



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

March 29, 2007

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

Agenda Date: April 11, 2007

Item # 7

Time: After 9:00 AM

APN: 026-062-97 & 026-461-02

Application: 06-0418

Subject: Application 06-0418 for the Animal Services Facility at 7th Avenue & Rodriguez Street in Live Oak

Members of the Commission:

This item was heard before your Commission on March 14, 2007. At that hearing, public testimony was taken, followed with a discussion by your Commission. The Commission directed that the item return on the consent agenda on April 11, 2007 with revised conditions for consideration of project approval.

Revised Conditions are attached herein. These are provided in a **mark-up** format with the additions and deletions identified as Exhibit **2A** and in a clean version **as** Exhibit 2D. The subheadings below address the individual items, which the Planning Commission directed staff to address. The Planning Commission minutes from the March 14th meeting are included for reference as Exhibit 2F. The Development Permit Findings are also included as Exhibit 2C.

Condition Revisions

Drainage Pipe and Bioswale Redesign

The Commission directed that the drainage pipe and bioswale along **the** south boundary of the northern parcel should be redesigned in order to reduce the need for **a** bioswale at that location, and that the pipe should be replaced and increased in size as needed **to** accommodate this. New language **was** added to Condition II.B.5 to address this concern.

Disturbance Coordinator Response Time

The Commission suggested that the response or call back time for the disturbance coordinator to respond to concerns should be within one business day. Language in Condition I.L was modified to accommodate this.

Construction Hours

The Commission directed that project construction was to be limited ~~to~~ regular business hours. New Condition III.G was added to restrict noise-generating construction to regular business hours.

Revised Program Statement and Condition

A new project Program Statement, dated March 28, 2007, was provided by the applicant and is attached herein as Exhibit 2B. The Master Plan Program discussion under Condition IV.B was revised to better address concerns brought up at the Planning Commission hearing. New language was added under Condition IV.C.1 to tie the Program Statement to the project Conditions and to reflect that operations are limited ~~as~~ designated in ~~the~~ Program Statement. Some of the specific concerns expressed at the hearing by the neighbors to the north were also addressed. As well, additional language was added in the Program Statement (Exhibit 2B) to address the existing building on 7th Avenue that is currently leased to the SPCA.

Tree Buffer and Roadside Improvements

The condition language needed to be clarified to accommodate roadside improvements within the 18-foot buffer around the redwood tree on the corner. This buffer can accommodate the proposed sidewalk, curb, and gutter along Rodriguez Street and 7th Avenue. Language was revised and added in Condition II.B.7.a to clarify that the new storm drain must be located 18 feet from the base of the redwood tree. The arborist report (Belton, 10/06) gave specific recommendations for the locations of the sidewalks from the existing ~~frontage~~ trees and acknowledged that the plans accommodated the setbacks. Condition II.M. also requires review of the construction plans by the project arborist with a letter required ~~to~~ ensure the plans reflect his tree protection recommendations.

Only the installation of the public sidewalk improvements are proposed in conjunction with this project. The Redevelopment Agency (RDA) and Department of Public Works (DPW) will install the curb, gutter, and road improvements with a later 7th Avenue improvement project. As such, Condition II.B.7.c has been revised to state that RDA and DPW shall be notified by the permit holder and the Planning Department that it is recommended that the curb adjacent to the trees on 7th Avenue be consistent in design and materials with the rest ~~of~~ the frontage improvements (e.g. utilizing a form of concrete curb if possible where asphalt curbs were prescribed by the project arborist, while still accomplishing tree protections).

Material Changes Approval

The Commission also directed that condition language be added to ensure that substantial building material changes come back to the Planning Commission for approval. A new condition was added as Condition II.P to address this.

Conclusion:

With the revisions to the conditions as proposed, staff believes the directives and issues raised by your Commission have been adequately addressed.

Therefore, staff recommends that the Planning Commission:

- Certify the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act; and,
- Approve Application **06-0418**, based on the attached Findings and Revised Conditions.

Sincerely,



Melissa K. Allen
Project Planner
Development Review

Reviewed By: 
Mark Deming, AICP
Assistant Planning Director
Development Review

Exhibits:

- 2A. Revised Conditions – Mark-up version
- 2B. Program Statement, dated **3/28/07**
- 2C. Findings
- 2D. Revised Conditions – Clean version
- 2E. CEQA Determination – Negative Declaration
- 2F. Planning Commission Minutes from **3/14/07**
- 2G. Planning Commission Staff Report, **3/14/07** Agenda Date, *with* Exhibits A through F, including the Negative Declaration with related Attachments (Note: these documents and plans are on file with the Planning Department and are not copied again here.)

Revised Conditions of Approval Planning Commission April 11, 2007

Exhibit A: Project Plans entitled "Santa Cruz County Animal Services Authority Animal Shelter": architectural plans prepared by Teall Messer Architect, 9 sheets A1.1 to A6.1 dated 2/7/07; engineered plans prepared by Ifland Engineers Inc., 5 sheets C-1 to C5 dated 2/8/07; lighting plans prepared by Prime Design Group, 2 sheets E1.1 and E2 dated 10/20/06; and landscape plans prepared by Michael Arnone Landscape Architect, 2 sheets L-1 & L-2 revisions dated 2/2/07.

This permit authorizes the following:

- 1) Demolition of the existing unused approximately 16,000 square foot (**sq** ft) animal shelter consisting of 4 buildings, 4 sheds, and kennels (total of about 12,000 sq ft covered space and about 4,000 sq ft outdoor kennels/runs);
 - 2) Master Public Facility Site Plan for the construction of a replacement Animal Services Facility with one 1-story, 13,144 sq ft building and 1,330 sq ft of exterior kennels, with associated parking, landscaping, and approximately 1,850 cubic yards of grading; and,
 - 3) Additional Master Plan facility uses including:
 - Visitor use area, animal exercise yards, service yard and future agility training area; and,
 - Retention of the existing 1,400 sq ft office building (currently SPCA office), 1,200 sq ft shed/barn, and pasture area on northern parcel APN 026-461-02.
- I. Prior to exercising any rights granted by this permit including, without limitation, any site disturbance, demolition, or start of construction, 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.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official, or submit final demolition plans for review by an equivalent State or other agency.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official, submit the construction drawings to the International Code Council (I.C.C.) for review, or obtain equivalent review by a contract agency.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official or if no permits are obtained, obtain final grading review by Environmental Planning.
 - E. Obtain an Encroachment Permit from the Department **of** Public Works (DPW) or equivalent DPW Road Engineering and Driveway Encroachment review and approval for all off-site work performed in the County road right-of-way. Additional details shall be provided at the driveway entrance off Rodriguez Street to demonstrate that there will not be conflicts between the existing bike lane, new accessible sidewalk, drainage swales, curbs, and driveway.
 - F. Obtain final water service approval from the City of Santa Cruz.
 - G. Obtain final sewer service approval from the Santa **Cruz** County Sanitation District.

- H. Convene a pre-construction meeting on the site prior to any disturbance on the property. The following parties shall attend: applicant, grading contractor supervisor, and Santa Cruz County Environmental Planning staff. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.
 - I. Obtain any required permits from the County's Environmental Health Services Department for the safe disposal of biological waste resulting from the use of the building as an animal shelter with animal veterinarian component serving the shelter.
 - J. Obtain a National Pollutant Discharge Elimination System (NPDES), storm water permit from the California Regional Water Quality Control Board, Central Coast Region. All conditions of the NPDES permit are, by reference, hereby incorporated into the conditions of this permit.
 - K. Notify the Monterey Bay United Air Pollution Control District (MBUAPCD) of the project and obtain approval of the demolition plan and the plan for disposing of associated waste material, as required by federal regulations (national emissions standards for asbestos) and rules of the MBUAPCD. This shall be done prior to approval of demolition or building permits, or if no permits are issued, prior to beginning demolition, in order to address the potential of demolishing building(s) that contain lead paint and asbestos containing construction materials.
 - L. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number and nature of the disturbance. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within ~~24 hours~~ one business day of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the prescription of additional Operational Conditions.
 - M. Pay a Negative Declaration filing fee of \$1,850.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program (per state law, Fish and Game Code Section 711.4(c)(3)), or pay a \$50.00 filing fee with a "letter of no effect" issued by Fish and Game.
11. Prior to issuance of a Building Permit, Grading Permit, or if **no** permits are issued, prior to ground disturbance on the site and start of construction, the **applicant/owner** shall:
- A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural and civil engineered plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" 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. Identify the final exterior building and roof materials and colors for Planning Department approval if changes from the approved palette are proposed. Color boards must be in 8.5" x 11" format.
2. A final sign plan for the public facility shall be submitted for staff review and approval. Signage for the site must comply with the approved Exhibit "A" for this permit.
3. Final grading plans, that are prepared, wet stamped, and signed by a licensed civil engineer. Final grading plans must include the limits of grading, estimated earthwork volumes including over-excavation and recompaction calculations, cross sections through all improvements, and existing and proposed cut and fill areas. The grading plans shall comply with all recommendations of the geotechnical report **and** addendum information (Bauldry Engineering, April **2006** and July **2006**), including over-excavation/recompaction of the subsurface, construction of a mat foundation designed to span voids beneath the structure, and flexible utility connections to address potential liquefaction. The final grading plans shall also specify the destination of exported soil material. The material shall either be brought to the municipal landfill or to another site that has a valid permit to receive the material.
4. Final detailed erosion control plan, that is prepared, wet stamped, and signed by a licensed civil engineer for review and approval by Environmental Planning staff. In order to prevent erosion of sandy soils, off site sedimentation, and pollution of Arana Gulch, **the** plan shall include the following elements: clearing and grading schedule; temporary driveway surfacing and construction entry stabilization; sediment control structures; details of temporary drainage control including lined swales and erosion protection at the outlets of pipes; and, specifications for revegetation of bare areas, both temporary cover during construction and permanent planting.
5. Final drainage plans that are prepared, wet stamped, and signed by a licensed civil engineer. Final drainage plans must include existing and proposed drainage facilities, and details of devices such **as** back drains, culverts, energy dissipaters, detention pipes, etc. The drainage plan shall indicate that all runoff from paved surfaces, except for the walkway around the dog kennels, will pass through a silt and grease trap or bioswale/vegetated area in order to protect surface water quality from degradation due to silt, grease and other urban contaminants. The condition and capacity of the existing 18-inch CMP storm drainpipe located along the south property line of the northern parcel shall be explored. A replacement pipe or other sub-surface solution shall be constructed to eliminate the need for an on-surface bioswale system.

6. Engineered improvement plans for all on-site and off-site improvements. All improvements shall be submitted for the review and approval by the Department of Public Works. Details of the frontage improvements at the project entry off Rodriguez Street shall be submitted for review and approval by the Road Engineering division and for Accessibility review.
7. A tree protection plan for the existing trees to be retained on site must be indicated on the project plans. The grading, drainage and site plans must incorporate the tree protection recommendations of the project arborist (Arbor Art, October 2006 and November, 2006) in order to minimize impacts from loss of native trees. These recommendations include, but are not limited to the following:
 - a. ~~Rerouting improvements to prevent disturbance within eighteen feet of the large redwood tree on the northeast corner of Rodriguez Street and 7th Avenue.~~ Locate the proposed storm drain no closer than 18 feet from the base of the Coast Redwood tree trunk at the corner of 7th Avenue and Rodriguez Street to ensure the trenching process does not sever the majority of the roots in its vicinity. New sidewalks and pedestrian ramp may be located closer to the frontage trees (see arborist reports for specifics).
 - b. Limiting excavation to a depth of four inches in proximity to the mature Sycamore trees on Rodriguez Street and on 7th Avenue; ~~and,~~
 - c. ~~Specifying asphalt rather than concrete curb on the west side of tree numbers 20-4 through 23-4.~~
 - C. The permit holder and Planning Department shall notify the Redevelopment Agency and Public Works Department (responsible for the future 7th Avenue road improvement project) that it would be desirable that the new curb and gutter adjacent to the trees on 7th Avenue be consistent in design and materials with the rest of the property's frontage improvements, while ensuring adequate tree protections. This may involve exploring additional options with the consulting arborist and engineers to determine if there is a feasible alternative to protect the four London Plane Sycamore trees on 7th Avenue without using the recommended asphalt curb at that location.
 - d. Changes to the proposed improvements, which are located near the large trees along the site frontage, shall be reviewed by the arborist and additional protection measures provided and followed as needed.
 - e. A consulting arborist should oversee construction to ensure that the recommendations in the reports are followed, primarily with regard to tree protection fence locations, the maintenance of root protection zones, and the depth of sidewalk excavations.

8. Project plans shall incorporate all recommendations in the Noise Assessment Study (Pack and Associates, August, 2006) such that the General Plan thresholds for acceptable levels of noise will not be exceeded at any of the three closest sensitive receptors.
9. A lighting plan for the proposed development. Lighting must comply with the following conditions:
 - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
 - b. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.
 - c. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.
10. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.
11. Utility equipment such as electrical and gas meters, electrical panels, junction boxes, and backflow devices shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.
12. For any structure proposed to be within 2 feet of the maximum height limit for the zone district (35 feet in PF zone), the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site, which clearly depict the total height of the proposed structure.
13. Details showing compliance with fire department requirements.
14. Irrigation equipment and details to accommodate future Redevelopment Agency Street Tree planting in the landscape strip along the 7th Avenue and Rodriguez Street frontages (e.g. irrigation line sleeves under the sidewalk and driveways, mainline connection stubout, and automatic controller station and wire). The plans should demonstrate consistency with the approved 7th Avenue Plan Line. Applicant shall work with the Redevelopment Agency

and Department of Public Works to coordinate the plan line improvements and to install irrigation improvements as needed.

- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
- D. Meet all requirements of and pay all applicable fees to the City of Santa Cruz Water Department (see Water District letter dated **6/14/06** with form dated **9/19/06** revised **12/1/06**, and Water Conservation letter dated **9/17/06**).
- E. Meet all requirements of and pay all applicable fees to the Santa Cruz County Sanitation District (see Sanitation memo dated **9/25/06**).
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District (see Fire District letter dated **11/28/06**).
- G. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage (see Drainage comments dated **12/6/06** and **12/26/06**). Drainage fees will be assessed on the net increase in impervious area.
- H. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services for the disposal of biological waste and/or animal excrement.
- I. Submit **3** copies of a final grading and building plan review letter prepared and stamped by a licensed Geotechnical Engineer to Environmental Planning staff, approving the plans. The letter shall indicate that all recommendations of the geotechnical report and addendum information (Bauldry Engineering, April 2006 and July **2006**) are reflected in the project plans.
- J. Provide required off-street parking for a minimum of **34** cars. Parking spaces must be **8.5** feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- L. Complete and file a silt and grease trap maintenance agreement with the Department of Public Works. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year at a minimum. A brief annual report shall be prepared by the trap inspector at the conclusion of each inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap(s) to function adequately.
- M. Submit a letter by the project arborist to Environmental Planning staff, indicating that the plans reflect the arborist's tree protection recommendations (Arbor **Art**,

October 2006 and November, 2006).

- N. Submit a letter by the project acoustic engineer to Environmental Planning staff, indicating that he has reviewed the plans and that they meet General Plan standards and that the thresholds for acceptable levels of noise will not be exceeded at any of the three closest sensitive receptors.
- O. Pay the current Live *Oak* Transportation Improvement Area (TIA) fees for Roadside and Transportation improvements. Currently, these fees can be calculated as follows, but are subject to change:
 - 1. The development is subject to Live *Oak* Transportation Improvement (TIA) fees at a rate of \$440 per daily trip-end generated by the proposed use. The traffic report submitted indicates a total of 60 new trips generated by the proposed public facility use. The fee is calculated as 60 trip ends multiplied by \$440 per trip end equals \$26,400. The total TIA fee of \$26,400 is to be split evenly between transportation improvement fees and roadside improvement fees (currently estimated at \$13,200 each).
- P. Submit any substantial changes proposed to the building or roof materials for Planning Commission approval.

- 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 or construction plans shall be installed.
 - B. All inspections required by the Building Permit or equivalent review shall be completed to the satisfaction of the County Building Official or contract inspector.
 - C. All new utilities to serve the proposed development shall be installed underground.
 - 1. Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front/street setback or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from driveways, or views to monument signs. Underground vaults may be located in the front setback area for aesthetic purposes.
 - D. Back flow devices and other landscape irrigation valves shall not be located in the front/street setback or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from driveways, or views to monument signs.
 - E. The project must comply with all recommendations of the approved soils reports.
 - F. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time

during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

- G. Limit noise generating construction activities to between 8:00 AM to 5:00 PM weekdays, unless a temporary exception to this time restriction is authorized in advance by the Planning Director in response to an emergency circumstance.

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.
- B. **Master Plan Program (Public Facility Use):** ~~Given the location of the project with respect to adjacent existing residential, public facility, school, and commercial uses, all change of use requests shall be processed at Level 3 to permit a thorough review of possible impacts. Only the uses listed below may be processed at Level 1, based on the parking available on site:~~

~~Uses listed in the current PF (Public Facilities) use charts.~~
The following uses are authorized by this Master Plan:

1. Main Animal Services Facility new building and associated uses including:
 - a. Animal Services Authority administrative offices;
 - b. Animal shelter; and
 - c. And appurtenant support facilities (as identified in the project description, project plans, and program statement).
2. Small building on 7th Avenue:
 - a. Office space for a public agency or community serving use with ancillary programs/uses as described in the Program Statement.
3. Pasture and barn:
 - a. Temporary shelter for large animals.

Changes to these uses require an amendment to this permit.

- C. **The following additional restrictions apply to the proposed uses (and any future uses that include animal service elements):**

1. The attached Program Statement (Exhibit 2B) is incorporated as a part of this

- permit and permit conditions and serves as the operational guide for the property and proposed uses. Any changes to the Program Statement, facility operations, or intensifications of use shall be submitted to the Planning Department for review to determine conformity with the County Code, Public Facilities Zoning, Chapter 18.10, and General Plan and with the intent of this Master Plan approval. Significant changes shall be returned to the Planning Commission for approval.
2. The animal services facility operators shall designate a contact person to serve as a conflict resolution coordinator to address neighbor concerns as they may arise, including but not limited to noise, odor control, or parking. Any standing conflict that cannot be resolved should be returned to Planning for additional use permit review.
3. ~~2.~~ A parking analysis shall be prepared 1 year after project occupancy to determine whether the parking provided is adequately serving the facility. This evaluation should include parking usage counts over a two-week period including peak visitation and staffing times. If it is determined that the parking is inadequate, the applicant and/or facility operators shall provide a parking plan to improve the reserve parking spaces at the rear of the main parking lot for review and approval by Planning and Public Works. If accepted, this plan shall be implemented within 4 months of approval.
- ~~34.~~ This Master Plan authorizes the occasional use of large animal and other livestock on a temporary ~~as~~ needed basis at the pasture/barn, however no large animals shall be stored on a permanent or long term basis for more than 90 days without additional Planning review and approval.
- ~~4.5.~~ No outdoor unscreened storage visible from the public road or adjacent residences is permitted.
6. No public announcement (PA) systems or outdoor loud speakers are allowed.
7. Outside dog agility training and exercise areas shall be located a minimum of 50 feet from adjacent residential properties and fenced as necessary to reduce noise impacts to adjacent neighbors.
- ~~C.D.~~ The regular operations of the facility shall ensure that the premises are kept in a neat and sanitary manner by the daily removal of excrement and the use of sprays and disinfectants, as determined to be necessary by the Environmental Health Services, to prevent an accumulation of flies, the spread of diseases, offensive odor, or excessive dust.
- ~~D.E.~~ The landscape plan shall be maintained as depicted in the approved Exhibit "A", including maintenance of specimen trees as shown on these plans. Changes to this plan shall be subject to review by the Planning Director.
- ~~E.F.~~ The facility operators and property owner shall be responsible for the ongoing

maintenance of all street trees and landscaping with the County right-of-way, including the maintenance of the required automatic irrigation system and the replacement of all dead trees and plant material.

V. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18 0.462 of the Santa Cruz County Code.

A. Mitigation Measure: Geotechnical (Condition II.B.3 and 1.1)

Monitoring Program: In order to mitigate the potential for damage due to liquefaction the development shall comply with all recommendations of the geotechnical report and addendum information (Bauldry Engineering, April 2006 and July 2006), including over-excavation and recompaction of the subsurface, construction of a mat foundation designed to span voids beneath the structure, and flexible utility connections. Prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall submit a grading plan and building plan review letter from the project geotechnical engineer to Environmental Planning staff, approving the plans. The letter shall indicate that all recommendations are reflected in the project plans. Permits will not be approved or correction notices will be issued in the case of noncompliance.

B. Mitigation Measure: Urban Pollutants (Condition II.B.5 and II.L)

Monitoring Program: In order to protect surface water quality from degradation due to silt, grease and other urban contaminants, prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall revise the drainage plan to indicate that all runoff from paved surfaces, except for the walkway around the dog kennels, will pass through a silt and grease trap or bioswale. The facility operator, applicant, and/or owner shall be responsible for maintaining the trap(s) according to the following monitoring and maintenance procedures:

1. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum,
2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring

report shall specify any repairs that have been done or that are needed to allow the trap(s) to function adequately.

Permits will not be approved or correction notices will be issued in the case of noncompliance after construction.

C. Mitigation Measure: Erosion Control (Conditions **II.B.3** and **II.B.4**)

Monitoring Program: In order to prevent erosion of sandy soils, off site sedimentation, and pollution of Arana Gulch, prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall:

1. Submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include the following elements: clearing and grading schedule, temporary driveway surfacing and construction entry stabilization, sediment control structures, details of temporary drainage control including lined swales and erosion protection at the outlets of pipes; and specifications for revegetation of bare areas, both temporary cover during construction and permanent planting;
2. Modify the grading plans to specify the destination of exported soil material. The material shall either be brought to the municipal landfill or to another site that has a valid permit to receive the material.

Permits will not be approved or correction notices **will** be issued in the case of noncompliance.

D. Mitigation Measure: Tree Protection (Condition **II.B.7** and **II.M**)

Monitoring Program: In order to minimize impacts **from** loss of native trees, prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall revise the grading, drainage and site plans to incorporate the tree protection recommendations **of** the project arborist (Arbor Art, October **2006** and November, **2006**). The arborist **shall** provide a letter to Environmental Planning staff indicating that the plans reflect the recommendations. These recommendations include:

1. Rerouting improvements to prevent disturbance within eighteen feet of the large redwood tree on the northeast corner **of** Rodriguez Street and 7th Avenue;
2. Limiting excavation to a depth of four inches in proximity to the mature Sycamore trees on Rodriguez Street and on 7th Avenue;
3. Specifying asphalt rather than concrete curb **on** the west side of tree numbers **20-4** through **23-4**.

Permits will not be approved or correction notices will be issued in the case of noncompliance.

E. Mitigation Measure: Noise Impacts (Condition II.B.8 and II.N)

Monitoring Program: In order to reduce off site noise impacts to a less than significant level, all recommendations in the Noise Assessment Study (Pack and Associates, August, 2006) shall be incorporated into **the** project plans such that the General Plan thresholds for acceptable levels of noise will not be exceeded at any of the three closest sensitive receptors. Prior to approval of building or grading permits, or if no permits are issued, prior to start of construction on the site, the applicant shall provide a letter to Environmental Planning staff from the project acoustic engineer, indicating that he has reviewed the plans **and** that they meet this standard. Permits will not be approved or correction notices will be issued in the case of noncompliance.

F. Mitigation Measure: Air Pollutants (Condition I.K)

Monitoring Program: In order to ensure that there **are** no significant impacts on the environment from demolishing building(s) that contain lead paint and asbestos containing construction materials, prior to approval of demolition or building permits, or if no permits are issued, prior to beginning demolition, the applicant shall notify the Monterey Bay United Air Pollution Control District (MBUAPCD) of the project. Applicant shall obtain approval of the demolition plan and the plan for disposing of associated waste material, as required by federal regulations (national emissions standards for asbestos) and rules of the MBUAPCD. Permits will not be approved or correction notices will be issued in the ~~case~~ of noncompliance.

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

Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming, AICP
Assistant Director

Melissa Allen
Project Planner

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

Santa Cruz County Animal Services Facility

PROGRAM STATEMENT

The principal use for the new Animal Services facility is public administrative offices for the staff of the Santa Cruz County Animal Services Authority (ASA). The mission statement of the Santa **Cruz** County Animal Services Authority is: "Through community involvement, education, adoption, and humane law enforcement, we work to preserve the **well** being of all animals and bring an end to the homeless animal crises." The primary ancillary **use** is keeping and handling animals under the control of the ASA.

Operations/Facilities

ASA office staff will perform animal related office type functions and animal care. There is a veterinary suite that serves only the facility animals and currently does not serve the public directly. There are up to five animal control officers, and one field supervisor. On a daily basis, either two or three officers are on duty, each of which has a truck. **The** officers are out in the field following up on calls during the day unless they need to return **to** drop off animals when their truck is full or report to the shelter for other business. There is transport of animals from an off site veterinary clinic, and sometimes transport of animals to an off-site vet office. Three or four days a week there is transport of animals between the ASA's Watsonville facility and the mid county location, depending on the time of year.

The public will come to visit the animals and engage ASA services. Three outside dog get-acquainted yards are provided near the front entrance on the east side. Three outside dog exercise yards are provided on the north side. These exercise yards will be for facility dogs that are accompanied by a human at all times. An enclosed animal night drop may be planned for the future near the parking lot for people who need to drop off stray animals or surrender animals after the facility has closed.

There is an existing building on the north side of the site that is to **continue** as leaseable space. This building will be used to support and carry out the operations **of** the ASA. The building is currently leased on a month-to-month basis by the Santa Cruz Society for the Prevention of Cruelty to Animals (SPCA), a non-profit agency. The mission of **the** SPCA supports the mission of the ASA and as such, is a use that will be possible under this public facility master plan use permit. The facility in the long term will be used for offices, meetings, training and other permitted public uses. Housing animals will not be a principal use **of** this facility. Such use will be incidental to the office and educational uses of the facility. The **incidental** animal housing uses shall not exceed **6** dogs and 12 cats (not including nursing kittens) at any one time. Any uses of the facility by any non-ASA agencies shall be governed by **a** lease setting forth whether animals shall be allowed at this site. It shall be the responsibility **of** the County, as owner of the site, and the ASA, as the lessee, to assure compliance with these **provisions**, adequate care of the animals, and other conditions relating to noise and neighborhood compatibility. The barn and corral on the north east side of the site will remain as is.

The fenced service yard will encompass a truck and cage washing **station** and limited outside storage for cages and equipment. The ASA's transport and animal control vans and trucks will be parked in the service yard and in the sally port when not in use.

Hours of Operation

Office 9:00 a.m. to 5:30 p.m. Monday through Sunday
Kennels 12 noon to 5:30 p.m. Monday through Sunday

Staffing/Public Visits

On weekdays, the ASA facility will have approximately 17 employees on site between business hours, and between 8 to 15 volunteers per day, who typically work shifts of approximately 2 hours. Members of the public visit the shelter for a variety of reasons. Generally, those who come before the kennels are open are there to find or surrender lost animals, surrender animals owned by them, take care of citations or other requests to appear, obtain a license, or check lost and found files. Typically, those transactions take from between 5 and 30 minutes. In addition to the activities described above, members of the public who visit the shelter after the noon hour are also previewing animals for possible adoption, or completing an adoption. The length of stay is typically between 10 and 90 minutes. This is to say that there is generally a high turnover in visitation during the business day.

Exclusive of the Animal Control Officers who are generally working off site the typical use varies during the week as follows:

	Weekday	Saturday	Sunday
Staff	17	9	8
Volunteers	8 – 15	8 – 15	8 – 15
Members of public	40 – 60	60 - 90	50 - 70

Nighttime usage is limited to the occasional delivery of stray animals, or for meeting or training purposes. The building is not staffed at night. There are occasional night deliveries of animals that have been picked up by the Animal Control officers during late-in-the day or on-call shifts. These will be taken into the sally port and the insulated garage door closed before they are removed from the vehicle. The dogs will be kept in kennels in the sally port until morning so the other dogs are not aroused by new arrivals.

Parking

The parking component for the 2240 Seventh Avenue site is currently planned for 34 spaces available to employees, the public and volunteers, 2 of which are accessible, plus two spaces for animal control vehicles in the sally port area. An additional 11 spaces are planned to serve the facility located at 2260 Seventh Avenue. Using the County standard of one space per 200 square feet of office space, the secondary parking site has 4 excess spaces that can be used by employees. Finally, the site plan provides space for an additional 9 spaces, should they be necessary to serve the program needs. The ASA will actively promote ride share, car-pooling, and public transportation options for employees and volunteers.

Number of Animals

The animal population varies depending on the season. The main building can accommodate up to 90 cats. There are kennels sufficient for up to 54 dogs and space for approximately 20 miscellaneous small animals. The cat and small animals are in cages that are entirely inside. Fowl are occasional visitors. The dog kennels have 33 spaces that are half inside and half outside and 21 spaces that are entirely inside.

Large animals such as goats, pigs, cows, horses, or llamas are occasional. The large animals are kept in the barn during the holding period and until they are adopted or long term homes are arranged. No large animals are kept in residence on site. Approximately 20 large animals are rescued on an annual basis.

Deliveries

All deliveries and ASA vehicles will access the building through the service yard. The deliveries are during regular working hours. Two main types are involved: the first is the pick-up of deceased animals, which occurs once per week. This truck will pull into the sally port, and the door will be closed prior to pick-up. The second truck delivery type is for the delivery of animal food and animal supplies. Delivery can be restricted to a truck under 35 feet in length. ASA also has a stock trailer that will be kept in the pasture. Access to the barn will be through the existing north parking lot or the new southern parking lot.

Sanitation

The building will be served by the county sewer system. The solid waste from the kennels will be picked up and put into plastic bags that are put into the trash enclosure and then removed by the trash hauler. The outside kennel runs will be protected against rainwater encumbering the sanitary sewers.

After the solids are picked up the kennels are washed down once per day with Kennel Sol (or similar brand), a disease control solution, diluted with water. A diluted bleach solution is also used. This water along with the water from the laundry will be piped to the sewer system.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located on property designated for public facility uses and is not encumbered by physical constraints to development. The project has been designed to mitigate any potential impacts to the environment. Construction will comply with prevailing building technology and the Uniform Building Code to insure the optimum in safety and the conservation of energy and resources. The proposed public facility structure will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

Also to ensure an energy efficient building and healthy environment, the applicant's project description includes the intent to design the building in general accordance with LEED standards. This will be accomplished in the following ways: utilizing construction materials that contain recycled, local, and/or normally wasted materials; using paint with low volatile emissions; considering energy efficiency in all lighting fixtures and equipment schedules; sorting building demolition materials to allow for reuse and efficient placement at the land fill; utilizing building principles to achieve energy efficiency including increased insulation, minimized heat leakage, use of glass that excludes intense sun heat, and a very efficient heat system including a heat recovery sub-system in the kennels; as well as, the use of new generation roofing materials that reflect 30% more sunlight and associated heat load than typical composition shingle roofing.

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.

This finding can be made, in that the proposed location of the animal services facility and the conditions under which it would be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the PF (Public and Community Facilities) zone district in that the primary use of the property will be a public facility use (animal services facility) that meets all current site standards for the zone district.

The project is also consistent with the regulations in County Code Section 13.10.642, which apply to the maintenance of kennels, small-animal hospitals, veterinarians' offices, animal shelters and pounds. The area where the kennels will be maintained is entirely enclosed by a closed non-transparent fence of six feet in height. The actual enclosures where the animals will be kept are more than 75 feet from any residence. Condition IV.C. is included to ensure that the premises will be kept in a neat and sanitary manner by the daily removal of excrement and the use of sprays and disinfectants, as determined to be necessary by the Environmental Health Services, to prevent an accumulation of flies, the spread of diseases, offensive odor, or excessive dust.

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.

This finding can be made, in that the proposed public facility use is consistent with the use and development requirements specified for the Public Facility/Institutional (P) land use designation in the County General Plan and the site is located within the Urban Services Line. Pursuant to the General Plan Objective 2.21 program, the project is consistent with the Public Facility (PF) zoning regulations that govern the location, design, and use of public and quasi-public facilities, and a project Master Plan was provided and reviewed in conjunction with this application.

Consistent with General Plan Policy 2.21.3, the Public Facility land use designation on this site is utilized exclusively for the public facility activity at the site. Consistent with Public Facility Policy 2.21.5, this application includes a long-term Master Plan for the public facility in conjunction with the application to establish a new facility to replace the previous animal shelter facility. The Master Plan for the new facility includes the adjoining parcel to the north, which includes elements related to the use of the public facility and related facilities and improvements. The Master Plan site plan demonstrates that the proposed use and possible expansion to include future agility training areas is compatible with the goals and policies of the General Plan. Also, consistent with Policy 2.21.6, the project and environmental review processing encouraged cooperative planning and Master Plan review between appropriate review agencies to assure adequate assessment of the public facility needs.

The project was designed and reviewed to ensure compatibility with surrounding uses through application of the Design Review ordinance (Policy 8.5.2). Careful attention was also given to landscaping, signing, access, site and building design, visual impacts, drainage, parking, on site circulation, traffic patterns, fencing, and mitigation of potential nuisance factors identified with the previous facility design and operations.

The proposed animal services facility structure will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the PF zone district, in that the structure will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed structure will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed structure will comply with the site standards for the PF zone district (including setbacks, height, and number of stories) and will result in a structure consistent with a design that could be approved on similarly sized lots in the vicinity.

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

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.

This finding can be made, in that the proposed animal services facility is to be constructed on an existing previously developed lot. The expected level of traffic generated by the proposed project is anticipated to be **10** peak hour trips during the AM peak period and **15** peak hour trips during the PM peak period. The traffic report included in Exhibit D determined that such **an** increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed animal services public facility is consistent with the land use intensity and the existing mix of low and high-density residential, public facility, and commercial uses in the neighborhood. The public facility nature of the property will harmonize with the existing development in the area located along 7th Avenue, a relatively major north-south transportation arterial in the Live Oak area. As well, the proposed structure is located in a mixed neighborhood containing a variety of architectural styles and the project was designed to be compatible with the surrounding uses.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections **13.11.070** through **13.11.076**), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed animal services facility will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed building is a relatively low 1-story structure, with board and batt siding, and with building planes broken up to minimize bulk and mass facing the adjacent public roadways. The new building is similar in scale and a compatible architectural style to the residential structures nearby, and is consistent with the neighborhood input received at the early public meetings.

Revised Conditions of Approval Planning Commission April 11, 2007

Exhibit A: Project Plans entitled "Santa Cruz County Animal Services Authority Animal Shelter": architectural plans prepared by Teall Messer Architect, 9 sheets A 1.1 to A6.1 dated 2/7/07; engineered plans prepared by Ifland Engineers Inc., 5 sheets C-1 to C5 dated 2/8/07; lighting plans prepared by Prime Design Group, 2 sheets E 1.1 and E2 dated 10/20/06; and landscape plans prepared by Michael Arnone Landscape Architect, 2 sheets L-1 & L-2 revisions dated 2/2/07.

This permit authorizes the following:

- 1) Demolition of the existing unused approximately 16,000 square foot (sq ft) animal shelter consisting of 4 buildings, 4 sheds, and kennels (total of about 12,000 sq ft covered space and about 4,000 sq ft outdoor kennels/runs);
- 2) Master Public Facility Site Plan for the construction of a replacement Animal Services Facility with one 1-story, 13,144 sq ft building and 1,330 sq ft of exterior kennels, with associated parking, landscaping, and approximately 1,850 cubic yards of grading; and,
- 3) Additional Master Plan facility uses including:
 - Visitor use area, animal exercise yards, service yard and future agility training area; and,
 - Retention of the existing 1,400 sq ft office building (currently SPCA office), 1,200 sq ft shed/barn, and pasture area on northern parcel APN 026-461-02.

I. Prior to exercising any rights granted by this permit including, without limitation, any site disturbance, demolition, or start of construction, 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.
- B.** Obtain a Demolition Permit from the Santa Cruz County Building Official, or submit final demolition plans for review by an equivalent State or other agency.
- C.** Obtain a Building Permit from the Santa Cruz County Building Official, submit the construction drawings to the International Code Council (I.C.C.) for review, or obtain equivalent review by a contract agency.
- D.** Obtain a Grading Permit from the Santa Cruz County Building Official or if no permits are obtained, obtain final grading review by Environmental Planning.
- E.** Obtain an Encroachment Permit from the Department of Public Works (DPW) or equivalent DPW Road Engineering and Driveway Encroachment review and approval for all off-site work performed in the County road right-of-way. Additional details shall be provided at the driveway entrance off Rodriguez Street to demonstrate that there will not be conflicts between the existing bike lane, new accessible sidewalk, drainage swales, curbs, and driveway.
- F.** Obtain final water service approval from the City of Santa Cruz.
- G.** Obtain final sewer service approval from the Santa Cruz County Sanitation District.

- H. Convene a pre-construction meeting on the site prior to any disturbance on the property. The following parties shall attend: applicant, grading contractor supervisor, and Santa Cruz County Environmental Planning staff. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.
 - I. Obtain any required permits from the County's Environmental Health Services Department for the safe disposal of biological waste resulting from the use of the building ~~as~~ an animal shelter with animal veterinarian component serving the shelter.
 - J. Obtain a National Pollutant Discharge Elimination System (NPDES), storm water permit from the California Regional Water Quality Control Board, Central Coast Region. All conditions of the NPDES permit are, by reference, hereby incorporated into the conditions of this permit.
 - K. Notify the Monterey Bay United Air Pollution Control District (MBUAPCD) of the project and obtain approval of the demolition plan and the plan for disposing of associated waste material, as required by federal regulations (national emissions standards for asbestos) and rules of the MBUAPCD. This shall be done prior to approval of demolition or building permits, or if no permits are issued, prior to beginning demolition, in order to address the potential of demolishing building(s) that contain lead paint and asbestos containing construction materials.
 - L. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number and nature of the disturbance. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within one business day of receipt of the compliant ~~or~~ inquiry. Unresolved complaints received by County staff ~~from~~ area residents may result in the prescription of additional Operational Conditions.
 - M. Pay a Negative Declaration filing fee of \$1,850.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program (per state law, Fish and Game Code Section 711.4(c)(3)), or pay a \$50.00 filing fee with a "letter of no effect" issued by Fish and Game.
11. Prior to issuance of a Building Permit, Grading Permit, or if no permits are issued, prior to ground disturbance on the site and start of construction, the applicant/owner shall:
- A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural and civil engineered plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" 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. Identify the final exterior building and roof materials and colors for Planning Department approval if changes from the approved palette are proposed. Color boards must be in 8.5" x 11" format.
2. A final sign plan for the public facility shall be submitted for staff review and approval. Signage for the site must comply with the approved Exhibit "A" for **this** permit.
3. Final grading plans, that are prepared, wet stamped, and signed by a licensed civil engineer. Final grading plans must include the limits of grading, estimated earthwork volumes including over-excavation and recompaction calculations, cross sections through all improvements, and existing and proposed cut and fill areas. The grading plans shall comply with all recommendations of the geotechnical report **and** addendum information (Bauldry Engineering, April 2006 and July 2006), including over-excavation/recompaction of the subsurface, construction of a mat foundation designed to span voids beneath the structure, and flexible utility connections to address potential liquefaction. The final grading plans shall also specify the destination of exported soil material. The material shall either be brought to the municipal landfill or to another site that has a valid permit to receive the material.
4. Final detailed erosion control plan, that is prepared, wet stamped, and signed by a licensed civil engineer for review and approval by Environmental Planning staff. In order to prevent erosion of sandy soils, off site sedimentation, and pollution of **Arana** Gulch, the plan shall include the following elements: clearing and grading schedule; temporary driveway surfacing and construction entry stabilization; sediment control structures; details of temporary drainage control including lined swales and erosion protection at the outlets of pipes; and, specifications for revegetation of bare areas, both temporary cover during construction and permanent planting.
5. Final drainage plans that are prepared, wet stamped, and signed by a licensed civil engineer. Final drainage plans must include existing and proposed drainage facilities, and details of devices such **as** back drains, culverts, energy dissipaters, detention pipes, etc. The drainage plan shall indicate that all runoff from paved surfaces, except for the walkway around the dog kennels, will pass through a silt and grease trap or vegetated area in order to protect surface water quality from degradation due to silt, grease and other urban contaminants. The condition and capacity of **the** existing 18-inch CMP storm drainpipe located along the south property line **of** the northern parcel shall be explored. A replacement pipe or other sub-surface solution shall be constructed to eliminate the need for an on-surface bioswale system.

6. Engineered improvement plans for all on-site and off-site improvements. All improvements shall be submitted for the review and approval by the Department of Public Works. Details of the frontage improvements at the project entry off Rodriguez Street shall be submitted for review and approval by the Road Engineering division and for Accessibility review.
7. A tree protection plan for the existing trees to be retained on site must be indicated on the project plans. The grading, drainage and site plans must incorporate the tree protection recommendations of the project arborist (Arbor Art, October 2006 and November, **2006**) in order to minimize impacts from loss of native trees. The recommendations include, but are not limited to the following.
 - a. Locate the proposed storm drain no closer than 18 feet from the base of the Coast Redwood tree trunk at the corner of 7th Avenue and Rodriguez Street to ensure the trenching process does not sever the majority of the roots in its vicinity. New sidewalks and pedestrian ramp may be located closer to the frontage trees (see arborist reports for specifics).
 - b. Limiting excavation to a depth of four inches in proximity to the mature Sycamore trees on Rodriguez Street and on 7th Avenue.
 - c. The permit holder and Planning Department shall notify the Redevelopment Agency and Public Works Department (responsible for the future 7th Avenue road improvement project) that it would be desirable that the new curb and gutter adjacent to the trees on 7th Avenue be consistent in design and materials with the rest of the property's frontage improvements, while ensuring adequate tree protections. This may involve exploring additional options with the consulting arborist and engineers to determine if there is a feasible alternative to protect the four London Plane Sycamore trees on 7th Avenue without using the recommended asphalt curb at that location.
 - d. Changes to the proposed improvements, which are located near the large trees along the site frontage, shall be reviewed by the arborist and additional protection measures provided and followed as needed.
 - e. A consulting arborist should oversee construction to ensure that the recommendations in the reports are followed, primarily with regard to tree protection fence locations, the maintenance of root protection zones, and the depth of sidewalk excavations.
8. Project plans shall incorporate all recommendations in the Noise Assessment Study (Pack and Associates, August, 2006) **such** that the General Plan thresholds for acceptable levels of noise will not be exceeded at any of the three closest sensitive receptors.

9. A lighting plan for the proposed development. Lighting must comply with the following conditions:
 - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
 - b. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to **the** building. Light standards to a maximum height of 15 feet are allowed.
 - c. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.
10. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.
11. Utility equipment such as electrical and gas meters, electrical panels, junction boxes, and backflow devices shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.
12. For any structure proposed to be within 2 feet **of** the maximum height limit for the zone district (35 feet in PF zone), the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement **of all** features. Spot elevations shall be provided at points on the structure ~~that~~ have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site, which clearly depict the total height of the proposed structure.
13. Details showing compliance with fire department requirements.
14. Irrigation equipment and details to accommodate future Redevelopment Agency Street Tree planting in the landscape strip along the 7th Avenue and Rodriguez Street frontages (e.g. irrigation line sleeves under the sidewalk and driveways, mainline connection stubout, and automatic controller station and wire). The plans should demonstrate consistency with the approved 7th Avenue Plan Line. Applicant shall work with the Redevelopment Agency and Department of Public Works to coordinate the plan line improvements and to install irrigation improvements as needed.

- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
- D. Meet all requirements of and pay all applicable fees **to** the City of Santa **Cruz** Water Department (see Water District letter dated **6/14/06** with form dated **9/19/06** revised **12/1/06**, and Water Conservation letter dated **9/17/06**).
- E. Meet all requirements of and pay all applicable fees to the Santa **Cruz** County Sanitation District (see Sanitation memo dated **9/25/06**).
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District (see Fire District letter dated **11/28/06**).
- G. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage (see Drainage comments dated **12/6/06** and **12/26/06**). Drainage fees will be assessed on the net increase in impervious area.
- H. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services for the disposal of biological waste and/or animal excrement.
- I. Submit **3** copies of a final grading and building plan review letter prepared and stamped by a licensed Geotechnical Engineer to Environmental Planning staff, approving the plans. The letter shall indicate that all recommendations of the geotechnical report and addendum information (Bauldry Engineering, April **2006** and July **2006**) are reflected in the project plans.
- J. Provide required off-street parking for a minimum **of 34** cars. Parking spaces must be 8.5 feet wide by **18** feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- K. Submit a written statement signed by **an** authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- L. Complete and file a silt and grease trap maintenance agreement with the Department of Public Works. The trap shall be inspected to determine if it needs cleaning or repair prior to October **15** of each year at a minimum. A brief annual report shall be prepared by the trap inspector at the conclusion of each inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap(s) to function adequately.
- M. Submit a letter by the project arborist to Environmental Planning staff, indicating that the plans reflect the arborist's tree protection recommendations (Arbor **Art**, October **2006** and November, **2006**).

- N. Submit a letter by the project acoustic engineer to Environmental Planning staff, indicating that he has reviewed the plans and that they meet General Plan standards and that the thresholds for acceptable levels of noise will not be exceeded at any of the three closest sensitive receptors.
 - O. Pay the current Live *Oak* Transportation Improvement Area (TIA) fees for Roadside and Transportation improvements. Currently, these fees can be calculated as follows, but are subject to change:
 - 1. The development is subject to Live *Oak* Transportation Improvement (TIA) fees at a rate of **\$440** per daily trip-end generated by the proposed use. The traffic report submitted indicates a total of **60** new trips generated by the proposed public facility use. The fee is calculated as **60** trip ends multiplied by **\$440** per trip end equals **\$26,400**. The total TIA fee of **\$26,400** is to be split evenly between transportation improvement fees and roadside improvement fees (currently estimated at \$13,200 each).
 - P. Submit any substantial changes proposed to the building or roof materials for Planning Commission approval.
111. 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 or construction plans shall be installed.
 - B. All inspections required by the Building Permit or equivalent review shall be completed to the satisfaction of the County Building Official or contract inspector.
 - C. All new utilities to serve the proposed development shall be installed underground.
 - 1. Pad-mounted transformers (**as** part of the underground electrical service distribution system) shall not be located in **the** front/street setback or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from driveways, or views to monument signs. Underground vaults may be located in the front setback area for aesthetic purposes.
 - D. Back flow devices and other landscape irrigation valves shall not be located in the front/street setback or area visible **from** public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from driveways, or views to monument signs.
 - E. The project must comply with all recommendations **of** the approved soils reports.
 - F. Pursuant to Sections **16.40.040** and **16.42.100** of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this

development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections **16.40.040** and **16.42.100**, shall be observed.

- G. Limit noise generating construction activities to between 8:00 **AM** to 5:00 PM weekdays, unless a temporary exception to this time restriction is authorized in advance by the Planning Director in response to an emergency circumstance.

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.

B. **Master Plan Program (Public Facility Use)**

The following uses are authorized by this Master Plan:

1. Main Animal Services Facility new building **and** associated uses including:
 - a. Animal Services Authority administrative offices;
 - b. Animal shelter; and
 - c. And appurtenant support facilities (as identified in the project description, project plans, and program statement).
2. Small building on 7th Avenue:
 - a. Office space for a public agency or community serving use with ancillary programs/uses as described in the Program Statement.
3. Pasture and barn:
 - a. Temporary shelter **for** large animals.

Changes to these uses require an amendment to this permit.

C. **The following additional restrictions apply to the proposed uses (and any future uses that include animal service elements):**

1. The attached Program Statement (Exhibit 2B) is incorporated as a part of this permit and permit conditions and serves as the operational guide for the property and proposed uses. Any changes to the Program Statement, facility operations, or intensifications of use shall be submitted to the Planning Department for review to **determine** conformity with the County Code, Public Facilities Zoning, Chapter 18.10, and General Plan and with the intent of this Master Plan approval. Significant changes shall be returned to the Planning Commission for approval.

2. The animal services facility operators shall designate a contact person to serve as a conflict resolution coordinator to address neighbor concerns as they may arise, including but not limited to noise, odor control, or parking. Any standing conflict that cannot be resolved should be returned to Planning for additional use permit review.
 3. A parking analysis shall be prepared 1 year after project occupancy to determine whether the parking provided is adequately serving the facility. This evaluation should include parking usage counts over a two-week period including peak visitation and staffing times. If it is determined that the parking is inadequate, the applicant and/or facility operators shall provide a parking plan to improve the reserve parking spaces at the rear of the main parking lot for review and approval by Planning and Public Works. If accepted, this plan shall be implemented within 4 months of approval.
 4. This Master Plan authorizes the occasional use of large animal and other livestock on a temporary **as** needed basis at the pasture/barn, however no large animals shall be stored on a permanent or long term basis for more than 90 days without additional Planning review and approval.
 5. No outdoor unscreened storage visible from the public road or adjacent residences is permitted.
 6. No public announcement (PA) systems or outdoor loud speakers are allowed.
 7. Outside dog agility training and exercise areas shall be located a minimum of 50 feet from adjacent residential properties and fenced as necessary to reduce noise impacts to adjacent neighbors.
- D. The regular operations of the facility shall ensure that the premises are kept in a neat and sanitary manner by the daily removal of excrement and the use of sprays and disinfectants, as determined to be necessary by the Environmental Health Services, to prevent an accumulation of flies, the spread of diseases, offensive odor, or excessive dust.
- E. The landscape plan shall be maintained as depicted in the approved Exhibit **"A"**, including maintenance of specimen trees as shown on these plans. Changes to this plan shall be subject to review by the Planning Director.
- F. The facility operators and property owner shall be responsible for the ongoing maintenance of all street trees and landscaping with the County right-of-way, including the maintenance of the required automatic irrigation system and the replacement of all dead trees and plant material.

V. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18.10.462 of the Santa Cruz County Code.

A. Mitigation Measure: Geotechnical (Condition II.B.3 and 11.1)

Monitoring Program: In order to mitigate the potential for damage due to liquefaction the development shall comply with all recommendations of the geotechnical report and addendum information (Bauldry Engineering, April 2006 and July 2006), including over-excavation/recompaction of the subsurface, construction of a mat foundation designed to span voids beneath the structure, and flexible utility connections. Prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall submit a grading plan and building plan review letter from the project geotechnical engineer to Environmental Planning staff, approving the plans. The letter shall indicate that all recommendations are reflected in the project plans. Permits will not be approved or correction notices will be issued in the case of noncompliance.

B. Mitigation Measure: Urban Pollutants (Condition II.B.5 and II.L)

Monitoring Program: In order to protect surface water quality from degradation due to silt, grease and other urban contaminants, prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall revise the drainage plan to indicate that all runoff from paved surfaces, except for the walkway around the dog kennels, will pass through a silt and grease trap or bioswale. The facility operator, applicant, and/or owner shall be responsible for maintaining the trap(s) according to the following monitoring and maintenance procedures:

1. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum,
2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap(s) to function adequately.

Permits will not be approved or correction notices will be issued in the case of noncompliance after construction.

C. Mitigation Measure: Erosion Control (Conditions II.B.3 and II.B.4)

Monitoring Program: In order to prevent erosion of sandy soils, off site sedimentation, and pollution of Arana Gulch, prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall:

1. Submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include the following elements: clearing and grading schedule, temporary driveway surfacing and construction entry stabilization, sediment control structures, details of temporary drainage control including lined swales and erosion protection at the outlets of pipes; and specifications for revegetation of bare areas, both temporary cover during construction and permanent planting;
2. Modify the grading plans to specify the destination of exported soil material. The material shall either be brought to the municipal landfill or to another site that has a valid permit to receive the material.

Permits will not be approved or correction notices will be issued in the case of noncompliance.

D. Mitigation Measure: Tree Protection (Condition II.B.7 and II.M)

Monitoring Program: In order to minimize impacts from loss of native trees, prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall revise the grading, drainage and site plans to incorporate the tree protection recommendations of the project arborist (Arbor Art, October 2006 and November, 2006). The arborist shall provide a letter to Environmental Planning staff indicating that the plans reflect the recommendations. These recommendations include:

1. Rerouting improvements to prevent disturbance within eighteen feet of the large redwood tree on the northeast corner of Rodriguez Street and 7th Avenue;
2. Limiting excavation to a depth of four inches in proximity to the mature Sycamore trees on Rodriguez Street and on 7th Avenue;
3. Specifying asphalt rather than concrete curb on the west side of tree numbers 20-4 through 23-4.

Permits will not be approved or correction notices will be issued in the case of noncompliance.

E. Mitigation Measure: Noise Impacts (Condition II.B.8 and II.N)

Monitoring Program: In order to reduce off site noise impacts to a less than significant level, all recommendations in the Noise Assessment Study (Pack and Associates, August, 2006) shall be incorporated into the project plans such that the General Plan thresholds for acceptable levels of noise will not be exceeded at any of the three closest sensitive receptors. Prior to approval of building or grading permits, or if no permits are issued, prior to start of construction on the site, the applicant shall provide a letter to Environmental Planning staff from the project acoustic engineer, indicating that he has reviewed the plans **and** that they meet this standard. Permits will not be approved or correction notices will be issued in the case of noncompliance.

F. Mitigation Measure: Air Pollutants (Condition I.K)

Monitoring Program: In order to ensure that there are **no** significant impacts on the environment from demolishing building(s) that contain lead paint and asbestos containing construction materials, prior to approval **of** demolition or building permits, or if no permits are issued, prior to beginning demolition, the applicant shall notify the Monterey Bay United Air Pollution Control District (MBUAPCD) of the project. Applicant shall obtain approval of the demolition plan and the plan for disposing of associated waste material, as required **by** federal regulations (national emissions standards for asbestos) and rules of the MBUAPCD. Permits will not be approved or correction notices will be issued in the case of noncompliance.

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

Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming, AICP
Assistant Director

Melissa Allen
Project Planner

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



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
TOM BURNS, PLANNING DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 06-0418

County of Santa Cruz

Proposal to demolish an approximately 12,500 square foot animal shelter consisting of 4 buildings, 2 sheds, and kennels, and to construct a replacement Animal Services Facility with one I-story, 12,635 square foot building, 1,600 sq. ft. of exterior kennels, visitor use area, animal exercise yard, and service yard, with associated parking, landscaping, and approximately 1,850 cubic yards of grading. Existing office building (currently SPCA office), shed/barn, and pasture area on northern parcel APN 026-461-02 to remain. Project requires a Master Site Plan Development Permit for the public facility use, amendments to Commercial Development, Planned Development and Use Permits 96-0156, 77-1572-PD, 4513-U and D-72-11-9, Design Review, Soils Report Review, and Grading Approval. The project is located at 2200 and 2260 7th Avenue on the NE corner with Rodriguez Street in Santa Cruz, California.

APN: 026-062-97 and 026-461-02

Melissa Allen, Staff Planner

Zone District: Public Facility, PF

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD ENDS: February 2, 2007

This project will be considered at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

Findings:

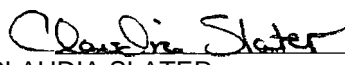
This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

Required Mitigation Measures or Conditions:

☐ None
☒ Are Attached

Review Period Ends February 2, 2007

Date Approved By Environmental Coordinator February 6, 2007


CLAUDIA SLATER
Environmental Coordinator
(831) 454-~~3122~~ ← 5175

If this project is approved, complete and file this notice with the Clerk of the Board:

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____. No EIR was prepared under CEQA

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT

Date completed notice filed with Clerk of the Board: _____

EXHIBIT 2E

EXHIBIT D

NAME: County of Santa Cruz
APPLICATION: 06-0418
A.P.N: 26-062-97, 26-461-02

NEGATIVE DECLARATION MITIGATIONS

Revised
2-7-07

1. In order to mitigate the potential for damage due to liquefaction the development shall comply with all recommendations of the geotechnical report and addendum information (Bauldry Engineering, April 2006 and July, 2006), including overexcavation/recompaction of the subsurface, construction of a mat foundation designed to span voids beneath the structure, and flexible utility connections. Prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall submit a grading plan and building plan review letter from the project geotechnical engineer to Environmental Planning staff, approving the plans. The letter shall indicate that all recommendations are reflected in the project plans.
2. To protect surface water quality from degradation due to silt, grease and other urban contaminants, prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall revise the drainage plan to indicate that all runoff from paved surfaces, except for the walkway around the dog kennels, will pass through a silt and grease trap, or bioswale. The trap(s) shall be maintained according to the following monitoring and maintenance procedures:
 - A. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum,
 - B. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap(s) to function adequately.
3. In order to prevent erosion of sandy soils, off site sedimentation, and pollution of Arana Gulch, prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall:
 - A. Submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include the following elements: clearing and grading schedule, temporary driveway surfacing and construction entry stabilization, sediment control structures, details of temporary drainage control including lined swales

and erosion protection at the outlets of pipes; and specifications for revegetation of bare areas, both temporary cover during construction and permanent planting,

- B. Modify the grading plans to specify the destination of exported soil material. The material shall either be brought to the municipal landfill or to another site that has a valid permit to receive the material.
4. In order to minimize impacts from loss of native trees, prior to approval of building or grading permits, or if no permits are issued, prior to ground disturbance on the site, the applicant shall revise the grading, drainage and site plans to incorporate the tree protection recommendations of the project arborist (Arbor Art, October 2006 and November, 2006). The arborist shall provide a letter to Environmental Planning staff indicating that the plans reflect the recommendations. These recommendations include:
- A. Rerouting improvements to prevent disturbance within eighteen feet of the large redwood tree on the northeast corner of Rodriguez Street and 7th Avenue;
 - B. Limiting excavation to a depth of four inches in proximity to the mature Sycamore trees on Rodriguez Street and on 7th Avenue;
 - C. Specifying asphalt rather than concrete curb on the west side of tree numbers 20-4 through 23-4.
5. In order to reduce off site noise impacts to a less than significant level, all recommendations in the Noise Assessment Study (Pack and Associates, August, 2006) shall be incorporated into the project plans such that the General Plan thresholds for acceptable levels of noise will not be exceeded at any of the three closest sensitive receptors. Prior to approval of building or grading permits, or if no permits are issued, prior to start of construction on the site, the applicant shall provide a letter to Environmental Planning staff from the project acoustic engineer, indicating that he has reviewed the plans and that they meet this standard.
6. In order to ensure that there are no significant impacts on the environment from demolishing building(s) that contain lead paint and asbestos containing construction materials, prior to approval of demolition or building permits, or if no permits are issued, prior to beginning demolition, the applicant notify the Monterey Bay United Air Pollution Control District (MBUAFCD) of the project. Applicant shall obtain approval of the demolition plan and the plan for disposing of associated waste material, as required by federal regulations (national emissions standards for asbestos) and rules of the MBUAPCD.

Planning Commission Minutes- 3/14/07

Proceedings of the Santa Cruz County
Planning Commission

Volume 2007, Number 5

March 14, 2007

Location: Board of Supervisors, County Government Center,
701 Ocean Street, Room 525, Santa Cruz, CA 95060

Action Summary Minutes

Voting Key

Commissioners: Bremner, Aramburu, Dam, Vice Chair Gonzalez, and Chair Shepherd
Alternate Commissioners: Messer, Hancock, Hummel, and Britton

Commissioners present were Bremner, Aramburu, Dann, Gonzalez, and Shepherd.

Consent Agenda

6. Approval of minutes

To approve the minutes of the February 28, 2007 Planning Commission meeting as submitted by the Planning Department.

Approved minutes. Aramburu made the motion and Gonzalez seconded. Voice vote carried 5-0 with ayes from Bremner, Aramburu, Dann, Gonzalez, and Shepherd.

Continued Items

There were no continued items.

Scheduled Items

- 7. 06-0655 242 Corralitos Road, Watsonville APN: 108-361-02**
Proposal to change agricultural production primarily from rose production to diversified agricultural production including bemes at an existing farm. Requires an Amendment to Agricultural Development Permit 87-0576. Property located approximately one mile north of Freedom Boulevard on Corralitos Road, at **242** Corralitos Road in Watsonville.
Owner: Edwin & Judith Charlebois
Applicant: Dee Murray
Supervisory District: 2
Project Planner: Steve Guiney, **454-3172**
Email: pln950@co.santa-cruz.ca.us

EXHIBIT 2F

Approve in concept and continued to March 28, 2007 on the consent agenda with directions for staff to clean up and consolidate outdated conditions. Aramburu made the motion and Gonzalez seconded. Roll call vote carried 5-0 with ayes from Bremner, Aramburu, Dann, Gonzalez, and Shepherd.

8. 06-0418 2200 & 2260 7th Avenue, Santa Cruz APNs: 026-062-97 & 026-461-02

Proposal to demolish an approximately 16,000 square foot animal shelter consisting of four buildings, four sheds, and kennels (total of about 12,000 square foot covered space and about 4,000 sq ft outdoor kennels/runs), and to construct a replacement Animal Services Facility with one 1-story, **13,144 sq ft** building, **1,330 sq ft** of exterior kennels, visitor use area, animal exercise yards, future agility training area, and service yard, with associated parking, landscaping, and approximately 1,850 cubic yards of grading. Existing 1,400 sq ft office building (currently SPCA office), 1,200 sq ft shed/barn, and pasture area on northern parcel APN 026-461-02 to remain. Project requires a Master Site Plan Development Permit for the public facility use, Design Review and Grading Approval. The property is located on the northeast corner of the intersection of 7th Avenue and Rodriguez Street (2200 and 2260 7th Avenue).

Owner: County of Santa Cruz

Applicant: County of Santa Cruz, CAO's Office

Supervisory District: 1

Project Planner: Melissa Allen, 454-2218

Email: pln317@co.santa-cruz.ca.us

*Approve in concept and continued to April 11, 2007 on the consent agenda with directions: redesigned the drainage pipe and bioswale on the north side, amend conditions to reflect one business day ~~for~~ callback time, construction to be **only** during business hours, a program statement needs to be included for the building that is rented to SPCA, revise **18** foot buffer for tree with more leeway for sidewalk, curb and gutter, concrete curb on 17th Avenue, and substantial material changes need to come back to the Planning Commission for approval. Bremner made the motion and Dann seconded. Voice vote carried 5-0 with ayes from Bremner, Aramburu, Dann, Gonzalez, and Shepherd.*

EXHIBIT 2F

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Planning Commission
Meeting Date: 4/11/07
Agenda Item: # 7
Time: After 9:00 AM

APPLICATION NO. 06-0418

STAFF REPORT TO THE PLANNING COMMISSION
FOR THE 3/14/07 PUBLIC HEARING

EXHIBIT 2G

Please Note: The full Staff Report with Exhibits A through F as presented to the Planning Commission for the March **14,2007** public hearing, including the Project Plans and Negative Declaration with related Attachments are included herein as part of this project proposal.

These materials are on file with the Planning Department and are not copied again here.

EXHIBIT 2G