

MEMORANDUM

Date: June 17, 2014

To: Kathy Previsich, Planning Director

From: Samantha Haschert, Project Planner

Re: 12 Month Review of Day Laborer Center

On July 25, 2012, the Planning Commission voted to uphold the Zoning Administrator's decision to approve application #111195 to convert an existing non-conforming single family dwelling to a Day Laborer Center. The Day Laborer Center began operation on April 2, 2013.

A condition of the permit required the applicant to track specific data associated with the operation of the center and to provide that information to the Planning Commission at a public hearing for a review of condition compliance after a three month, six month, and twelve month period.

The three month review of condition compliance was heard by the Planning Commission on August 28, 2013. The Planning Commission found the operation to be in compliance with all of the conditions of Permit #111195 and approved the following changes to the conditions of approval:

- 1) Elimination of the six month review;
- 2) The required twelve month review shall be conducted by staff and shall not be heard at a public hearing unless referred to the Planning Commission by staff based on a finding of non-compliance or increased impacts to the neighborhood; and
- 3) The Planning Commission shall be updated on the results of the twelve month review in the Planning Director's report.

The evaluation of condition compliance that took place during the three month review included a review of compliance with conditions that were required to be completed prior to building permit issuance; therefore, this review covers only the operational, or ongoing, conditions of approval of the permit.

Required Tracking Data

Condition of Approval IV.G requires the Day Laborer Center Staff to track the following data:

1. Daily attendance of day workers (Exhibit B).
2. The number of workers matched with employment opportunities daily (Exhibit C).
3. Methods of transportation to and from the site (Exhibit D).
4. Methods of transportation to and from job sites and the corresponding locations of job sites (Exhibit E).
5. The average daily wait time at the Center prior to employment (Exhibit A).
6. Complaints and concerns submitted to the disturbance coordinator and actions taken to resolve the issues. *No complaints received* (Exhibit A).

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7. The date, location, public notification list, and minutes for each quarterly neighborhood meeting (Exhibits A & F).

In addition to the above information, staff was required to review information from the Sheriff's Office regarding incidents at or in the vicinity of the Center involving day worker clients. This report has been provided by the applicant and is attached to this memo as Exhibit G.

Analysis

The average number of day laborers who visited the Center during this reporting period ranged between 13 and 15 per day. The permit allows a maximum of 40 day laborers per day at the Center; therefore, the actual use has not yet reached the maximum allowed by the use permit. The average number of daily job matches ranges between 3 and 9 for this reporting period.

Operating Hours

The Day Laborer Center staff has indicated that they continue to abide by the permitted operating hours of 7:00 a.m. to 1:30 p.m., Tuesday through Saturday, and 8:00 a.m. to 1:30 p.m. on Sunday.

Traffic and Parking

The data submitted by the applicant indicates that, during this reporting period, the majority of the day workers drove (37%) or biked (37%) to the Center. The data does not indicate how many day workers arrived in one vehicle. All others used public transportation (22%) or walked (4%) to the Center. In total, while 37% of the day workers drove to the center, 63% of the day workers arrived at the center via bus, bike, or walking; therefore, during this reporting period, it is clear that the applicant made correct assumptions regarding a reduced need for on-site parking (Exhibit's D & E).

The applicant also submitted data regarding the day workers methods of transportation to and from job sites, as it was originally asserted that employer pickups at the Center would seldom occur and that most of the day workers would carpool, walk, bike, or bus to and from job sites. The Center conducted this monitoring for one week (January 19-25) of the 9 month review period. Based on the 18 jobs scheduled during the sample week, only 4% of the jobs included an employer pick-up at the Center. 50% of the job sites were traveled to via bike, bus, or walking, while 46% of the job sites were traveled to via a personal vehicle or carpool. The records do not show a clear trend regarding use of different forms of travel based on geographic location of the job site; however, they do show that at this point, the parking provided is adequate for the use.

Crime

Incident records from the County Sheriff's Records Department have been provided by the applicant (Exhibit G). The records indicate that two calls for service were received by the County Sheriff between July 2013 and March 2014; however, both of the reports were unfounded.

Coordination with Neighbors

The conditions of this use approval require that the Center staff convene neighborhood meetings for one year following the commencement of operations. The meetings are required to be held on a quarterly basis during this reporting period.

Meetings were held in September 2013, December 2013, and March 2014, however, the Center was only able to provide an agenda and minutes from the December meeting (Exhibit F) given that the March meeting was cancelled due to a lack of attendees and the minutes from the September meeting were not able to be located due to personnel changes.

The December meeting minutes indicate that two neighbors attended the meeting and were given a tour of the center and a presentation of the jobs matches provided to day workers and other services provided by the Center. The minutes indicate that one of the attendees expressed appreciation that the harassment of young women in the neighborhood had not occurred, which was an initial concern shared by several neighbors in the area.

Disturbance Coordinator

The contact information for the assigned disturbance coordinator was posted at the center prior to the opening of the Center and continues to be clearly posted. During this reporting period, the disturbance coordinator did not receive any complaints or concerns (Exhibit A).

Conclusion

Based on the information submitted by the applicant and the analysis provided in this report, it does not appear that the establishment of the Day Worker Center has increased criminal activity or created parking or traffic problems in the neighborhood. It appears that the conditions of approval which required the Center to hold neighborhood meetings and to designate and make available a disturbance coordinator, have met the intended outcome of facilitating communication between the Center and the residents in the surrounding area.

It is apparent that the Day Worker Center operates in compliance with the conditions of approval of permit #111195 (Exhibit A) and no further action is recommended.

Exhibits:

- A. Day Worker Center Use Permit Conditions Tracking Sheet, submitted by applicant.
- B. Daily attendance of day workers.
- C. The number of workers matched with employment opportunities daily.
- D. Methods of transportation to and from the site.
- E. Methods of transportation to and from job sites and the corresponding locations of job sites during the week of January 19, 2014.
- F. December 16, 2014 Neighborhood Meeting Minutes
- G. Santa Cruz County Sheriff Incident Report for July 2013 – April 2014.

	Day Worker Center Use Permit Conditions of Approval - Twelve Month Followup Report (July 1, 2013 - March 31, 2014)	
ANSWERS	CONDITIONS	
	I. This permit authorizes a day worker/laborer center to occupy an existing building which is currently used as a single family dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:	
	A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.	
The Community Action Board of Santa Cruz County signed, dated and returned to the Planning Department one copy of the approval to indicate acceptance and agreement with the Conditional Use Permit, on August 13, 2012.		
	B. Obtain a Building Permit and Demolition Permit from the Santa Cruz County Building Official.	
The Community Action Board of Santa Cruz County obtained a Building Permit on December 10, 2012 and Demolition Permit on September 26, 2012, from the Santa Cruz County Building Official.		
		1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
The Community Action Board of Santa Cruz County paid the outstanding balance due to the Planning Department prior to making a Building Permit Application. CAB obtained the Building Permit on December 10, 2012.		
	C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.	
It was not necessary to obtain an Encroachment Permit from the Dept. of Public Works because there was no off-site work performed in the County road right-of-way. This Encroachment/Driveway Review was approved on October, 10, 2012.		
	D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.	
The Community Action Board of Santa Cruz County submitted proof (copy of Recordable Conditions from the Santa Cruz County office of the Records Office) that the conditions were recorded in the official records of the County Santa Cruz (Office of the County Recorder) on November 26, 2012.		
	II. Prior to issuance of a Building Permit the applicant/owner shall:	
	A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
The Community Action Board of Santa Cruz County submitted final architectural plans that included one elevation indicating that the exterior of the facility was not going to be painted as part of the remodel. The materials used in the remodel were labeled on the architectural plans.		
		2. The landscaping and site plans shall show the location of a 6 foot, solid wood board fence located in the south side yard. The plans shall show the side yard waiting area (picnic tables, etc.) located behind the 6 foot fence. The plans shall also show all proposed and existing exterior lighting. Lighting shall be directed downwards to reduce impacts on neighboring residences.
The landscaping and site plans submitted to the Planning Dept. showed the location of a 6 foot, solid wood board fence located in the south side yard. The plans showed the side yard waiting area (picnic tables, etc.) located behind the 6 foot fence. The plans also showed all proposed and existing exterior lighting. Lighting is directed downwards to reduce impacts on neighboring residences.		
		3. Complete accessibility plans.
The Community Action Board of Santa Cruz County submitted final architectural plans to the Planning Dept. showing completed accessibility plans on November 26, 2012.		
		4. Specifications to verify new work and change of occupancy (from an R-3 to a B) that comply with the 2010 CBC, CPC, CMC, CEC and 2008 CA Energy Standards, which are the codes currently enforced.
The Community Action Board of Santa Cruz County submitted final architectural plans to the Planning Dept. showing specifications verifying new work and change of occupancy that comply with 2010 CBC, CMC, CEC and 2008 CA Energy Standards on November 26, 2012.		

		5. Details showing compliance with fire department requirements.
The Community Action Board of Santa Cruz County submitted final architectural plans to the Planning Dept. showing compliance with fire department requirements on November 26, 2012.		
	B.	Submit a completed accessible hardship form to establish the costs of construction and the costs of providing access.
The Community Action Board of Santa Cruz County did not need to submit a completed accessibility hardship form to establish the costs of construction and the costs of providing access because we complied with all accessibility requirements. In December, officials from the Public Works Department verbally explained to the Center Program Director that this form is submitted by applicants that want to claim some exemption or relief from an accessibility requirement contained in the plans; CAB did not find it necessary to claim this exemption.		
	C.	Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
The Community Action Board of Santa Cruz County submitted four copies of the approved Discretionary Permit with the Conditions of Approval. The Conditions of Approval were recorded prior to submittal, on November 26, 2012.		
	D.	Submit a complete list of the Center's policies. All policies shall be consistent with the approved program statements and conditions of approval.
The Community Action Board of Santa Cruz County submitted a complete list of the Center's policies, including the Day Worker Center Program Description, the Day Worker Center Rules and Regulations, the Friendly Neighbor Policy, and the Guide to Hire Day Workers by Telephone and In-Person.		
	E.	Submit a signed copy of the Center's contract with First Alarm. The contract shall specify the actions to be taken to provide security at the site.
The Community Action Board of Santa Cruz County submitted a signed copy of the Center's contract with First Alarm, on November 26, 2012. The contract specified the actions to be taken to provide security at the site. No incidents were reported between July 1, 2013 and March 31, 2014. First Alarm's report for the period is included as Attachment II.E.		
	F.	Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
The Community Action Board of Santa Cruz County met all requirements and paid applicable plan check fees of the Central Fire Protection District for our first review.		
	G.	Provide required off-street parking for 10 vehicles. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely on-site and outside of any vehicular rights-of way. Parking must be clearly designated on the plot plan.
The Community Action Board of Santa Cruz County submitted final architectural plans to the Planning Dept. showing the required off-street parking for 10 vehicles. Parking spaces are 8.5 feet wide by 18 feet long and are located entirely on-site and outside of any vehicular right-of way. Parking is clearly designated on the plot plan.		
	III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:	
	A.	All site improvements shown on the final approved Building Permit plans shall be installed.
The Community Action Board of Santa Cruz County installed all site improvements shown on the final approved Building Permit plans.		
	B.	All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
A County Building Official completed all required inspections by the Building Permit on Tuesday, March 26, 2013.		
	C.	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.
The Community Action Board of Santa Cruz County affiliates working on the Building renovation did not discover any artifacts or other evidence of an historic archaeological resource or a Native American cultural site.		
	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.
The Community Action Board of Santa Cruz County understands and accepts condition IV.A., that "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. All day workers visiting the site shall not be permitted to loiter, wait for work, wait for pick-up, or solicit work outside of the Center's designated waiting areas. All visitors associated with the Day Laborer Center shall not be permitted to solicit work within any public right of way on 7th Avenue between Bostwick Lane and Rodriguez Street. All day workers visiting the site shall, when not conducting business within the office, wait within the building or within the designated side yard behind the fence. Loitering in the front yard of the parcel or on the premises outside of the designated waiting areas is not permitted.
The Community Action Board of Santa Cruz County has not permitted any day worker visiting the site to loiter, wait for work, wait for pick-up, or solicit work outside of the Center's designated waiting areas. All visitors associated with the Day Laborer Center are not permitted to solicit work within any public right of way on 7th Avenue between Bostwick Lane and Rodriguez Street. All day workers visiting the site, when not conducting business within the office, have waited within the building or within the designated side yard behind the fence. Loitering in the front yard of the parcel or on the premises outside of the designated waiting areas is not permitted and has been monitored for compliance.		
		C. The Center may operate between the hours of 7:00 a.m. and 1:30 p.m., Tuesday through Saturday, and between 8:00 a.m. and 1:30 p.m. Sunday. All day workers must leave the premises at 1:30 p.m. The Center shall not permit lines or gatherings to form outside of the Center prior to 7:00 a.m.
The Community Action Board of Santa Cruz County has operated the Center between the hours of 7:00 a.m. and 1:30 p.m., Tuesday through Saturday, and between 8:00 a.m. and 1:30 p.m. Sunday. All day workers have left the premises by 1:30 p.m. The Center does not permit lines or gatherings to form outside of the Center prior to 7:00 a.m. (or 8am on Sundays).		
		D. Center staff shall monitor the parking areas to ensure that parking is available for employer pick-up and workers vehicles. Parking is not permitted within the driveways or on 7th Avenue.
The Community Action Board of Santa Cruz County understood and accepted condition IV.D., by monitoring the parking areas to ensure that parking did not occur within the driveways or on 7th Avenue. Also, staff directly monitored or supervised volunteers who monitored the parking area daily to ensure that parking was available for employer pick-up and worker vehicles in the designated parking areas.		
		E. The Center shall designate a disturbance coordinator to resolve potential neighborhood conflicts or concerns. The name and contact number of the disturbance coordinator shall be clearly posted at all times and will be supplied to the Planning Department. Any change in the contact person and/or contact number shall be reported to the Planning Department in writing. No additional signage is permitted beyond the disturbance coordinator sign and the signage approved on Exhibit A.
The Community Action Board of Santa Cruz County designated the Disturbance Coordinator to be the Day Worker Center Program Director, Mireya Gomez-Contreras. Her name and contact number was clearly posted on the front window of the building before opening day, April 2, 2013, and was supplied to the Planning Department in March 2013. Additional signage (a sign on the front door noting the Center's hour of operation) was posted with Planning Department approval on June 11, 2013. On July 2, 2013, a sign to prevent loitering was posted on the front gate with the approval of the Planning Department. See Attachment IV.E.		
		F. The applicant shall notify the Planning Department of the date that the Center becomes operational. This date shall signify the starting date for all monitoring and tracking requirements as per the conditions of the permit on that date.
The Community Action Board of Santa Cruz County notified the Planning Department via e-mail on Tuesday, March 12 and confirmed again on April 15, that the Center was operational as of April 2, 2013. Center staff began monitoring and tracking requirements as per the conditions of the permit.		
		G. For one year following the date of commencement of operations, the Center shall track and submit the following reports/logs monthly for the first quarter and quarterly thereafter:
		1. Daily attendance of volunteers and workers.
Center staff tracked daily attendance of volunteers and workers. Worker attendance ranged from 2 to 26 workers per day between August 1, 2013 through March 31, 2014. Attachments IV.G.1 -1 -1 and -2 show the daily attendance of workers per day between July 1, 2013 - March 31, 2014. Volunteers at the Center ranged between 1 to 3 per day. Attachments IV.G.1 -2 -1 and -2 show daily volunteer attendance.		
		2. The number of workers matched with employment opportunities daily
Job matches ranged from 1 to 28 per day. Attachments IV.G.2. -1 and -2 show the number of job matches facilitated daily for the months of July 2013 through March 2014.		
		3. The workers' methods of transportation to and from the site. [Center site]
Center staff recorded workers' modes of transportation to and from the [Center] site according to information received from each worker at initial registration. Workers' methods of transportation: bus (22%), bike (37%), car (37%*) and walking (4%). Attachment IV.G.3 shows the numbers of workers who arrived at the site using each of these transportation methods. Workers who were not dispatched to a jobsite from the Center left the Center using the same method of transportation as they used to arrive to the Center. (*Workers who arrived by car either drove their own vehicle, carpoled, or were dropped off.)		
		4. The workers' methods of transportation to and from job sites and the corresponding locations of job sites.
Center staff tracked the workers' methods of transportation to and from the job sites. Attachment IV.G.4 is a sample from one week (January 21 - 24, 2014) that shows the percentage of workers that traveled to the job sites via bus (10%), bike (14%), walking (26%), driving their own car or carpooling with another worker (46%), or driven by the employer (4%). The attachment also shows the list of job sites where workers were dispatched and the method of transportation they used to travel to each one. (A complete account of methods of transportation to and from job sites for every day of operation is available if needed.)		
		5. The average daily wait time at the Center prior to employment.

The average daily wait time at the Center prior to employment was 2.25 hours. Wait time ranged from a minimum of 30 minutes to 4 hours. Most jobs began between 8am and 10am.	
	6. Complaints and concerns submitted to the disturbance coordinator and actions taken to resolve the issues.
The Center disturbance coordinator did not receive any complaints and no concerns were submitted between July 1, 2013 - March 31, 2014.	
	7. The date, location, public notification list, and minutes for each quarterly neighborhood meeting. These logs shall be submitted to the Planning Department for one year following commencement of operations at the site.
The Day Worker Center hosted Neighborhood Meetings on September 30, 2013, December 16, 2013, and March 26, 2014. The meetings were held in the Day Worker Center at 5:30pm. Meetings notices were sent two weeks in advance to all neighbors within 600 feet of the Center (addresses were provided by the Planning Dept.). The Planning Department was also notified prior to each meeting. The meeting Agendas are attached and labeled IV.G.7-1 through -3. Unfortunately, the minutes for the meeting on July 1, 2013, could not be located due to the Program Director's current absence on family leave. The minutes for the neighborhood meeting held on December 16, 2013, are included as Attachment IV.G.7-4. When no community members came to the Day Worker Center on March 26, 2014, the meeting was cancelled.	
	NOTE: The required tracking information shall be submitted to the Planning Department at the following intervals, which shall begin at the commencement of operations: at the end of a three month period, at the end of a six month period, and at the end of a 13 month period. Staff shall include information from the Sheriff's Office regarding incidents at or in the vicinity of the Center involving day worker clients. The four month review shall be scheduled for a public hearing before the Planning Commission. At the hearing, the Planning Commission shall determine if the seven month and 13 month reviews will consist of a status report on the Planning Commission agenda or public hearing before the Planning Commission. The Planning Commission may revise or add conditions of approval at the time of each review. The at-cost account for the project shall remain open with a positive balance for one year following the commencement of operations at the center. The applicant is responsible for all fees associated with monitoring reviews, subsequent public hearings, and compliance requirements.
Attachment 4.G.7-NOTE is a report provided by the Live Oak Service Center of the County of Santa Cruz Sheriff's Office that reflects all service calls to the Day Worker Center site between April 1, 2013, and April 30, 2014. The only calls that occurred in the year the Day Worker Center has been in operation were on April 4, and May 24, 2013, and were discussed in detail in our first quarter report. There were no incidents at or in the vicinity of the Center involving Day Worker clients between July 1, 2013, and March 31, 2014.	
	H. Supplementary classes provided at the Center shall only be for the participation of workers waiting for employment through the Center.
Center staff ensured that classes provided at the Center were only for workers waiting for employment through the Center during the Center's hours of operation. Classes were not publicized outside of the Center.	
	I. It is the responsibility of the Center to continuously enforce all Center policies, as approved by the Planning Department.
Center staff enforced all Center policies, as approved by the Planning Department, daily.	
	J. Center staff shall encourage that on-site pick-ups and drop-offs do not occur for job sites that are clearly accessible by foot, bicycle, or by public transportation. Center staff shall coordinate transportation of employees to and from job sites in advance to encourage that unnecessary on-site pick-ups and drop-offs do not occur.
Center staff monitored all job matches to dispatch workers to job sites by foot, bicycle or public transportation when the job site was clearly accessible using these transportation methods. This was done to prevent on-site pick-ups and drop-offs for jobs that were clearly accessible by foot, bicycle or public transportation. This Condition was addressed due to the high volume of job matches that were facilitated by phone and/or the internet versus job matches that occurred as a result of an employer's driving to the Center.	
	K. The existing kitchen shall not be utilized as a commercial kitchen. No food shall be prepared and sold on site. Catering/food trucks are not permitted on site at any time.
Center staff ensured that the existing kitchen was not utilized as a commercial kitchen. No food was prepared and sold on site. Catering/food trucks were not permitted on site at any time.	
	L. The Center shall convene a neighborhood meeting to take place bi-monthly for the first quarter and quarterly thereafter for one year beginning at the commencement of operations at the Center. The meetings shall be noticed and organized by the Center and shall be located at the Center. Notices of the meetings shall be mailed to the property owner of each parcel located within a distance of 600 feet from the subject property's boundaries at least two weeks in advance of the meeting. The meetings shall allow for Center staff to provide a status update of Center operations and to address neighborhood concerns as well as provided a tour of the facility.
The Center convened one neighborhood meeting in the each quarter since July 1, 2013 (9/30/13, 12/16/13, and 3/26/14). The meetings were noticed and organized by the Center. All the meetings took place at the Center. Notices of the meetings were mailed to the property owners of each parcel located within a distance of 600 feet from the subject property's boundaries at least two weeks in advance of the meeting (through the provision of mailing addresses by the Santa Cruz County Planning Department). Center staff provided a status update of Center operations, addressed neighborhood concerns, and provided tours of the facility. See Attachments IV.G.7-1 through -3 for the agendas.	
	V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
	A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
	B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
	1. COUNTY bears its own attorney's fees and costs; and
	2. COUNTY defends the action in good faith.

	C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
	D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Day Worker Center of Santa Cruz County
Use Permit Conditions REPORT - July 1, 2013 through March 31, 2014
DAILY ATTENDANCE OF DAY WORKERS

Day of the Month	July	August	September	October	November	December
1	*	14	6	18	15	8
2	9	15	*	17	13	*
3	16	15	15	17	15	13
4	*	10	12	21	*	19
5	14	*	8	15	14	13
6	7	17	15	15	20	19
7	7	18	13	*	19	18
8	*	12	11	23	15	14
9	13	12	*	24	15	*
10	11	16	21	21	9	16
11	16	11	19	16	*	13
12	16	*	16	13	18	16
13	13	16	15	12	15	14
14	9	11	14	*	10	14
15	*	17	10	23	17	12
16	20	11	*	21	10	*
17	26	13	17	25	15	11
18	13	11	14	26	*	14
19	19	*	14	24	11	9
20	15	15	12	20	15	14
21	14	22	13	*	14	12
22	*	20	*	27	12	14
23	17	15	14	22	11	*
24	19	15	19	15	12	*
25	14	8	14	16	*	*
26	12	*	21	14	23	*
27	16	16	20	9	15	19
28	9	17	17	*	*	11
29	*	15	11	12	*	12
30	11	15	*	19	11	*
31	15	15	n/a	14	n/a	13

* = This signifies a day when the Center was closed and no workers were present.

DWC Use Permit Conditions REPORT
Attachment IV.G.1 -1 -1

Day Worker Center of Santa Cruz County
Use Permit Conditions REPORT - July 1, 2013 through March 31, 2014
DAILY ATTENDANCE OF DAY WORKERS

Day of the Month	January	February	March
1	*	11	6
2	16	7	13
3	21	*	*
4	17	18	12
5	10	17	21
6	*	15	18
7	14	14	13
8	17	14	16
9	2	10	6
10	15	*	*
11	10	21	23
12	9	20	11
13	*	17	17
14	16	14	15
15	12	7	13
16	16	9	5
17	23	*	*
18	13	14	17
19	14	17	11
20	*	17	10
21	16	14	9
22	19	18	7
23	16	5	9
24	12	*	*
25	12	23	11
26	10	17	10
27	*	18	16
28	14	15	7
29	16	n/a	17
30	15	n/a	9
31	14	n/a	*

* = This signifies a day when the Center was closed and no workers were present.

DWC Use Permit Conditions REPORT
Attachment IV.G.1 -1 -2

EXHIBIT B

Day Worker Center of Santa Cruz County
Use Permit Conditions REPORT - July 1, 2013 through March 31, 2014
DAILY JOB MATCHES

Day of the Month	July	August	September	October	November	December
1	3	15	9	8	5	2
2	4	11	3	4	9	1
3	3	15	8	7	2	2
4	4	8	7	11	3	6
5	6	8	6	10	7	9
6	4	15	9	4	5	3
7	6	11	10	2	33	5
8	5	10	6	8	9	4
9	5	14	4	9	6	3
10	0	7	8	9	5	0
11	6	4	5	9	1	0
12	2	8	9	12	4	2
13	7	10	5	6	8	3
14	9	12	1	5	7	6
15	2	11	6	5	7	2
16	5	11	1	6	4	2
17	1	14	3	9	5	3
18	4	4	5	7	4	5
19	2	3	6	16	0	2
20	3	5	5	5	3	3
21	4	6	5	2	10	6
22	1	5	0	10	6	1
23	2	5	1	7	17	3
24	5	9	3	6	6	0
25	3	11	6	4	1	0
26	7	7	9	8	11	1
27	12	8	11	3	4	5
28	8	6	17	3	0	7
29	5	5	3	10	4	2
30	8	12	2	8	28	4
31	10	17	n/a	10	n/a	2
Total	146	287	173	223	214	94

DWC Use Permit Conditions REPORT
Attachment IV.G.2-1

EXHIBIT C

Day Worker Center of Santa Cruz County
Use Permit Conditions REPORT - August 4, 2013 through March 31, 2014
DAILY JOB MATCHES

Day of the Month	January	February	March
1	0	8	2
2	4	2	4
3	7	1	8
4	9	2	11
5	5	7	10
6	5	7	8
7	3	9	5
8	3	4	9
9	3	0	6
10	3	2	0
11	6	8	7
12	3	5	8
13	2	15	8
14	5	13	8
15	3	7	2
16	10	5	6
17	4	5	1
18	9	7	11
19	6	6	9
20	11	12	10
21	6	5	10
22	5	16	10
23	8	3	6
24	6	2	7
25	5	6	7
26	0	1	10
27	1	4	4
28	3	0	10
29	10	n/a	3
30	4	n/a	1
31	12	n/a	3
Total	161	162	204

DWC Use Permit Conditions REPORT Attachment IV.G.2-2

Day Worker Center of Santa Cruz County
Use Permit Conditions REPORT - July 1, 2013 through March 31, 2014
WORKER TRANSPORTATION TO AND FROM CENTER

Transportation to the Center

BIKE	WALK	BUS	DRIVE	TOTAL
10	1	6	10	27
37%	4%	22%	37%	100%

27 day workers signed in at the Day Worker Center in the sample period (January 21 - 25, 2014). Data regarding their modes of transportation had been self-reported earlier, at the time they initially registered. This data includes all workers who came to the Center during the sample week, whether or not they were dispatched to jobs.

Transportation from the Center - Day workers who did not gain employment on a given day traveled away from the Center at the end of the day (by 1:30) the same way they traveled to the Center. Day workers who were dispatched to work from the Center traveled to the worksite by bike, bus, their own car, or were transported by the employer (see attachment IV.G.4 for data).

DWC Use Permit Conditions REPORT Attachment IV.G.3

Day Worker Center of Santa Cruz County
Use Permit Conditions REPORT - July 1, 2013 through March 31, 2014
WORKER TRANSPORTATION TO AND FROM JOB SITES

Transportation to Job Sites - Includes only those dispatched from the Day Worker Center.

Transportation from Job Sites - Workers and employers were notified before the worker was dispatched that no workers are allowed to return to the Center after 1:30pm because the Center is closed. No workers returned to the Center after being dispatched to work from the Center.

Week of January 19 - 25, 2014

Job Sites	City		Bike	Walk	Bus	Drive - Worker	Drive - Employer
Hilton Drive	Boulder Creek					x	
Union St.	SC						x
Malibu Dr.	SC			x			
Chanticleer	LO		x				
North Ave.	Aptos				x		
Assembly Ave.	LO			x			
Old Mill Pond Rd.	Los Gatos					x	
El Dorado	LO			x			
Peyton St.	SC					x	
Wilkes Ct.	SC					x	
East Cliff	LO					x	
East Cliff	LO					x	
Marnell Ave.	SC		x				
Graham Hill Rd.	SC		x				
Allerton St.	SC					x	
El Dorado	LO			x			
Plum St.	LO					x	
Branciforte Dr.	SC			x			

Workers who were dispatched to job sites from the Center during the sample week traveled to job sites using the following transportation: bike (14%), walking (26%), bus (10%), driving their own car or carpooling with another worker (46%), and riding with the employer (4%).

DWC Use Permit Conditions REPORT
Attachment IV.G.4

EXHIBIT E

Day Worker Center of Santa Cruz County

Neighborhood Meeting Minutes

Meeting Date: December 16, 2013

Location: Day Worker Center

Time: 5:30 – 6:30pm

Meeting Highlights

- Two neighbors attended the meeting and signed the attendance sheet.
- Day Worker Center affiliates facilitated the meeting. Affiliates included Community Action Board of Santa Cruz County (CAB) Executive Director, Maria Elena De La Garza, Day Worker Center Program Director, Mireya Gomez-Contreras, and Day Worker Advisory Council member, David Foster.
- Those in attendance introduced themselves during introductions.
- Center staff provided a tour of the Day Worker Center to guests to show them the different rooms, activities, and operational tools used daily before and after the meeting.
- Day Worker Center Program Director gave an update on the Center's primary services. She reported on the number of job matches for the months of September through December 2013, the types of jobs workers are dispatched to perform, the number of workers registered, and the number of employers who had hired through December 16, 2013. She pointed out the Center's Calendar of Activities and the types of community involvement that was planned for day workers in the months ahead. She also described partnerships that have been established with the Volunteer Center of Santa Cruz and Salud Para La Gente. She reported on a Health and Safety project undertaken with the day workers. Finally, she reported on the safety measures taken at the Center, including the Center's coordination with the Santa Cruz Sheriff's Office, the security services contract with First Alarm Security Company, and the internal safety protocols implemented daily.
- Guests were invited to ask questions and share comments.
 - One guest expressed appreciation that his initial concern that young women might be harassed by day workers had not come to pass.
 - A guest expressed interest in attending a training on pruning at the Center
 - A guest pointed out an additional street light

Minutes prepared by Mireya Gomez-Contreras

DWC Use Permit Conditions REPORT Attachment IV.G.7-4

EXHIBIT F

INCIDENT RECALL

SANTA CRUZ COUNTY SHERIFF

PAGE: 000001

Date: 04/30/14 Time: 13:22

Requested By: GUERRERO, JOE

Incident Number Time Type Dispo Address

P-unit Report Number

04041380022904	11:39	OUT	J01	2261 7TH AVE	9S18	
05241380036366	00:21	AREACK	J35	2261 7TH AVE	1S22	

NO CAD HISTORY FOR
JULY 2013 - CURRENT

465-1959

ATTN CSO5

DWC Use Permit Conditions REPORT
Attachment 4.G.7-NOTE

EXHIBIT G