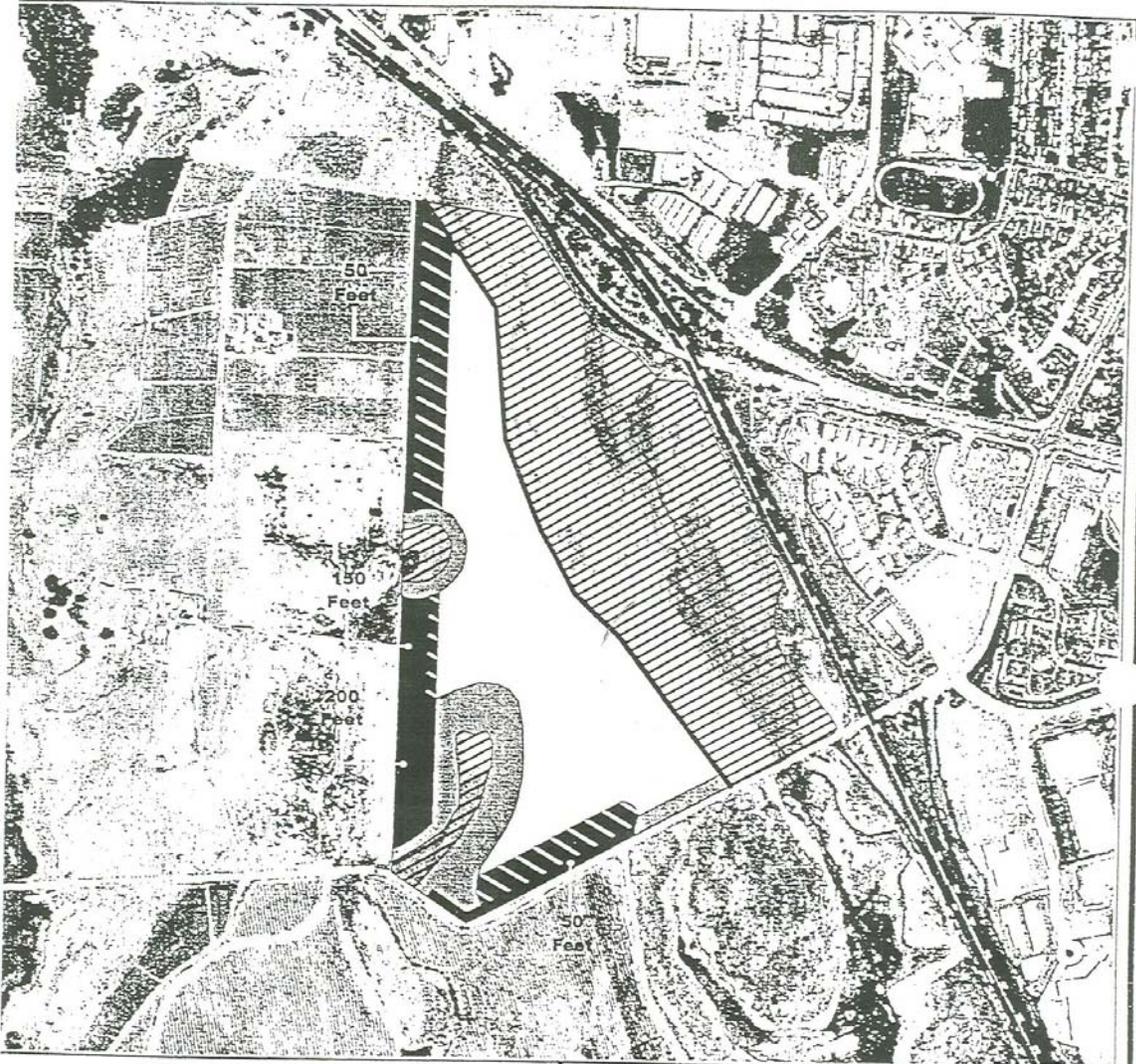
1. Approve the project with modified or additional conditions.
2. Deny the project and direct staff to return with denial findings and appropriate resolutions.

ATTACHMENT(S)

1. Reduced plans
2. Revised Figure 2A from Land Use Plan
3. Site and Vicinity Map

cc: City Attorney

Figure 2A: COASTAL ZONE AREA C - CONSTRAINTS

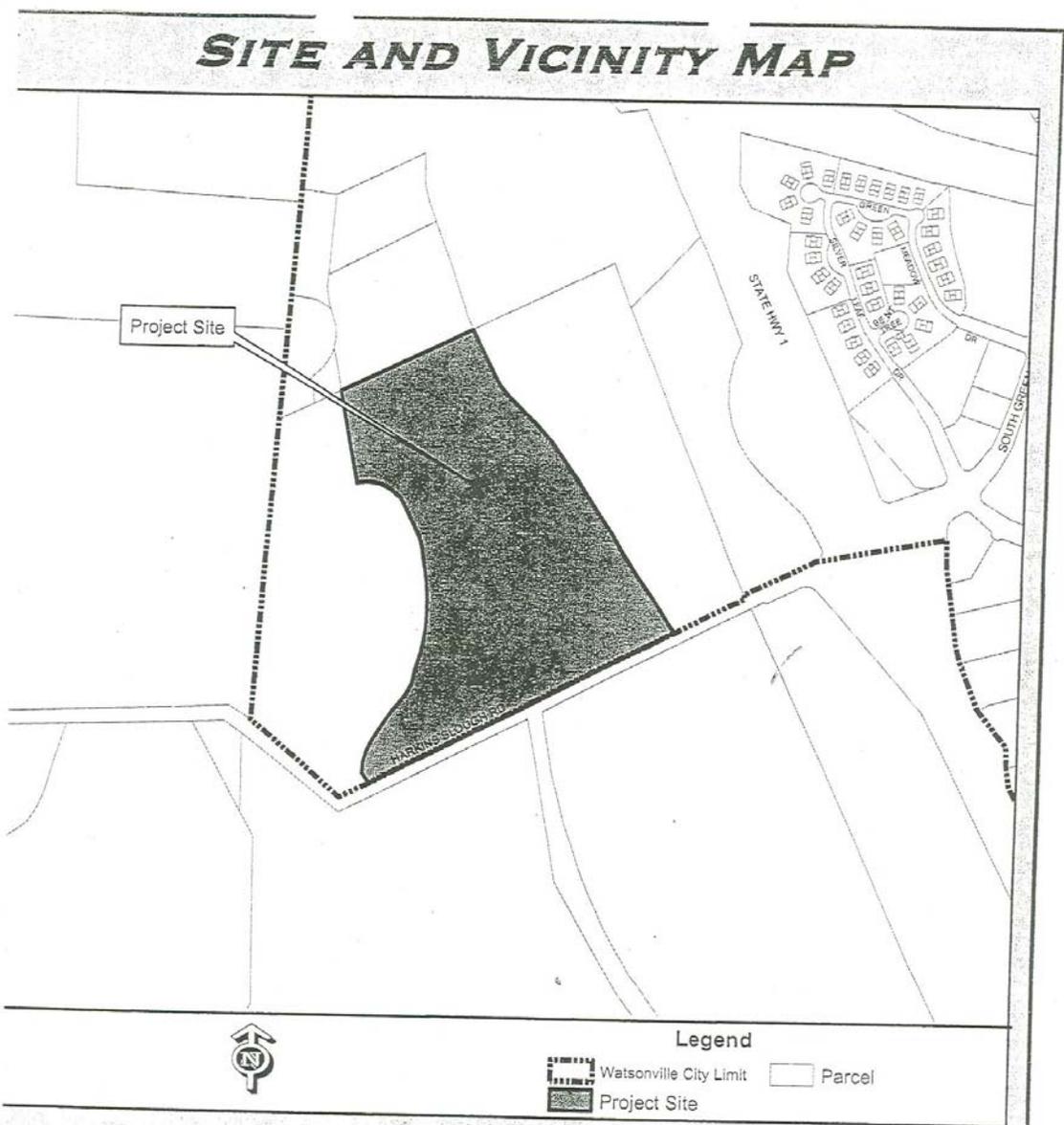


-  Agricultural Setback *700 Foot*
-  Public School Restricted Use Area Within Agricultural Setback
-  Recommended Development Envelope
-  ESHA*
-  ESHA BUFFER
-  Farm Road
-  Coastal Zone Boundary



*ESHA designation over West Branch Struve Slough also protects visual resources and minimizes land form alteration

This Document is a graphic representation only of the best available sources. The City of Watsonville assumes no responsibility for any errors.
Photo Source: 1993 USGS ORTHOPHO



PROJECT: Coastal Permit and Design Review to allow the development of a 2800sf Wetlands Education Resource Center at the Pajaro Valley High School site.
APPLICANT: City of Watsonville, Bob Geyer/Watsonville Wetlands Watch/PVUSD
APN#: 018-281-63
LOCATION OF PROJECT: Harkins Slough @ Millennium Drive

Prepared by Watsonville GIS Center 9-10-2003 (CDD0372)

