



Staff Report to the Zoning Administrator

Application Number: **09-0154**

Applicant: Branciforte Fire Protection District **Agenda Date:** May 7, 2010
Owner: Branciforte Fire Protection District **Agenda Item #:** 4
APN: 101-172-10 **Time:** after 10:00 a.m.

Project Description: Proposal to remove a one-bay apparatus garage and construct a two-story, 2,160 sq. ft. detached structure to be used as a 2 bay apparatus garage on the first floor and storage on the second floor, construct a 13 car parking area and grade approximately 130 cu. yds.

Location: 2711 Branciforte Drive, Santa Cruz

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Amendment to Permit 96-0123, Variance (to allow the side setback to be 15 ft. where 20 ft. is the min. required) and Preliminary Grading Approval

Technical Reviews: Design Review and Archeological Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0154, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | I. Archeological Reconnaissance Survey |
| B. Findings | J. Geotechnical Investigation Review Letter |
| C. Conditions | K. Urban Designers Memo |
| D. Categorical Exemption (CEQA determination) | L. Accessibility Review comments |
| E. Assessor's, Location, Zoning and General Plan Maps | M. Letter from the Branciforte Fire District, dated 10/1/2009 |
| F. Aerial photo of site | N. Reduced project plans |
| G. Discretionary Application Comments | |
| H. Letter from neighbor | |

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

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Parcel Information

Parcel Size: 24,557 sq. ft,
Existing Land Use - Parcel: Fire Department station and office
Existing Land Use - Surrounding: Single family residences
Project Access: Branciforte Drive
Planning Area: Carbonera
Land Use Designation: P (Public Facility)
Zone District: A (Agriculture)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Adjacent to flood plain of Branciforte Creek
Soils: Not a mapped constraint
Fire Hazard: Not a mapped constraint
Slopes: 5- 10%
Env. Sen. Habitat: Riparian/see report
Grading: Approximately 130 cu. yds.
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Mapped/see report

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: private well
Sewage Disposal: on-site septic
Fire District: Branciforte Fire Protection District
Drainage District: N/A

History

Branciforte Fire Protection District was formed in 1950. The original Branciforte Fire Station was approved under Use Permit #2722-U in 1965. It was enlarged with a 990 square feet addition that was approved under application 96-0123 in 1997.

Project Setting and Program

This project is located at 2711 Branciforte Drive, approximately .1 mile north of Granite Creek Road. Branciforte Creek is on the rear of the property.

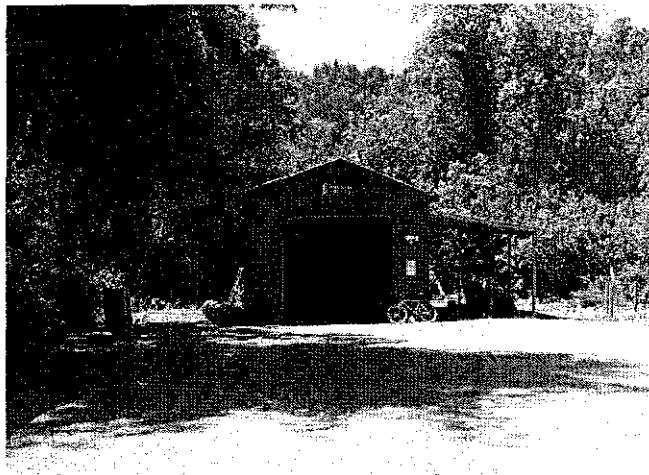


Fig. 1 – Existing Apparatus Garage to be removed.

The district has four fire apparatus including two engines, a water tender and a patrol truck. Daily staffing of the station includes one full-time career fire officer and a volunteer.

This addition has been proposed in order to house the equipment and meet National Fire Protection Association standards. The agency is required to keep the apparatus inside a building that can be heated. There are no additional needs for apparatus anticipated in the near future. The Fire Chief believes that 13 spaces should be available to meet both the emergency and the daily needs of volunteers and staff. One of the spaces is proposed to be accessible.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 24,557 square feet, located in the A (Agriculture) zone district, a designation which allows institutional uses. The proposed Fire department apparatus garage is a use permitted within the zone district with a Level V permit. The use is consistent with the site's (P) Public Facility General Plan designation.

The Agricultural zoning is not an implementing district for the Public Facility designation. There have been prior applications with similar mis-matches. These have been permitted to be processed for discretionary approval and not been delayed for rezoning to occur. Staff has confirmed with the Policy Section of the Planning Department and staff can rezone this property at a future date.

Variance

The applicant is requesting a reduction of the 20-foot minimum side yard setback, to 15 feet along the north property line. Staff supports the variance request due to the need to allow for fire vehicles to make the turns into the existing fire station on the proposed site, to allow for the required fire training to occur in the rear of the existing fire station, the "pie" shape of the lot (narrowing toward the rear), the limitation of the riparian setback and buffer as well as the location of the existing building.

The existing fire station structure is within the 20-foot minimum front and side yard setbacks for the zone district. The existing structure has not posed any problems related to obstructing the access of adjacent properties to light, air, and open space. The proposed structure will not deprive the adjacent school of light, air, or open space (see aerial photo – Exhibit F), and will provide the fire station with the ability to improve the parking of fire apparatus.

SITE DEVELOPMENT STANDARDS TABLE

	'A' Zoning Standards**	Existing Fire Station	Proposed Building
Front yard setback:	20 feet	15 feet <i>(non-conforming)</i>	
Side yard setbacks:	20 feet	5 feet (north) <i>(non-conforming)</i> 33'-6" (south)	15'-0" (north) <i>(non-conforming)</i> 37' (south)
Rear yard setback:*	20 feet	162'	130'
Lot Coverage:	30 % maximum	18.2%	20.8%
Building Height:	28 feet maximum		28'-0"
* see discussion regarding Riparian and Flood Setbacks, below. ** PF zoning adjacent to A zoning would also require a 20 feet side yard setback (Section 13.10.363 b1).			

100 Year Flood Setback and Base Flood Elevation

Waterways Consulting prepared a report, dated July 10, 2009, which determined the Base Flood Elevations (BFE) for this parcel. Waterways used standard statistical analysis and modeling techniques to estimate the 100-year flood discharge and associate water surface elevations. Their recommendation was that any proposed structure(s) be designed with a finished floor elevation set at least 1 foot above the calculated BFE, at a minimum elevation of 142.20 ft. The proposed apparatus bay floor is at an elevation of approximately 147 ft. The report also located the 100-year flood line, which is reflected on the architect's site plan at approximately the 141 contour line.

Riparian Setback and Buffer

Branciforte Creek is a riparian corridor and requires a fifty feet setback from the riparian woodland (those plant species that typically occur in wet areas along streams or marshes) as well as a ten feet buffer zone. No structure can be within either of these zones, however the parking area may intrude into the buffer zone. Conditions of Approval require submittal grading and drainage plans that document the site drainage culvert and swale and proposes improvement to reduce erosion and provide an outlet that does not adversely affect Branciforte Creek.

The area along Branciforte Creek has been disturbed by the placement of fill and storage of building materials, concrete and other debris. A letter (included as Exhibit F) from the adjacent

neighbor states that this fill was placed in the early 1960's, which is prior to the adoption of the County's Riparian Ordinance (1977). A restoration and erosion control plan for the riparian area is a Condition of Approval.

Design Review

The proposed apparatus garage complies with the requirements of the County Design Review Ordinance, in that the proposed project will compliment the design of the existing fire station. The building was evaluated by the Urban Designer and found to generally conform to Section 13.11 of the County Code.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is already served by an existing well and septic system, no change of use is proposed and the construction of a small building is exempt under Section 15303 of CEQA (Class 3 - New Construction or Conversion of Small Structures).

Conclusion

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

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0154**, based on the attached findings and conditions.

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Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

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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 in an area that allows fire protection facilities with a Level V review. The project site does contain a physical constraint to development, as it is adjacent to Branciforte Creek. The project was conditioned with a riparian setback as provided for by the County of Santa Cruz Code.

Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed Fire Department apparatus garage 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 for the adjacent neighbors.

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, as the Fire department apparatus garage and the conditions under which it would be operated or maintained will be consistent with the purpose of the A (Agriculture) zone district in that the primary use of the property will be a Fire Department apparatus garage. The use is also consistent with the PF zone district, which is the district to which the parcel is expected to be rezoned in the future by the County.

The proposed location of the proposed apparatus garage will not be consistent all current site standards for the zone district. The garage is proposed to be 15 feet from the side property in a zone which requires a 20 feet side setback. A Variance has been proposed and is being recommended for approval by staff (see Variance Findings). All other site standards for the new building are being met.

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 institutional use is consistent with the use and density requirements specified for the Public Facility (P) land use designation in the County General Plan.

The proposed Fire Department apparatus garage 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 zone district except for a five feet reduction to the northern side setback (see Variance discussion in report and Variance Findings). The Fire

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Department apparatus garage will not adversely shade adjacent properties.

The proposed Fire Department apparatus garage 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 Fire department apparatus garage will comply with all but one of the site standards for the A zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories). The garage is proposed to be 15 feet from the side property in a zone that requires a 20 feet side setback. A Variance has been proposed and is being recommended for approval by staff (see Variance Findings). All other site standards for the new building are being met

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 Fire department apparatus garage is to be constructed on an existing developed lot, adjacent to the existing building – no new equipment is proposed to be housed.

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 structure will properly house existing equipment and will not expand the use or intensity of use on the site. The building is designed to complement the existing building and is of a scale that is similar to nearby residences. The proposed Fire Department apparatus garage provides the neighborhood with a greater level of public safety.

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 Fire Department apparatus garage 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.

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Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made. The special circumstance is the odd shape of the parcel, which narrows substantially to the rear. The continued viability of the established fire station, which is the use envisioned by the General Plan for this site, requires that long wheel base fire protection vehicles be able to turn around and maneuver on the parcel, yet the parcel has the constrained "pie" shape geometry. An addition special circumstance is the presence of the riparian area and buffer, which limits the use of the rear portion of the property.

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

This finding can be made. The granting of the variance is not in conflict with the general intent and purpose of the A zone district, and will be directly in harmony with the future rezoning of this parcel to PF (Public Facilities), which will occur when the County corrects the zoning from "A" to "PF" to resolve the conflict between the zoning and the General Plan. The addition of the new apparatus garage will improve the Branciforte Fire Protection District's ability to provide for public safety.

The project complies with all development regulations with the exception of the side yard setback on one side. This minor reduction in setback will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity as the adjacent neighbors residence is located on the front of their property and the proposed apparatus garage will not have any direct effects.

3. That the granting of such *variance* shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made. The granting of the variance to decrease the side yard setback would not constitute a grant of special privilege to this parcel, as the use of this parcel is particular to the situation of accommodating fire trucks, the existing building and the riparian corridor. The turning radius of fire trucks must be accommodated in order for the use as a fire station to be viable. The existing building limits the use of the front of the lot, and the riparian corridor and buffer restrict the use of the rear of the lot.

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Conditions of Approval

Exhibit A: Architectural drawings (10 sheets) prepared by Michael Helm, AIA Architect, dated 11.9.09, revised 12.21.09.

- I. This permit authorizes the construction of a Fire Department apparatus garage. 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.
 - B. Obtain a Building Permit 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.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - 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.
- 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 to match the existing structure.
 2. An engineered grading/drainage plan shall be submitted that documents the site drainage culvert and swale and proposes improvement to reduce erosion and provide an outlet that does not adversely affect Branciforte Creek. This plan shall show the proposed restoration of the riparian area.

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3. A restoration and erosion control plan for the riparian area shall be prepared by a Landscape Architect for review and approval by the Planning Department Environmental Division.
 4. The Base Flood Elevation (142.2 M.S.L.) shall be shown on building/grading plans.
 5. No encroachments shall be permitted within the Riparian Corridor unless part of an approved restoration plan.
 6. All structure, debris and similar material shall be removed from the flood plain. The project hydrologist/civil engineer shall review these plans and indicated in writing that the plans accurately represent the edge of the flood plain.
 7. The project shall comply with all requirements set forth in the technical report acceptance letter dated 12/11/09, by Joe Hanna, County Geologist.
 8. Show compliance with the California Building Code requirements for an Essential Services Building, if applicable, as determined by the County of Santa Cruz Building Official.
- B. 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.
- C. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- D. Provide required off-street parking for no more than the thirteen spaces plus one accessible space as shown on Exhibit A. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Ten percent of the spaces may be compact size. Parking must be clearly designated on the plot plan.
- E. 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.
- 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.

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- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and

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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.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney
Deputy Zoning Administrator

Lawrence Kasparowitz
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 Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 09-0154
Assessor Parcel Number: 101-172-10
Project Location: 2711 Branciforte Drive, Santa Cruz

Project Description: Proposal to construct a two-story, 2,160 sq. ft. detached structure to be used as a 2 bay apparatus garage on the first floor and storage on the second floor.

Agency Proposing Project: Branciforte Fire Protection District

Contact Phone Number: (831) 423-8856

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. X Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a small structure.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner

Date: _____

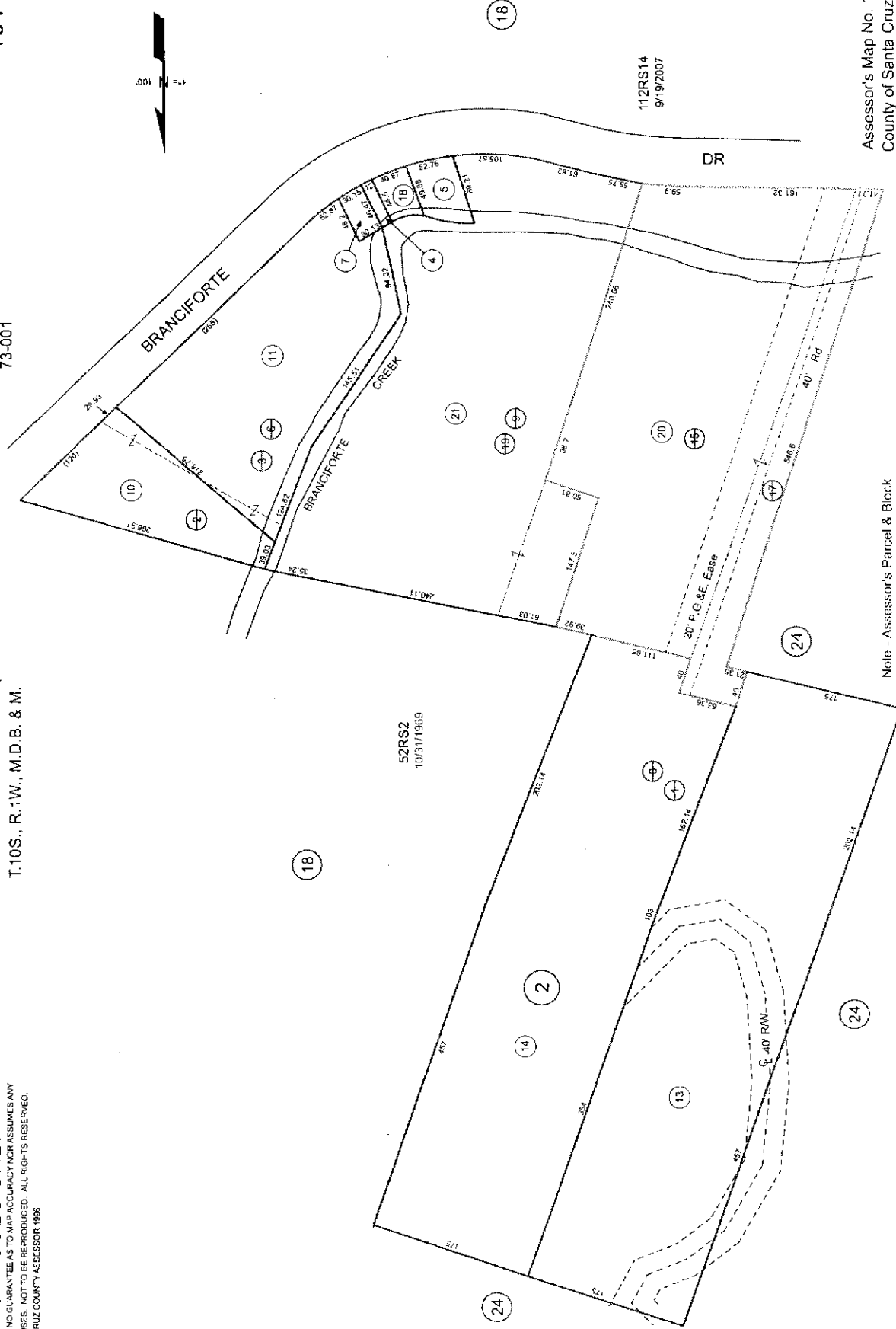
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POR. N.W. 1/4 SEC. 32,
T.10S., R.1W., M.D.B. & M.

Tax Area Code
73-001

101-17



Assessor's Map No. 101-17
County of Santa Cruz, Calif.
Sept. 1996

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

EXHIBIT E




Electronically drawn 9/17/96 KSA
Rev. 9/11/96 KSA (Rev. to 10/1/94)
Rev. 9/28/91 mmm (changed page refs.)
Rev. 9/4/97 CB (7/4/97) (S&K, LBA 2-20 & 21)
Rev. 1/26/99 CB (1/27/97)

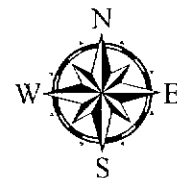


Location Map



LEGEND

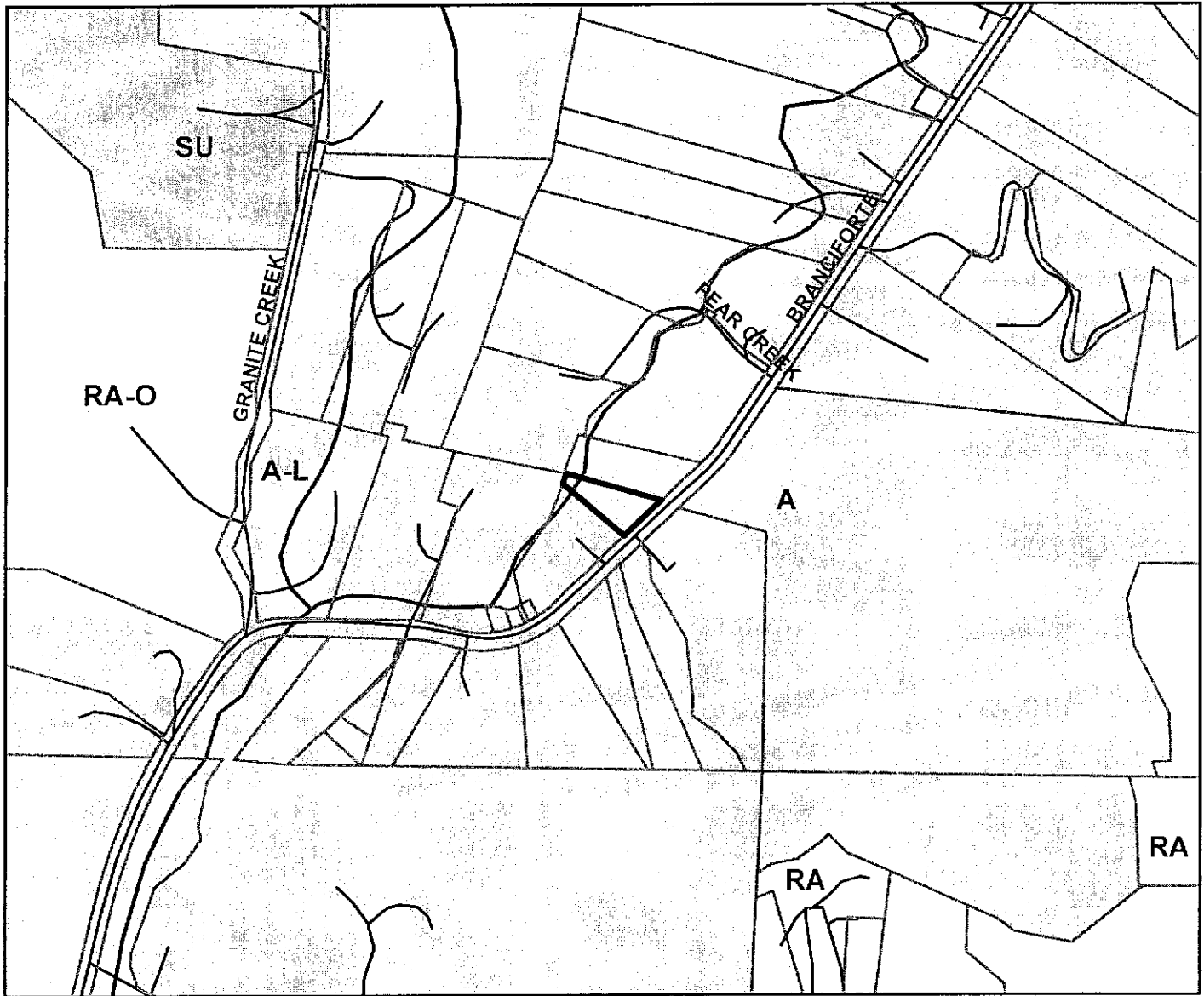
-  APN: 101-172-10
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
May 2009



Zoning Map



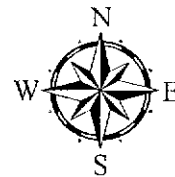
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LEGEND

- APN: 101-172-10
- Assessors Parcels
- Streets

STREAMTYPE

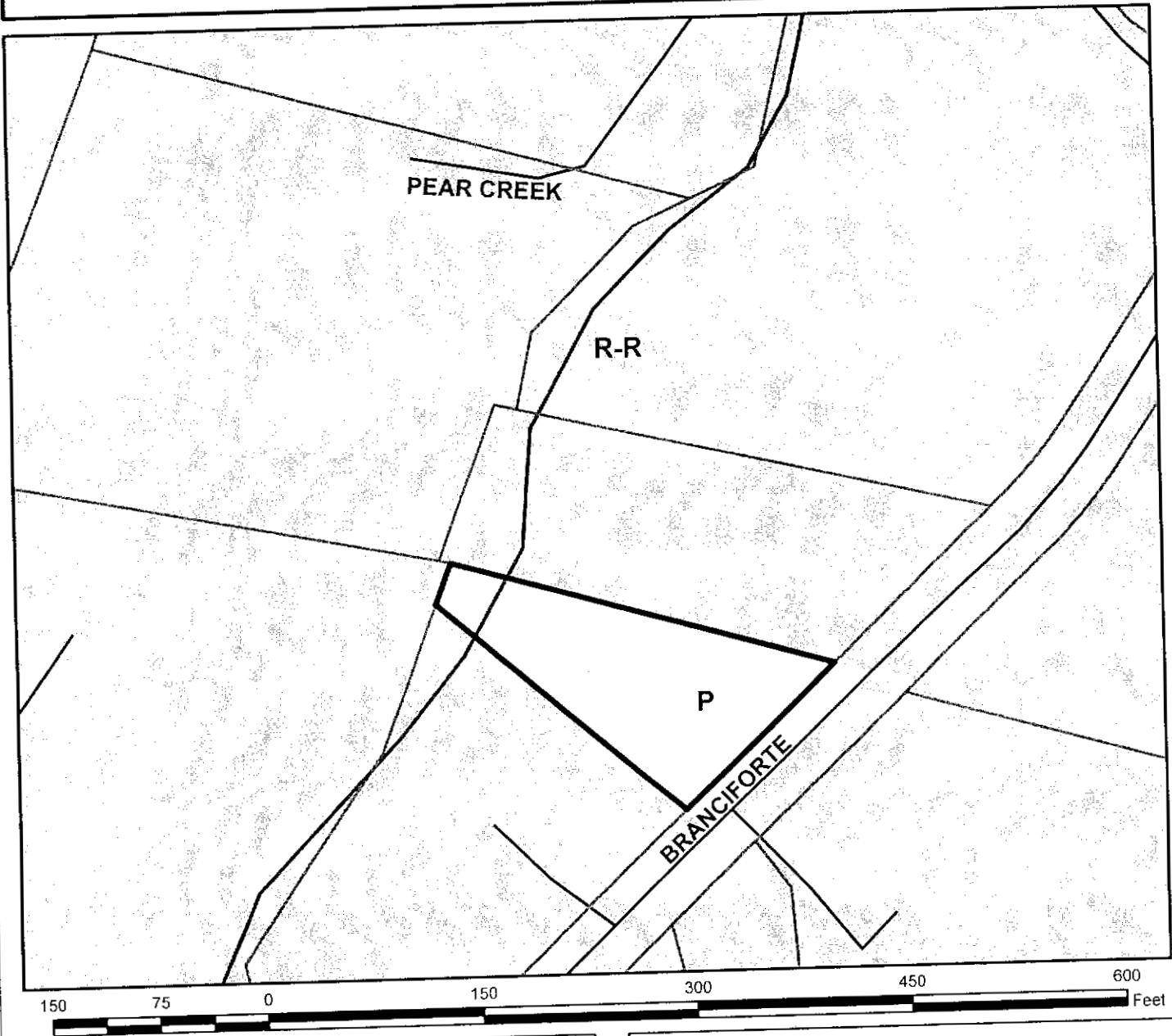
- PERENNIAL
- AGRICULTURE
- AGRICULTURE RESIDENTIAL
- SPECIAL USE



Map Created by
County of Santa Cruz
Planning Department
May 2009



General Plan Designation Map

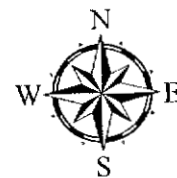


LEGEND

- APN: 101-172-10
- Assessors Parcels
- Streets

STREAMTYPE

- PERENNIAL
- Public Facilities
- Residential-Rural



Map Created by
County of Santa Cruz
Planning Department
May 2009



C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Larry Kasparowitz
Application No.: 09-0154
APN: 101-172-10

Date: April 5, 2010
Time: 16:42:05
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MAY 26, 2009 BY ANTONELLA GENTILE =====

1. Provide the base flood elevation (BFE) for Branciforte Creek at this location as certified by a registered professional engineer or licensed land surveyor.
2. Provide a survey from a licensed land surveyor showing existing contours and the location of the mean high water line of the creek.
3. Show the 50-foot riparian corridor that extends from the high water line toward the development area and the 10-foot setback from the corridor for structure locations.
4. Provide a drainage plan that includes existing improvements that are/will be incorporated/abandoned.
5. Show all existing paved areas and nearby offsite structures on the site plan.
6. Show all existing and proposed grading, including the fill that has been placed in the riparian corridor/floodplain.
7. Show all active and inactive septic system locations on the plans.
8. Show the concrete swale, the pipe below it, and the corrugated pipe that enters the creek and state the source of the drainage that enters these features.
9. Provide an update to the 1997 Geotechnical Investigation, prepared by a licensed soils engineer and addressing the current proposal.
10. The entire parcel is mapped with an archaeological layer. The process for completing this type of review has recently changed since the Santa Cruz Archaeological Society has terminated its contract with the County. Please complete the following:

Have an "Archaeological Survey" completed by a qualified consultant (refer to the vendor list enclosed) and submit the results to this department for review. NOTE: Should the survey come back positive, an archeological report will be required.

===== UPDATED ON DECEMBER 9, 2009 BY JOSEPH L HANNA =====

===== UPDATED ON DECEMBER 10, 2009 BY ANTONELLA GENTILE =====

The soils report update and Hydrologic and Hydraulic Analysis are still under review by the County Geologist. Conditions of acceptance will be added once the review is complete. The applicant will be notified under separate cover of the conditions.

===== UPDATED ON FEBRUARY 16, 2010 BY ANTONELLA GENTILE =====

Technical reports accepted by Joe Hanna, County Geologist. See his letter dated 12/11/09 for more information.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MAY 27, 2009 BY ANTONELLA GENTILE =====

The following issues have been identified with respect to this project and the site:

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 09-0154
APN: 101-172-10

Date: April 5, 2010
Time: 16:42:05
Page: 2

1. The parcel is bounded to the south by Branciforte Creek, a perennial stream. The riparian corridor for Branciforte Creek at this location is 50 feet from the bank. Buildings must maintain an additional 10-foot setback from the corridor. The current proposal includes removal of the structure that falls within the corridor. However, most of the corridor has also been disturbed by the placement of fill and storage of building materials, concrete, and other debris. Unless it can be documented that fill, the structure, and other materials were placed in the corridor prior to the adoption of the Riparian Protection ordinance in 1977, this would be a violation of the Riparian Protection ordinance. Additionally, Condition IV.A of Development Permit 96-0123 requires removal of the building materials, concrete, and yard waste from the riparian corridor.

2. Portions of this parcel lie within the 100-year flood plain. The Base Flood Elevation (BFE) has not been developed by FEMA for this portion of Branciforte Creek. The current proposal includes the removal of the structure that is within the mapped flood plain area, however, unless it can be documented that the fill was placed in the riparian corridor prior to the adoption of the Geologic Hazards ordinance in 1982, the placement of fill within the flood plain would be considered a violation of County Code section 16.10.070(f)7.

3. In order to comply with the code sections referenced above in items 1 and 2, and in accordance with section 16.30.050(d) of the County Code and General Plan Policy 5.1.12, removal of the structure, fill, debris, and other materials, as well as revegetation with native species and erosion control measures will be required as conditions of this approval.

4. Establishment of the BFE is required prior to approval of this permit to ensure that the proposed structure will be either elevated one foot above the BFE, floodproofed to an elevation one foot above the BFE, or located outside of the flood plain area.

5. The entire parcel is located in an area of moderately high liquefaction potential. In addition, some soils in the proposed development area may have moderately high potential for shrink-swell and low-strength. There are likely areas of fill of unknown compaction in the proposed structure location that may be required to be removed, and possibly replaced. A soils report or an update to the 1997 soils report is required before this agency can deem this application complete and recommend approval.

6. The concrete swale and the drainage pipe buried below it show signs of erosion at their mutual outlet. Drainage on this site is required to be addressed to avoid additional erosion of sediments into the creek.

7. Once the results of the archeological survey and the soils report have been received, additional studies and/or reports may be required. ===== UPDATED ON DECEMBER 9, 2009 BY J.L.HANNA and A.GENTILE =====

Prior to issuance of a building permit an engineered drainage plan shall be prepared that documents the site drainage culvert and swale and proposes improvements to reduce erosion and provide an outlet that does not adversely affect Branciforte Creek.

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 09-0154
APN: 101-172-10

Date: April 5, 2010
Time: 16:42:05
Page: 3

Before the issuance of a building permit the BFE shall be shown on the building/grading plans. All structures, debris and similar material shall be removed from the flood plain. The project hydrologist/civil engineer shall review these plans and indicate in writing that the plans represent the edge of the flood plain accurately.

Prior to issuance of a building permit, and engineered grading plan shall be prepared showing the proposed site grading and proposed restorative grading to the Riparian Corridor.

A riparian area restoration and erosion control plan shall be submitted with the building permit application.

Please note that the archeological site review showed no superficial signs of resources. ===== UPDATED ON MARCH 16, 2010 BY ANTONELLA GENTILE =====
In addition to the conditions listed above, this project shall comply with all requirements set forth in the technical report acceptance letter by Joe Hanna, County Geologist, dated 12/11/09.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MAY 19, 2009 BY GERARDO VARGAS ===== 1. Indicate how the existing drainage system drains?

2. The elevation plan(s) is indicating downspouts will discharge into an existing close conduit pipe. Proposing downspouts as discharged directly to the storm drain system is generally inconsistent with efforts to hold runoff to pre-development rates. The discharge of downspouts to splash blocks is a beneficial measure to limit impacts, but may not be sufficient as the only means.

Note: - Projects are required to maintain predevelopment rates where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON DECEMBER 4, 2009 BY GERARDO VARGAS =====

Discretionary application has been approved in regards to drainage. Please see miscellaneous comments to be addressed.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 09-0154
APN: 101-172-10

Date: April 5, 2010
Time: 16:42:05
Page: 4

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON MAY 19, 2009 BY GERARDO VARGAS =====
NO COMMENT ===== UPDATED ON DECEMBER 4, 2009 BY GERARDO VARGAS =====
1. Please clarify how runoff from the proposed energy dissipater will flow down slope? A drainage feature should be provided to protect the neighboring property.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MAY 14, 2009 BY DEBBIE F LOCATELLI ===== No comments

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MAY 14, 2009 BY DEBBIE F LOCATELLI =====
Existing driveway is in fair condition; however, potholes have been fixed to address a failing valley gutter. At some point the valley gutter should be replaced to avoid any damage to the County maintained road. It is not a requirement at this time.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MAY 19, 2009 BY RODOLFO N RIVAS =====
===== UPDATED ON MAY 19, 2009 BY RODOLFO N RIVAS =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 19, 2009 BY RODOLFO N RIVAS =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MAY 11, 2009 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 11, 2009 BY JIM G SAFRANEK ===== The project is approved by EHS. A recent septic permit application has been approved by EHS.

Branciforte Fire Protection District Completeness

===== REVIEW ON MAY 18, 2009 BY RON GRIESINGER =====
NO COMMENT
DEPARTMENT NAME: Branciforty Fire

Branciforte Fire Protection District Miscellaneous

===== REVIEW ON MAY 18, 2009 BY RON GRIESINGER =====
NO COMMENT

Richard Delucchi
2721 Branciforte Drive
Santa Cruz, CA 95065

October 15, 2009

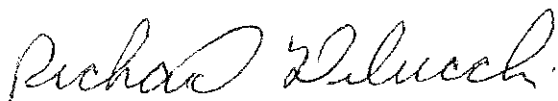
To whom it May Concern,

The Delucchi family has lived next door to the Branciforte Fire Station previous to its construction. Gino Delucchi, my father, was instrumental in the creation of the Branciforte Fire Prevention District in 1950. He served as the District's first Fire Chief. The first apparatus was housed in a shed built by the volunteers that is still standing on our property across from our residence.

The current fire station was started in 1960 and was dedicated in 1962. The station was built on the property next door to our family home. I was able to observe the construction and have knowledge of the property previous to the building and throughout its existence. I have lived next door to the station most of my life.

The fill in back of the station up to the creek was placed there during the construction of the station in the early 60's. To the best of my knowledge there has been no major changes to property requiring additional fill since that time.

Sincerely yours,

A handwritten signature in cursive script that reads "Richard Delucchi".

Richard Delucchi



COUNTY OF SANTA CRUZ

Sheila

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

November 24, 2009

Branciforte Fire Protection District
2711 Branciforte Drive
Santa Cruz, CA 95065

SUBJECT: Archaeological Reconnaissance Survey for APN 101-172-10

Dear Applicant,

An archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-2512 if you have any questions regarding this review.

Sincerely,

Christine Begin
Planning Technician

Enclosure
CC Owner, Project Planner, File

INTEROFFICE MEMO

APPLICATION NO: 09-0154 (second routing)

Date: November 20, 2009

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New apparatus garage for the Branciforte fire district, Santa Cruz

Design Review Authority

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		

Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting.	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties.	✓		

Building walls and major window areas are oriented for passive solar and natural lighting.	✓		
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13.11.074 Access, circulation and parking.

Parking			
Minimize the visual impact of pavement and parked vehicles.	✓		
Parking design shall be an integral element of the site design.	✓		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.	✓		
Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
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.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible from adjacent properties.			<i>Suggest as Condition of Approval</i>

Accessibility: Project Comments for Development Review
County of Santa Cruz Planning Department

Date: 12/1/09
Planner: Sheila McDaniel
Project: Branciforte Fire House Addition

Application Number: **09-0154**
APN: 101-172-10

Dear Branciforte Fire Protection District,

A second preliminary review of the above project plans was conducted to determine accessibility issues. The following comments are to be applied to the project design.

Please refer to the attached brochure entitled Accessibility Requirements - Building Plan Check which can also be found at the County of Santa Cruz Planning Department website:

http://www.sccoplanning.com/brochures/access_plancheck.htm

This document is an information source for the designer when preparing drawings for building plan check.

Completeness Items:

- All previous items addressed.

Compliance Issues:

- All previous items addressed.

Permit Conditions/Additional Information:

- Spot elevations in the area of the proposed accessible parking will be required in order to verify that this area does not exceed permissible slope or cross slope. Michael Helm, architect of record has provided verbal verification that this area complies
- Detectable warnings shall be indicated where the pedestrian path could enter the vehicle path in areas without a curb.

Please contact me with any questions regarding these comments.

Jim Heaney
Building Plans Examiner
County of Santa Cruz Planning Department
(831) 454-3166
pln645@co.santa-cruz.ca.us



October 1, 2009

RE: Parking Plan for the Branciforte Fire Station

The Branciforte Fire Protection District was formed in 1950. The current station was dedicated in 1962 and at that time consisted of three engine bays, an office, a kitchen, a day room and a small bedroom for one full time firefighter. The Station remained this size until 1988 when an addition was built on to the front of the Station. This additional room is used as or training room. About this time instituted a "sleeper program" was where a volunteer would stay at the station at night to help man the engines. During the mid 80's a barn was added to accommodate the larger size of a used fire apparatus the district purchased. The barn was to be temporary. To this date the station remains this size.

The district now has four fire apparatus including two engines, a water tender and a Ford F550 used as a Patrol. A reserve engine is stored at the home of a volunteer. The district also has two command vehicles and a utility pickup. The command vehicles are driven home by the off-duty officers to respond to emergencies from home. The utility is parked outside at the station.

The current daily staffing of the station is one full-time career fire officer and a volunteer. A duty officer responds from home in a command vehicle. Volunteers respond to all emergencies directly to the location of the call. If a volunteer needs to pass the station to get to the emergency they may stop at the station to pick up one of the apparatus. Historically the average amount of volunteer respondents to an emergency is 6-8 firefighters of which 3-5 stop at the station.

Tuesday is our weekly drill night. The average amount of firefighters to attend our weekly drill is 8 to 12. The volunteer firefighters that attend the weekly drill have been instructed to carpool, which has proven to be beneficial.

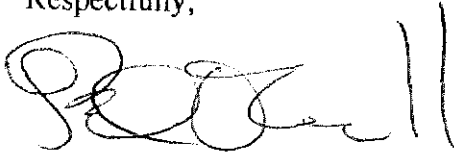
The current addition is needed to house our equipment properly and to meet NFPA standards. Last year we received a grant for a new engine that does not fit in of our bays. We have been keeping it in the barn. We are required to house our apparatus inside a building that can be heated. The two additional bays will be large enough to house our newest apparatus and eliminate the need for the barn. We will be able to place the utility pickup inside the bay.

The Station cannot grow any further. When the Station was built the fire engines were much smaller. The Station had room for only one firefighter and relied on the local volunteers to respond to calls. The need of the District to have sufficient staffing to safely cover emergencies has changed over the years. The requirements to have all the proper equipment maintained in a state of readiness are being met. We do not foresee any additional apparatus needs except for normal replacement in the future. There will be no future building or additions to the existing structures. Any remodeling will be done within our existing footprint.

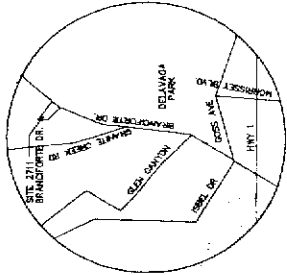
We have been able to determine that there will be 13 available parking spaces when the barn is removed and the additional bays are built. We also have a parking space reserved for handicapped in front of the Station bringing the total number of parking spaces to 14.

Our daily staffing is two firefighters. We have a part time chief who is in the station 8-12 hour per week. Our part time administrative assistant works from home. The remaining parking spaces are adequate for the day-to-day needs of the volunteers and staff. These thirteen parking spaces, with the one handicapped space, will accommodate the Fire Departments current and projected future needs.

Respectfully,

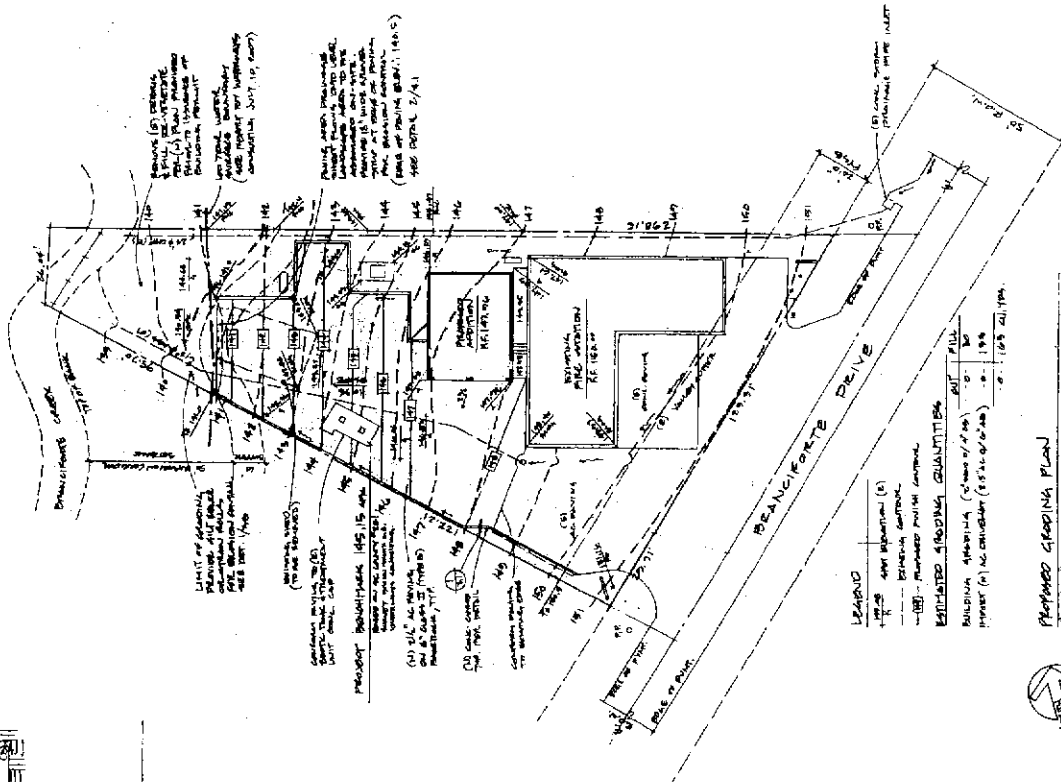
A handwritten signature in dark ink, appearing to read 'Pat O'Connell', followed by two vertical lines.

Pat O'Connell
Fire Chief



VICINITY MAP

- ## GRADING NOTES
- 1 Excavated material shall be placed in the same designated area as it was removed from. The area shall be graded to match the original ground surface and will be covered with topsoil and seeded with grass. The area shall be protected with straw mulch and watered daily until the grass has established.
 - 2 No negative material shall be placed in any fill.
 - 3 The slope of #1 of subgrade below driveway or parking area shall be compacted to 95% relative density.
 - 4 Maximum subgrade shall be 2' horizontal to 1' vertical. Maximum fill depth shall be 2' horizontal to 1' vertical.
 - 5 Soil Engineer to be retained to prepare specifications for fill, foundation placement, subgrade, all areas and fills, and provide final design for the Slope Engineer as well as final design of the Slope Engineer to be certified by the Slope Engineer in the Planning Department prior to foundation placement.
 - 6 A minimum of 15' of slope needed to be provided at the top of all fills.
 - 7 Building location and bed elevation to be done by a Licensed Surveyor or DME Engineer prior to grading.
 - 8 Contractor shall arrange a pre-grading meeting with County Inspectors prior to beginning any work.
 - 9 No private waste to be used for any grading purposes on the project.
 - 10 Permitted hours of work are 7:30AM to 5:00PM, Monday through Friday.
 - 11 As utilities are underground, typical Provider Check Valve on Waste service.
 - 12 Excavate existing manning or manment structure located above on Waste service October 15, 2010.
 - 13 Soil investigation By Hans Kuehnert & Associates, 650-363-1346, June 2, 2009

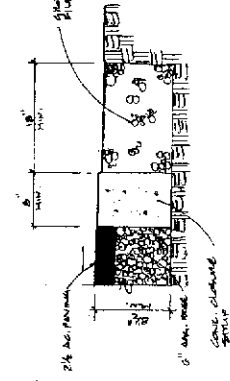


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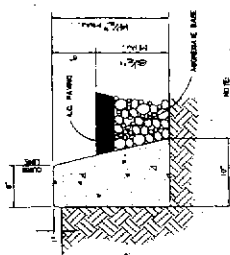
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World Bank Group plan

HOPEFULLY	CONVENTIONS
41.5%	41.5%
51.5%	51.5%
51.5%	51.5%



2



CONCRETE WORK

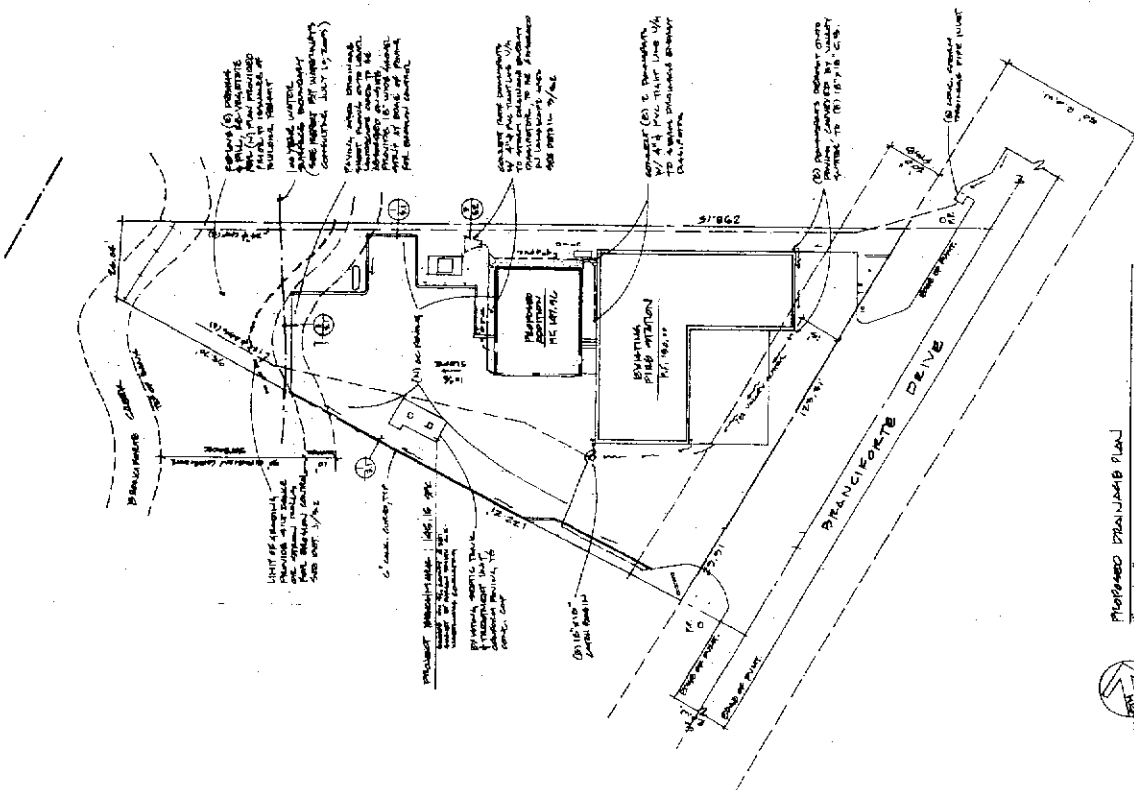
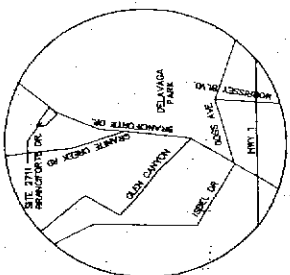
CRASS/LEGUME SEED MIX FOR EROSION CONTROL.

Seed Lot	Rate of Application
Bando Brown	15 bushels
Academy	12 bushels
Academy	9 bushels
Academy	8 bushels
Academy	5 bushels
Academy	3 bushels
Academy	2 bushels
Academy	1 bushel
Academy	1/2 bushel
Academy	1/4 bushel
Academy	1/8 bushel
Academy	1/16 bushel
Academy	1/32 bushel
Academy	1/64 bushel
Academy	1/128 bushel
Academy	1/256 bushel
Academy	1/512 bushel
Academy	1/1024 bushel
Academy	1/2048 bushel
Academy	1/4096 bushel
Academy	1/8192 bushel
Academy	1/16384 bushel
Academy	1/32768 bushel
Academy	1/65536 bushel
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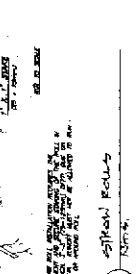
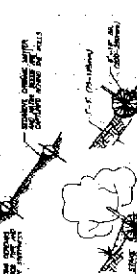
EROSION CONTROL NOTES

1 he and several other persons that he says between October 1981
2 and April 1982. Any discussion that he has had with any of these
3 persons since that time has been limited to the fact that they
4 appear to be a serious and violent threat to the national security
5 and that he has been advised to keep them under surveillance.
6 He has been advised to keep them under surveillance and to
7 keep them under surveillance and to keep them under surveillance.
8 He has been advised to keep them under surveillance and to
9 keep them under surveillance and to keep them under surveillance.
10 He has been advised to keep them under surveillance and to
11 keep them under surveillance and to keep them under surveillance.
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13 keep them under surveillance and to keep them under surveillance.
14 He has been advised to keep them under surveillance and to
15 keep them under surveillance and to keep them under surveillance.

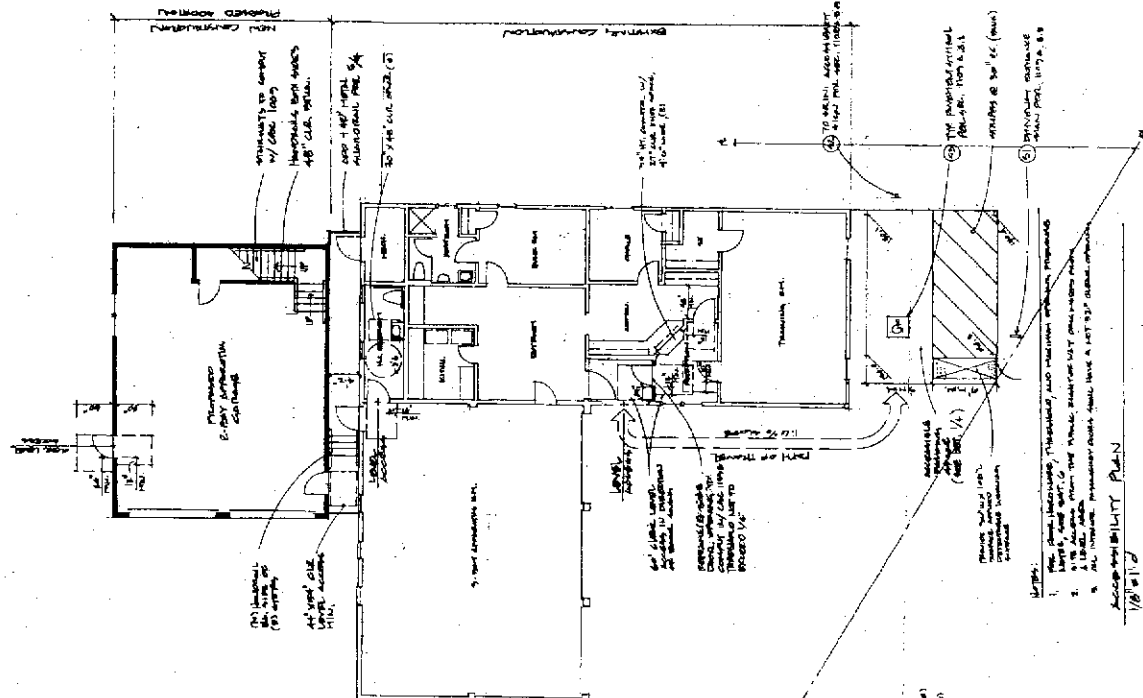
VICINITY MAP



PROPOSED TRAINAGE PLAN

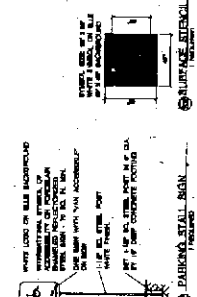


③ STRENGTH DRAINAGE BARriers DISPERSED

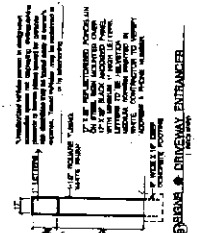


141. The above information was obtained from a confidential source who has provided reliable information in the past. The source has provided reliable information in the past. The source has provided reliable information in the past.

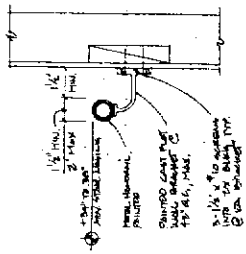
SECURITY PLAN



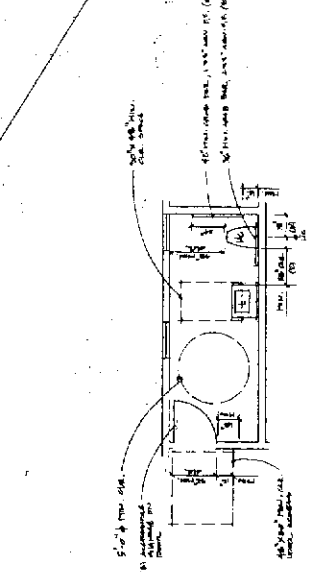
SURFACE STENCIL
(1/2" x 1/2")



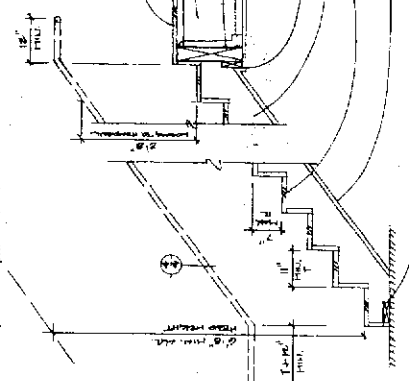
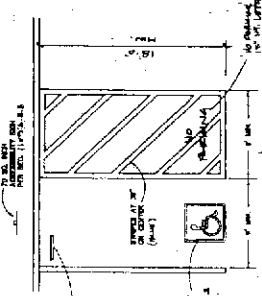
SIGNAL • DRIVEWAY ENTRANCE
18" x 24" x 1/2"



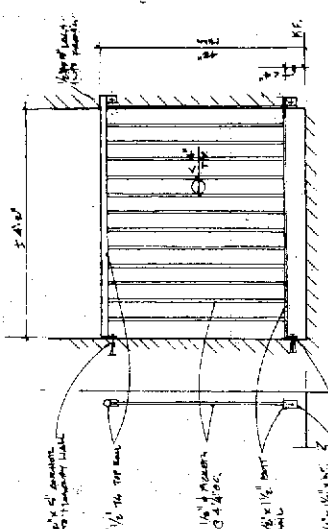
Handrail Detail



EXISTING SUCCESSFUL REGISTRATION PLAN



WOOD STICK DETAIL



5. GENERAL DETAIL

OF	6
Amount	
Due	07-08
Owner	Math
Book	1/2" x 1/2"
Date	11-07-00

DOOR SCHEDULE

Exterior Door Manufacturer:
Interior Door Manufacturer:
To be determined:
Margin of Error:

[illegible]

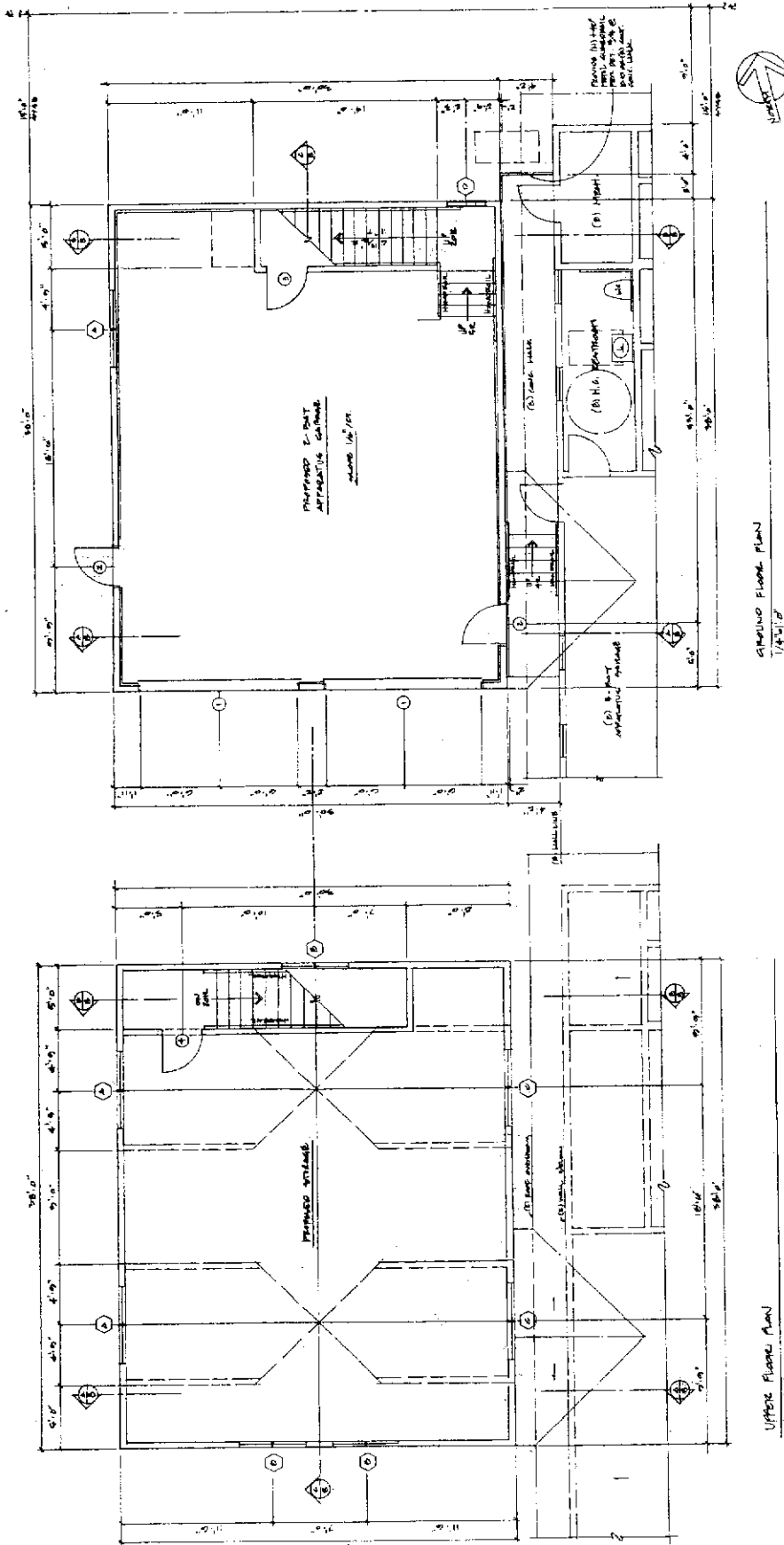
NOTES:

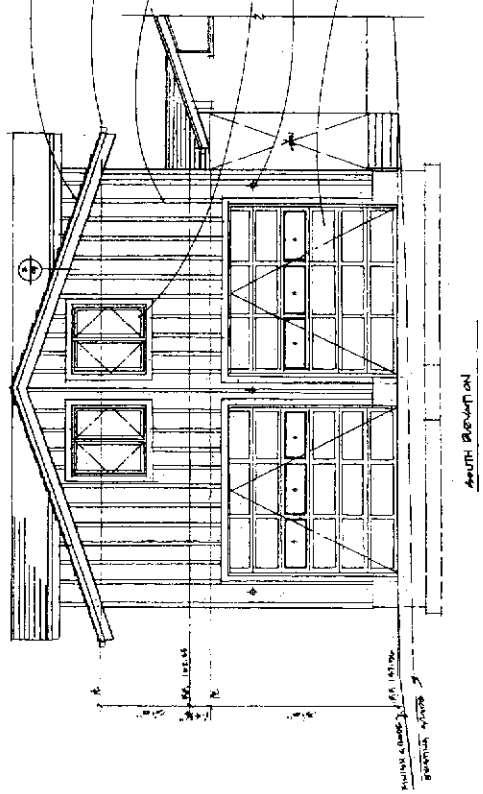
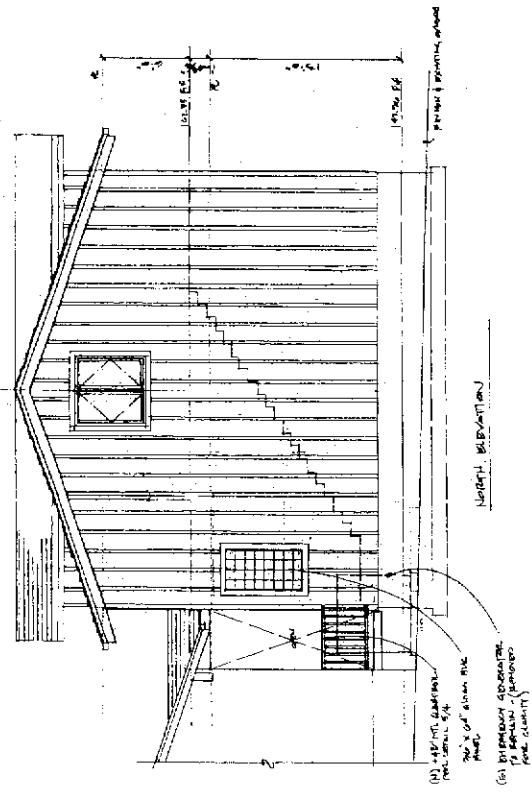
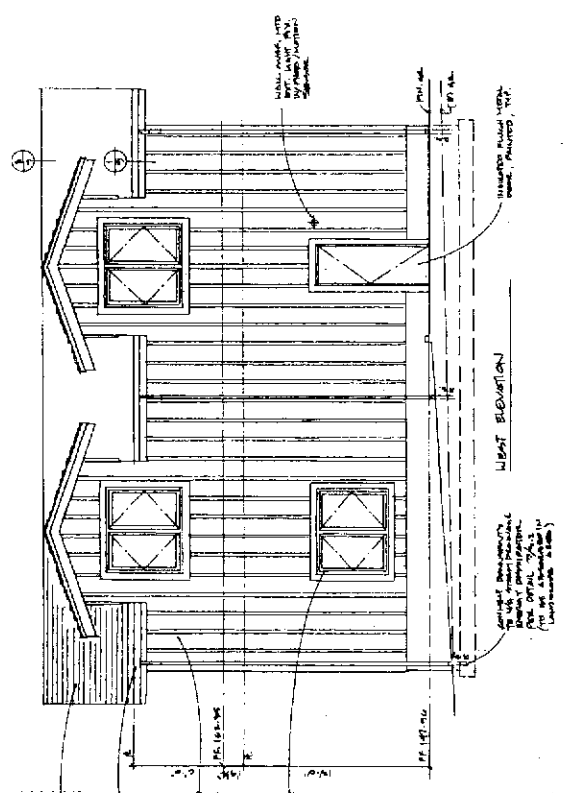
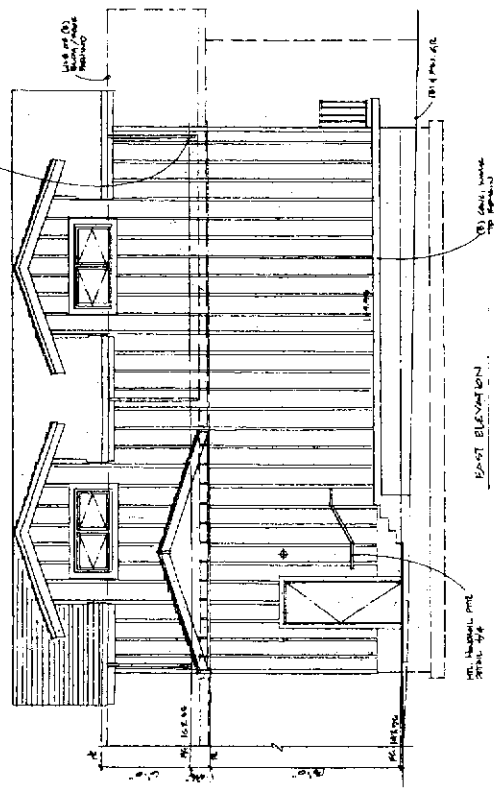
- 1 **Exterior and interior doors shall require no greater than 5 pounds max. pressure on handles.**
- 2 **Door hardware, handles, pulls, latches, locks and other operating devices on doors shall require no greater than 5 pounds max. hand and finger force to operate. The door shall not require self-latching, self-closing, or locking of the unit to operate.**
- 3 **Level-operated mechanisms, push-type mechanisms and u-latch mechanisms are acceptable for use on doors. The door passage shall be unobstructed throughout the full range of motion.**
- 4 **Three-wheel or swivel casters shall not exceed 1 1/2" in height. Swivel casters shall have a locking mechanism. Casters shall be secured with a screw no greater than 1/2".**

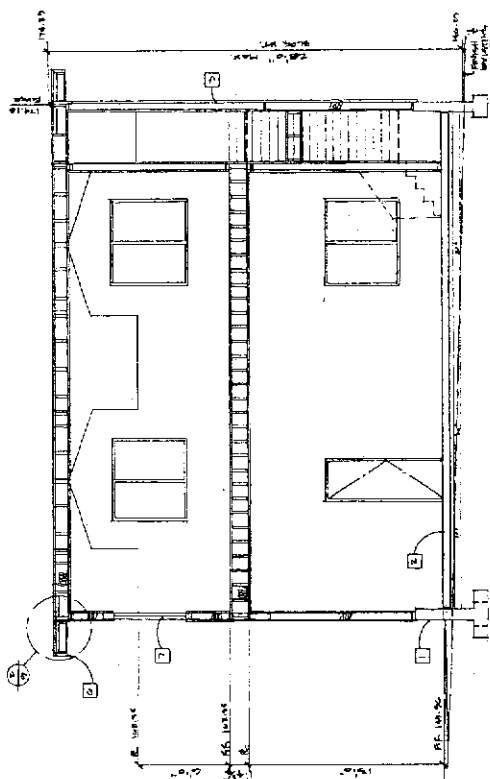
WINDOW SCHEDULE

Window Manufacturer: Wingard 91 DC Aluminum Fisto casement with Low E2 glass. Double fin.

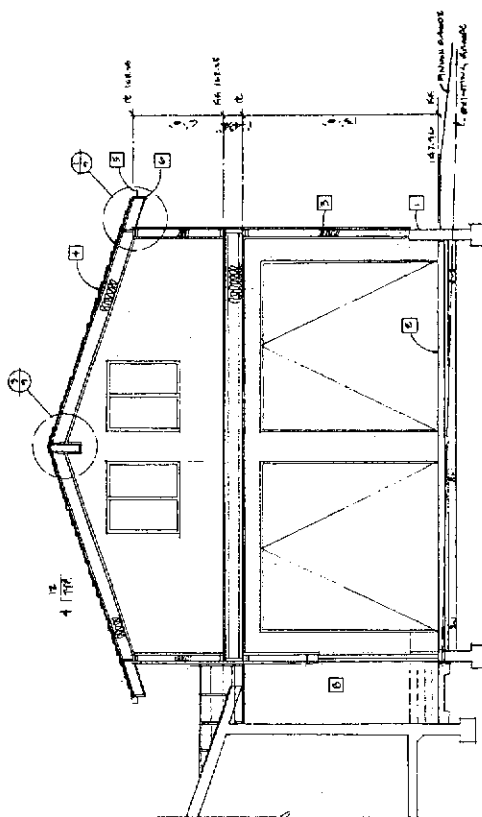
	S/N	MOM.	DIN.	TYES	QUAN.	REMARKS
A						
B						
C						
D						



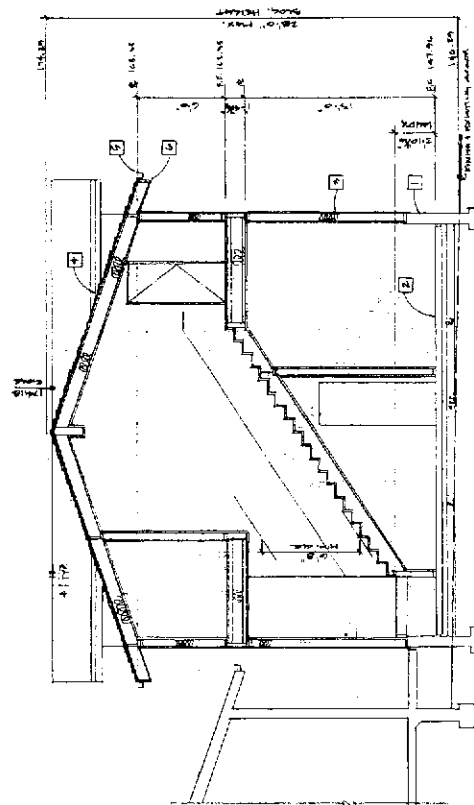




bulbular section



BUILDING SECTION



BUILDING SECTION

CONSTRUCTION SCHEDULE

- [illegible]

GENERAL NOTES

- | | |
|---|---|
| <p>11. All slabs to be made over a 12" insulated plate (functional garage door space).</p> <p>12. Provide tapered girders (max. 12" deep) with 1/2" high and 1/2" wide bottom flanges, all exposed to the air. A 4" vertical distance exists between the top flange of the girder and the top of the slab.</p> <p>13. All exterior perimeter doors shall have a 30 inch steel opening.</p> <p>14. Provide 5/8" type "x" gypsum board, flat topped, on walls and ceiling.</p> <p>15. The slabs to comply with CSO 1008</p> | <p>11. All slabs to be made over a 12" insulated plate (functional garage door space).</p> <p>12. Provide tapered girders (max. 12" deep) with 1/2" high and 1/2" wide bottom flanges, all exposed to the air. A 4" vertical distance exists between the top flange of the girder and the top of the slab.</p> <p>13. All exterior perimeter doors shall have a 30 inch steel opening.</p> <p>14. Provide 5/8" type "x" gypsum board, flat topped, on walls and ceiling.</p> <p>15. The slabs to comply with CSO 1008</p> |
|---|---|

