



Staff Report to the Zoning Administrator

Application Number: **131090**

Applicant: County of Santa Cruz Probation
Department

Agenda Date: June 14, 2013

Owner: County of Santa Cruz Probation
Department

Agenda Item #: 8

APN: 061-371-16

Time: After 9:00 a.m.

Project Description: Proposal to construct a 6,880 square foot pre-fabricated steel-frame building to be used as a recreational facility for the Santa Cruz County Juvenile Hall in the SU (Special Use) zone district. Requires a Commercial Development Permit and Preliminary Grading Approval.

Location: The property is located on the east side of Graham Hill Road, approximately one-half mile north of Lockwood Lane at 3650 Graham Hill Road.

Supervisory District: Fifth District (District Supervisor: Bruce McPherson)

Permits Required: Development Permit and Preliminary Grading Approval (County) and Incidental Take Permit (US Fish & Wildlife)

Technical Reviews: Geotechnical Report Review and Biotic Report Review.

Staff Recommendation:

- Adoption of the Mitigated Negative Declaration pursuant to the requirements of CEQA.
- Approval of Application 131090, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Mitigated Negative Declaration
(CEQA determination) | E. Assessor's, Location, Zoning and
General Plan Maps |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Project plans | |

Parcel Information

Parcel Size: 27.88 acres

Existing Land Use - Parcel: Public Facility (County Juvenile Hall)

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

Existing Land Use - Surrounding: Open Space, Park land, Quarry
Project Access: Driveway from Graham Hill Road
Planning Area: San Lorenzo Valley
Land Use Designation: PF, RM (Public Facility and Mountain Residential)
Zone District: SU (Special Use)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Mostly level in project area; parcel slopes downward toward road
Env. Sen. Habitat: Sandhills
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped Scenic resource (Graham Hill Road)
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: San Lorenzo Valley Water
Sewage Disposal: Private septic
Fire District: Scotts Valley Fire
Drainage District: Zone 5

History

The Juvenile Hall on the project site was originally constructed in 1968. A baseball field (Michael Gray Field), used by the community, was added to the property, southeast of the Juvenile Hall facility, in 1986. On December 22, 1992, Permit # 92-0615 (a Commercial Development Permit, Grading Permit and Master Site Plan) was approved to allow for the subsequent construction of a 4,200 square foot addition to the facility that included a courtroom and associated offices. On September 27, 1993, Permit # 93-0446 (Amendment to # 92-0615) was approved to allow for the installation of two pre-fabricated buildings in order to expand the residential treatment program from 12 to 18 children.

The total gross area of the Santa Cruz Juvenile Hall is 18,039 square feet. The facility houses both male and female youthful offenders. State Title 24 standards for recreation and physical activity space for Juvenile Facilities are not met, as there is currently a lack of sufficient, secure indoor recreation area that can be used during inclement weather for large-muscle activities. Currently, the facility uses a combination of dayrooms and the unimproved outdoor courtyard to try to meet exercise and recreation regulations. The lack of adequate physical recreation space

has been noted by the Corrections Standards Authority, Grand Jury and the Juvenile Justice Delinquency Prevention Committee.

Project Setting

The project area is surrounded on the west, south and east by existing Juvenile Hall buildings, and abuts intact dense Sandhills parkland habitat to the north. Other areas of the subject parcel support Sandhills chaparral and ponderosa pine forest communities with dense litter and canopy cover. The yard area that is the proposed location for the new recreational facility building contains an asphalt volleyball court, a planted lawn with ornamental trees, asphalt walkways, a dirt road and a former garden area. The project area features Zayante sand soils, and within the unpaved portion, the soils are somewhat compacted and covered in some areas with non-native rock and mulch.

The Hanson Quarry Conservation Area is approximately 800 feet northeast of the project area on an adjacent parcel. Unimproved chaparral and pine forested land owned by the Mt. Hermon Association is west of the subject property, and the unimproved land on the south side of Graham Hill Road across from the project site is State Parks land.

Proposed Project

The proposed 6,880 square foot multi-use recreation and programs facility would be located in the open outdoor recreation field and paved court area south of the existing Juvenile Hall building at 3650 Graham Hill Road. The building would be a freestanding pre-engineered steel building placed on a concrete foundation with an insulated foam sandwiched roof system.

The building will contain a full-size junior high school basketball court (dimensions: 74 feet x 42 feet) with two adjacent single-occupancy restrooms, an equipment room for athletic gear, two 400 square foot classrooms for Juvenile Hall and Probation programs, one HVAC/electrical room and fold-out bleachers.

Zoning & General Plan Consistency

The subject property is a 27.88 acre parcel, located in the Special Use (SU) zone district, a designation that allows Institutional uses. The proposed County Juvenile Hall recreational facility is a principal permitted use within the zone district and the zoning is consistent with the site's Public Facility and Mountain Residential (PF, RM) General Plan designation.

Environmental Review

Environmental review has been required for the proposed project pursuant to the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on April 12, 2013. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit A) was made on April 16, 2013.

The environmental review process focused on the potential impacts of the project in the area of biological resources, specifically, Sandhills habitat. The subject parcel was surveyed by Dr. Jodi McGraw (who prepared a Biotic Report for the proposed project) and County Planning staff to

determine the presence of Sandhills species. Only one species, the Mount Hermon June Beetle (MHJB), was determined to be potentially impacted as a result of this project. The MHJB is federally-listed as an endangered species. The project area is partially covered by asphalt, which precludes the use of the soil below as MHJB habitat. However, adjacent, unpaved areas and the access route, while degraded by compaction and non-native landscape modifications, was determined to contain potential MHJB habitat. The environmental review process generated a mitigation measure that will reduce potential impacts to less than significant levels. The mitigation to be incorporated states that no disturbance shall take place until the conditions set forth in the required Habitat Conservation Plan and Incidental Take Permit, to be issued by the US Fish and Wildlife Service, have been incorporated into the conditions of approval for the County Grading Permit. These conditions shall include either on-site restoration of Sandhills habitat, purchase of credits through the Zayante Sandhills Conservation Bank, or some combination of these measures.

During CEQA public review, comments were received from the California Department of Fish and Wildlife regarding potential impacts to the Santa Cruz Kangaroo Rat, a locally unique species and a species identified by the state as eligible for the species of special concern list. The County hired a biologist, David Laabs, to conduct a survey to determine their presence and make recommendations if necessary. The survey resulted in a determination that the proposed project area was not suitable habitat for the Kangaroo Rat; however, two individuals were found adjacent to the access road immediately east of Graham Hill Road. As this road is currently used to access both San Lorenzo Valley Water District facilities and the wireless facilities at the top of the parcel, use of the access road for the construction of the gym would not be a new impact. In order to ensure that construction related impacts don't occur outside of the roadway, the proposed Conditions of Approval would require that fencing will be erected along the access road and adjacent to the building site for the duration of the project, and that all construction-related activities will not be allowed to occur within ½ hour of sunset, when the Kangaroo Rat becomes active.

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

- Adoption of the Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act.
- **APPROVAL** of Application Number **131090**, based on the attached findings and conditions.

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: Alice Daly, AICP
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3140
E-mail: alice.daly@co.santa-cruz.ca.us



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

<http://www.sccoplanning.com/>

NOTICE OF DETERMINATION

To:

☒ County of Santa Cruz
Clerk of the Board
701 Ocean Street, Room 500
Santa Cruz, CA 95060

☒ Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if applicable): 2013042044

Project Title: Juvenile Hall Gym

Project Applicant: County of Santa Cruz, Probation Department

Project Location: 3650 Graham Hill Road, Santa Cruz

Project Description:

This is a proposal to construct a 6,880 square foot pre-fabricated steel-frame building to be used as a recreational facility for the Santa Cruz County Juvenile Hall.

This is to advise that the County of Santa Cruz has approved the above described project on August 25, 2011 and has made the following determinations regarding the above described project: (Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the following location:

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



Signature

Environmental Coordinator

Title

5/23/13

Date

Date Received for Filing at Clerk of the Board

Date Received for filing at OPR



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

<http://www.sccoplanning.com/>

MITIGATED NEGATIVE DECLARATION

Project: Juvenile Hall Gym

APN(S): 061-371-16

Application #: 131090

Project Description:

This is a proposal to construct a 6,880 square foot pre-fabricated steel-frame building to be used as a recreational facility for the Santa Cruz County Juvenile Hall.

Project Location: Juvenile Hall is located at 3650 Graham Hill Road, in Santa Cruz, just south of the town of Felton

Owner: County of Santa Cruz

Applicant: County of Santa Cruz, Probation Department

Staff Planner: Alice Daly email: Pln401@co.santa-cruz.ca.us

This project will be considered at a public hearing by the County of Santa Cruz Zoning Administrator on June 14, 2013

California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: May 15, 2013

Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body

Date: May 23, 2013

Matt Johnston
MATT JOHNSTON, Environmental Coordinator
(831) 454-3201



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

May 16, 2013

Matt Johnston
Santa Cruz County
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Subject: Juvenile Hall Gym
SCH#: 2013042044

Dear Matt Johnston:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on May 15, 2013, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2013042044
Project Title Juvenile Hall Gym
Lead Agency Santa Cruz County

Type MND Mitigated Negative Declaration
Description Proposal to construct a 6,880 sf pre-fabricated steel-frame building to be used as a recreational facility for the Santa Cruz County Juvenile Hall.

Lead Agency Contact

Name Matt Johnston
Agency Santa Cruz County
Phone 831 454 3201 **Fax**
email
Address 701 Ocean Street, 4th Floor
City Santa Cruz **State** CA **Zip** 95060

Project Location

County Santa Cruz
City
Region
Lat / Long
Cross Streets Lockwood Lane
Parcel No.

Township	Range	Section	Base
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Proximity to:

Highways Hwy 17
Airports
Railways Roaring Camp
Waterways Eagle Creek, San Lorenzo River
Schools
Land Use Public Facility/Special Use

Project Issues Biological Resources

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 3; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 4; Regional Water Quality Control Board, Region 3; Department of Corrections; Native American Heritage Commission

Date Received 04/16/2013 **Start of Review** 04/16/2013 **End of Review** 05/15/2013

NAME: Juvenile Hall Gym
APPLICATION: 131090
A.P.N: 061-371-16

NEGATIVE DECLARATION MITIGATIONS

- A. In order to ensure that the impacts to sandhills habitat and the related sandhills species are reduced to less than significant levels, no disturbance shall take place until the conditions set forth in the required Habitat Conservation Plan and Incidental Take Permit, to be issued by the US fish and Wildlife Service, have been incorporated into the conditions of approval for County Grading Permit. These conditions must include either on-site restoration of sandhills habitat, purchase of credits through the Zayante Sandhills Conservation Bank, or some combination thereof.

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 designated for Institutional uses and is not encumbered by physical constraints to development. 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.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the recreational facility structure for the County Juvenile Hall and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district as the primary use of the property will be a recreational facility structure for the County Juvenile Hall that meets all current site standards for the zone district. The project is also consistent with the Sensitive Habitats Ordinance (County Code 16.32) in that protective measures and a mitigation consistent with protection of two Sandhills species on the project site (Mount Hermon June Beetles and Kangaroo Rats) have been incorporated into the project Conditions of Approval.

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 and Mountain Residential (PF, RM) land use designations in the County General Plan.

The proposed recreational facility structure for the County Juvenile Hall will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). The proposed structure will not adversely shade adjacent properties, because of its significant distance from property lines, and will meet current setbacks for the zone district.

The recreational facility structure for the County Juvenile Hall will be clustered within existing development on a large (27.88 acre) parcel and is properly proportioned to the parcel size and the visual character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes). The proposed structure will comply with the site standards for the SU zone district (including setbacks, height, and number of stories) and will result in a structure that is consistent with what could be approved on any similarly sized

parcel in the vicinity.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed recreational facility structure for the County Juvenile Hall is to be constructed on an existing developed lot, and no increase in Juvenile Hall client capacity, staff or visitors is proposed. Thus there would be no impact on utility load or on existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed County Facility is consistent with the land use intensity and density of the neighborhood, and will have negligible visibility from surrounding properties.

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 recreational facility structure for the County Juvenile Hall will be of an appropriate scale and design, and will not be visible from surrounding properties due to its location within a large (27.88 acre) parcel. Thus, the recreational structure for the County Juvenile Hall will have no impact on the aesthetic qualities of the surrounding properties and will not visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Project Plans, 2 pages, by Greg Jones, Surveyor, dated 7/12/11.

- I. This permit authorizes the construction of a 6,880 square foot pre-fabricated recreational facility structure for the County Juvenile Hall. This approval does not confer legal status on any existing structures or existing uses 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, if required, from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate changes. Changes not properly called out and labeled will not be authorized by any Building Permit issued for the proposed development. The final plans shall include the following additional information:
 1. Grading, drainage, and erosion control plans.
 2. Details showing compliance with Scotts Valley Fire Department requirements.
 - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
 - C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

1. Construction of drainage-related items may be inspected by Public Works staff.
 2. After approval of Building Permit requirements by other agencies, provide a copy of reproducible final civil plan sheets with DPW signature block, and the engineer's estimate for the drainage-related items. A 2% inspection fee will be assessed at permit issuance. A hold will be placed on the building permit for final drainage inspection and receipt of engineered as-built plans.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. A passing septic pumper report for all septic tanks onsite, completed within the last 3 years, shall be submitted.
- E. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- G. All construction vehicles and equipment shall enter and exit from the existing access road easement to the east of the project area. Temporary fencing shall be installed along the traveled edge of the road from the intersection of Graham Hill Road up to Gate "A" to ensure that no ground disturbance occurs beyond the access easement.
- H. All construction activities shall terminate one-half hour prior to sunset.
- I. Negative Declaration (CEQA) mitigation: In order to ensure that the impacts to Sandhills habitat and the related Sandhills species are reduced to less than significant levels, no disturbance shall take place until the conditions set forth in the required Habitat Conservation Plan and Incidental Take Permit, to be issued by the US Fish and Wildlife Service, have been incorporated into the conditions of approval for the County Permit. These conditions shall include either on-site restoration of Sandhills habitat, purchase of credits through the Zayante Sandhills Conservation Bank, or some combination thereof.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. 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
 - 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.

NEGATIVE DECLARATION MITIGATION

- A. In order to ensure that the impacts to Sandhills habitat and the related Sandhills species are reduced to less than significant levels, no disturbance shall take place until the conditions set forth in the required Habitat Conservation Plan and Incidental Take Permit, to be issued by the US Fish and Wildlife Service, have been incorporated into the conditions of approval for the County Permit. These conditions shall include either on-site restoration of Sandhills habitat, purchase of credits through the Zayante Sandhills Conservation Bank, or some combination thereof.

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: _____

Wanda Williams
Deputy Zoning Administrator

Alice Daly, AICP
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.



FULL FILENAME

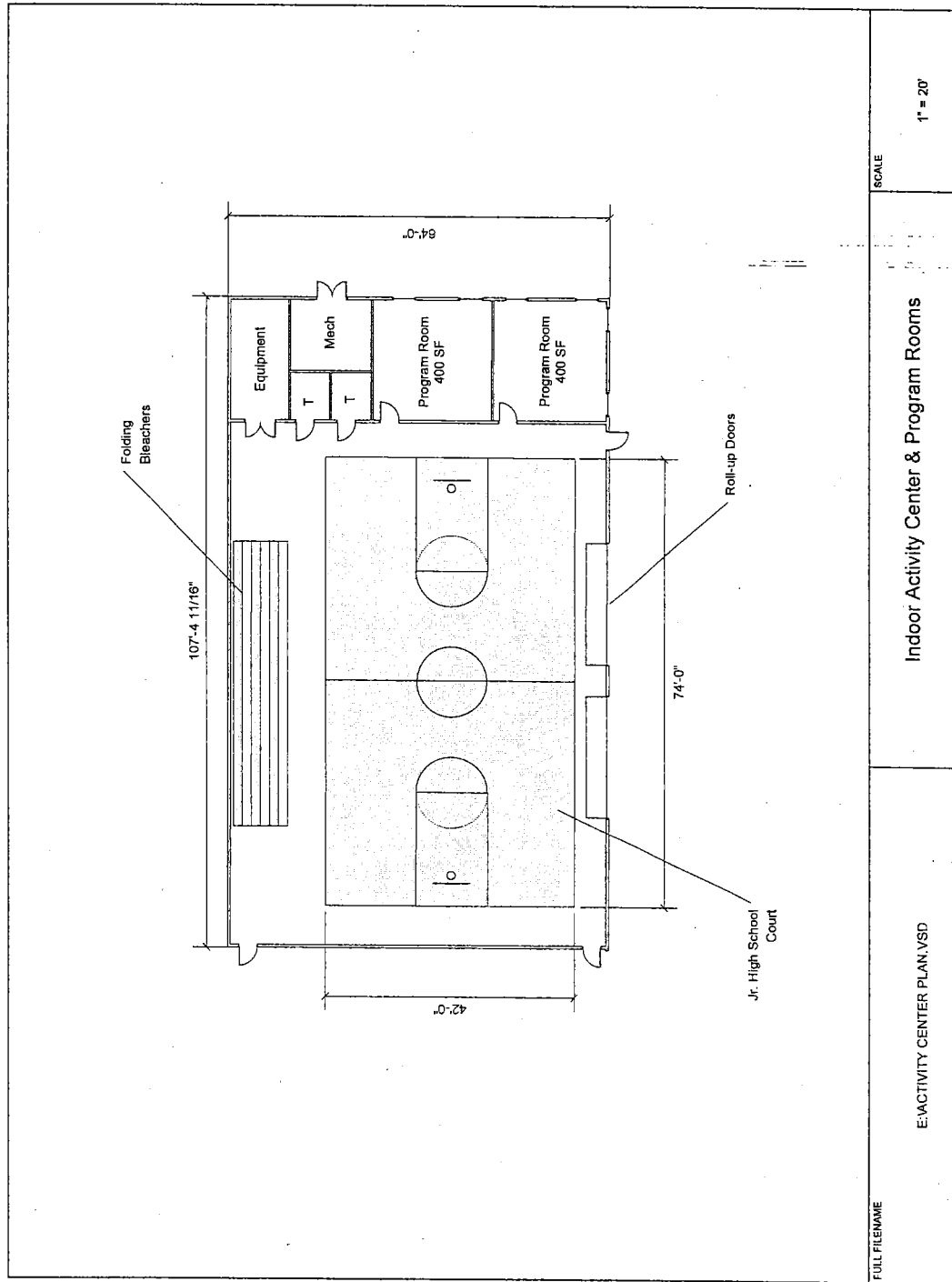
E:ACTIVITY CENTER.VSD

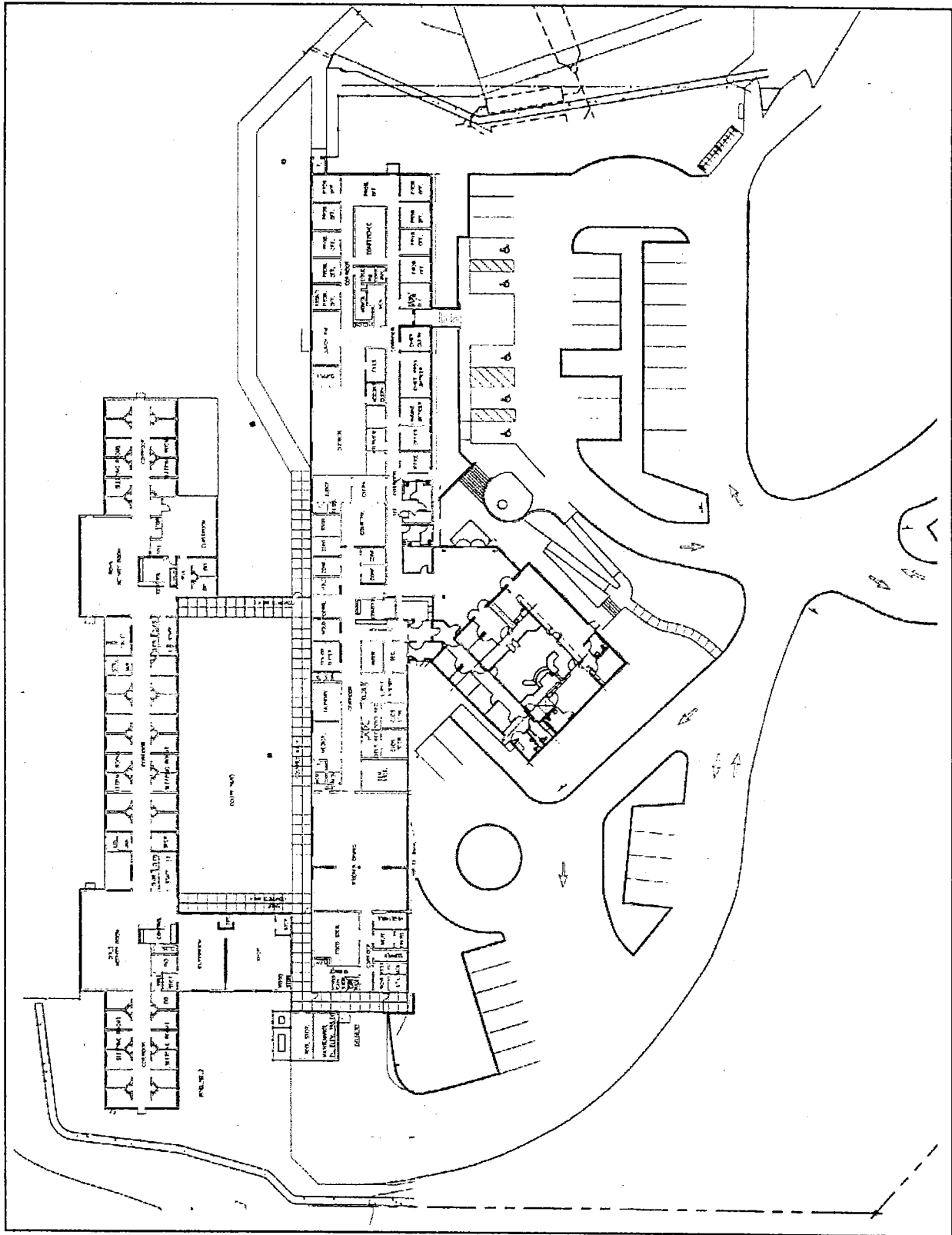
DESCRIPTION

Aerial Site Map - Activity Room Concept - 6,848 SF

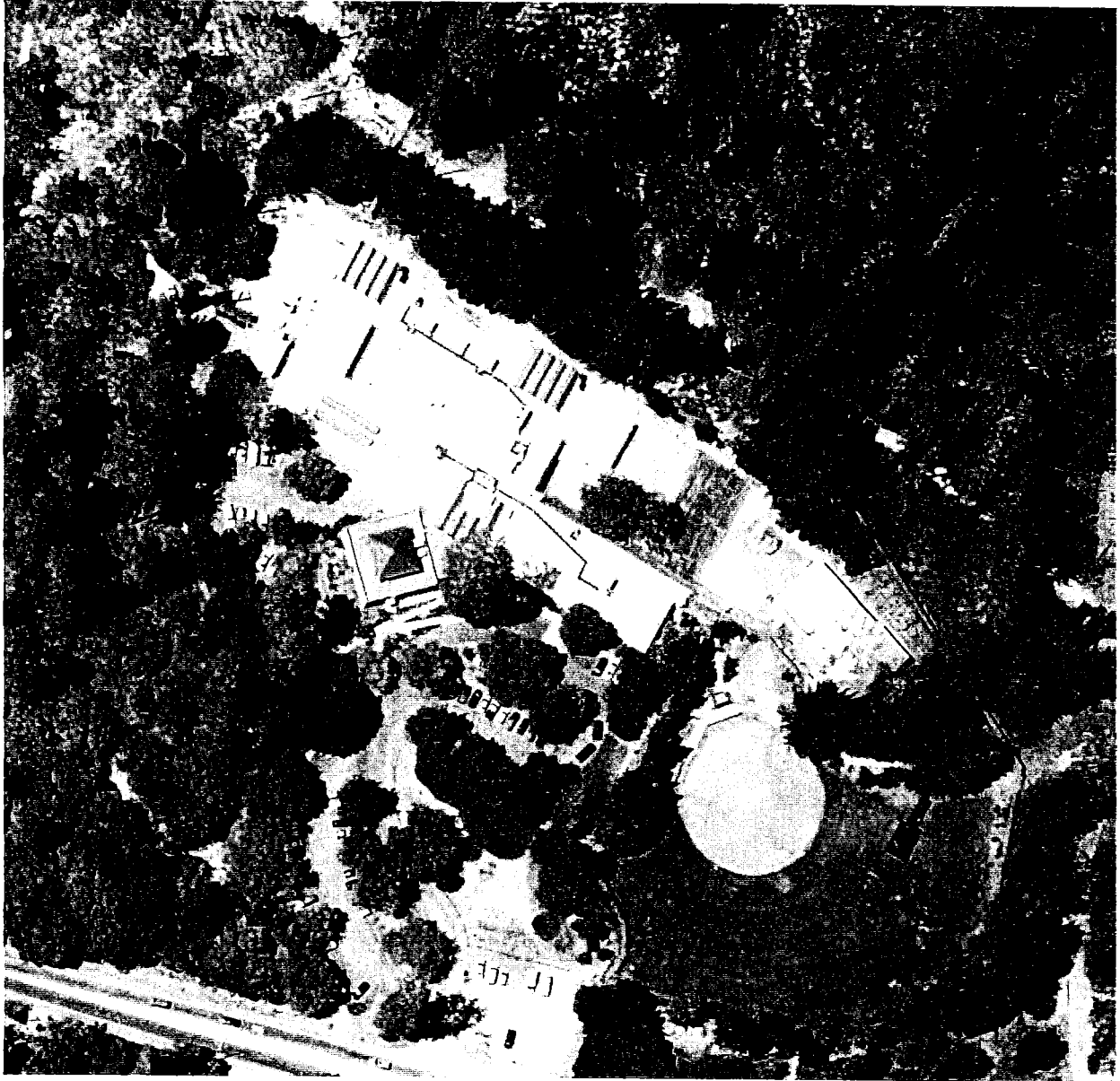
SCALE

1" = 50'





This diagram shows the existing space layout for the Santa Cruz County Juvenile Hall detention facility. The diagram shows the public entrance, parking area, Juvenile Court, Probation Department offices, and detention housing Units A and B. The layout and adjacency of the courtyard is also shown on the diagram.



Aerial Photo of the Santa Cruz County Probation Department Juvenile Hall

This aerial photo highlights the surrounding area and building footprint for the Santa Cruz County Juvenile Hall.

FOR TAX PURPOSES ONLY

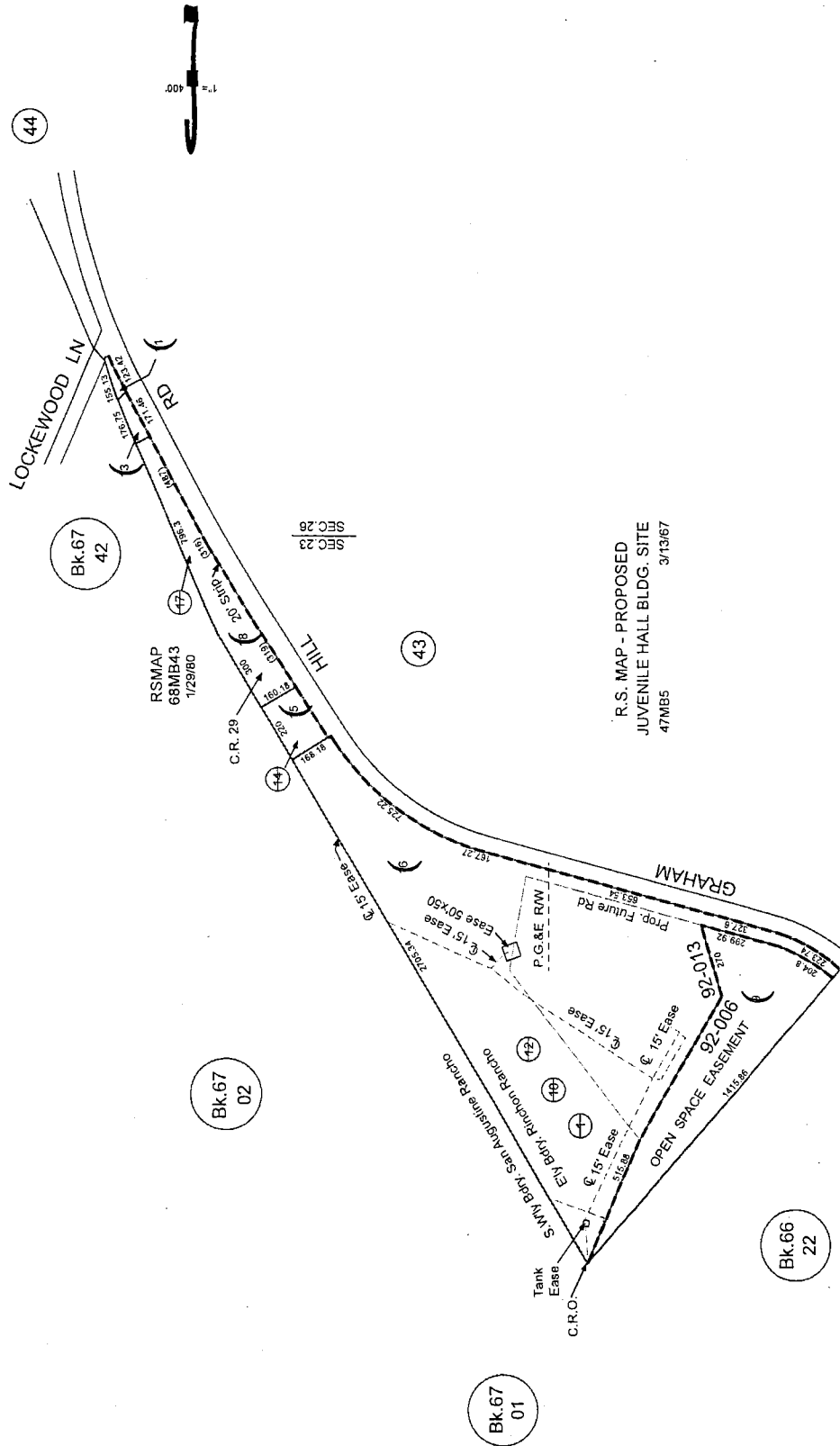
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1996

POR. RINCON RANCHO

SECS. 23, 25, & 26, T.10S., R.2W., M.D.B & M.

Tax Area Code
92-006 92-013

61-37



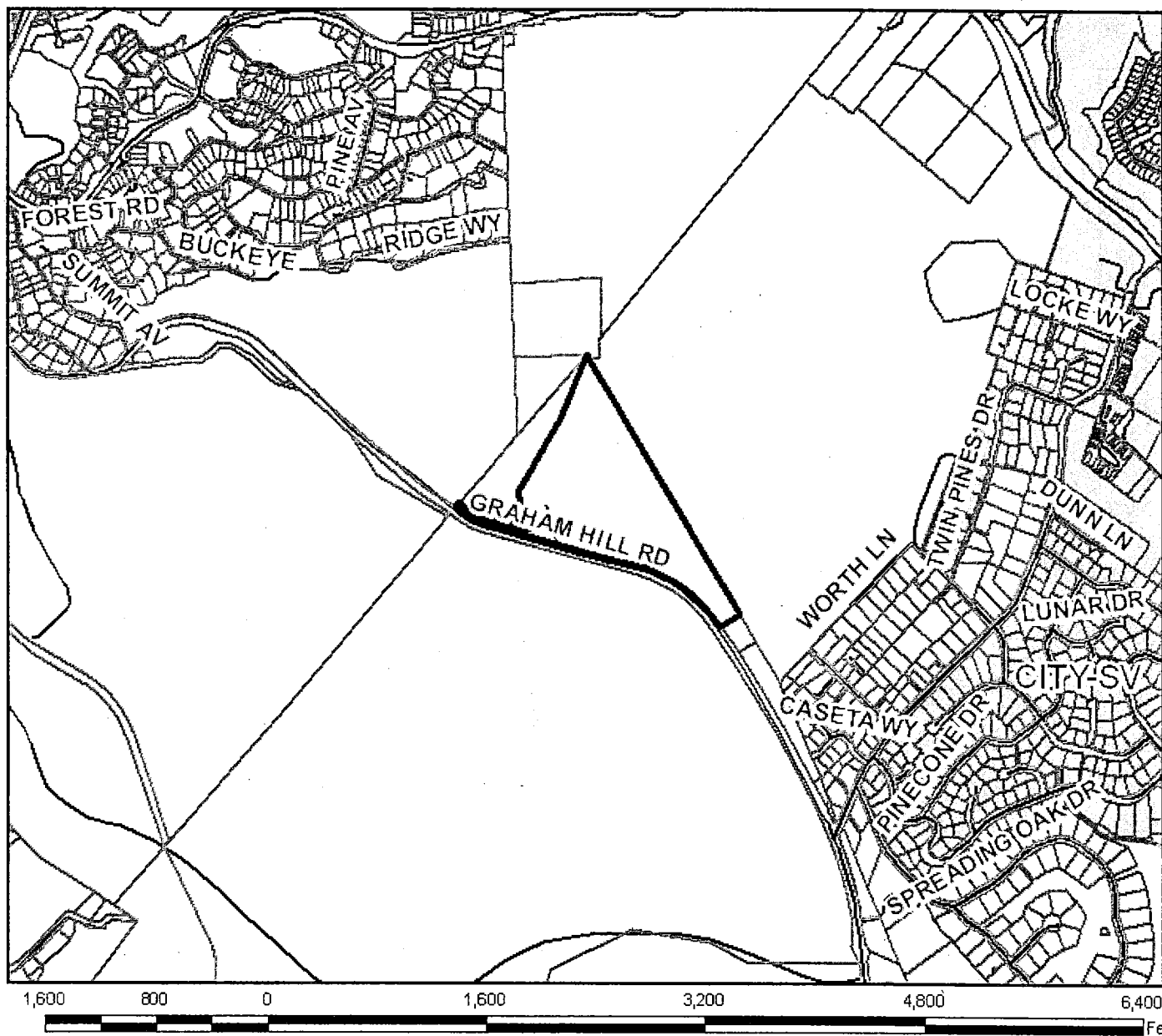
Electronically drawn 7/19/96 KSA
Rev. 7/19/96 per 61-44 KSA
Rev. 7/10/01 mmv (changed page refs.)
Rev. 5/17/02 mmv (TCA change)
Rev. 4/9/03 CB (Cor to TCA)
Rev. 3/15/06 LLO (Spatial Adjustment)
Rev. 3/15/06 LLO (Changed Street Name)

Assessor's Map No. 61-37
County of Santa Cruz, Calif.
Jan 1964

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

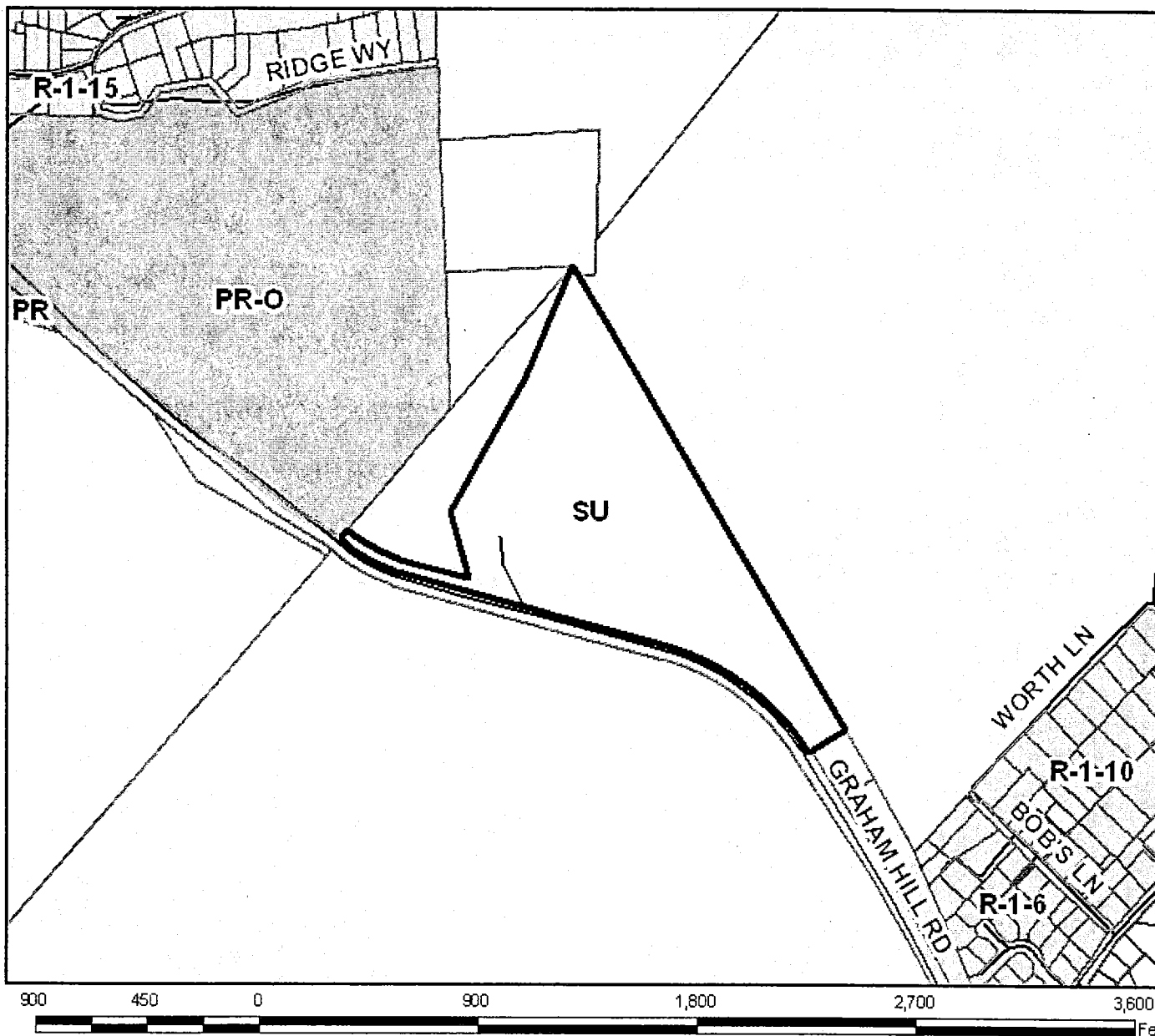


Location Map





Zoning Map



LEGEND



APN: 061-371-16



Assessors Parcels



Streets

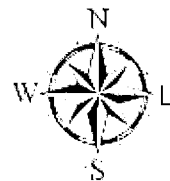
SPECIAL USE



RESIDENTIAL-SINGLE FAMILY



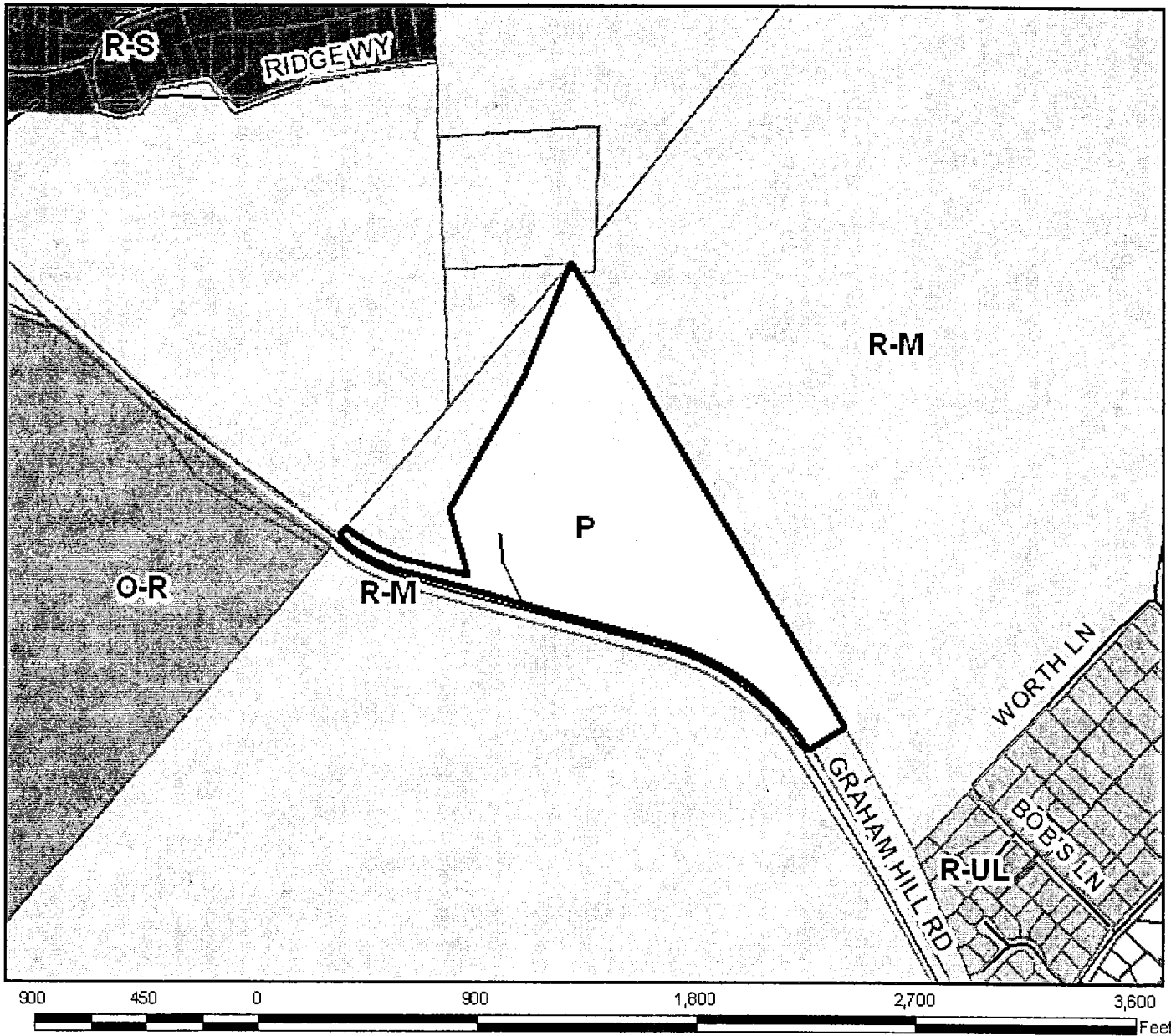
PARK



Map Created by
County of Santa Cruz
Planning Department
April 2013

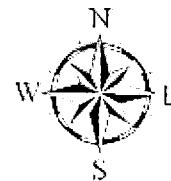


General Plan Designation Map



LEGEND

- APN: 061-371-16
- Assessors Parcels
- Streets
- Public Facilities
- Residential-Mountain
- Residential-Urban Low Density
- Parks and Recreation
- Residential-Suburban



Map Created by
County of Santa Cruz
Planning Department
April 2013



State of California – The Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
(707) 944-5500
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



May 6, 2013

C1202
5/15/13
F

RECEIVED

MAY 09 2013

STATE CLEARING HOUSE

Mr. Matt Johnston
County of Santa Cruz Planning Department
701 Ocean Street
Santa Cruz, CA 95060

Dear Mr. Johnston:

Subject: Juvenile Hall Recreation Facility Project, Mitigated Negative Declaration,
SCH #2013042044, Santa Cruz County

The County of Santa Cruz Probation Department is proposing to construct a 6,880-square-foot pre-fabricated steel-frame building to be used as a recreational facility for Santa Cruz County Juvenile Hall (Project). The Project will be constructed on an existing outdoor recreation field and contiguous paved area.

As Trustee for the State's fish and wildlife resources, the California Department of Fish and Wildlife (CDFW) has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat for the benefit and use by the people of California. As a Responsible Agency, CDFW administers the California Endangered Species Act (CESA), the Lake and Streambed Alteration Agreement (LSAA) Program and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife public trust resources. Pursuant to our jurisdiction, CDFW submits the following comments and recommendations on the Mitigated Negative Declaration (MND) for the Project.

The Project footprint lies within Zayante coarse sand soils which support the rare sandhills plant and animal communities. The Santa Cruz kangaroo rat (*Dipodomys venustus venustus*) is found exclusively in sandhills habitat and is composed of one remaining biogeographically-isolated population. Santa Cruz kangaroo rat is considered to be a rare species (<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPAnimals.pdf>), as defined under California Environmental Quality Act (CEQA) Guidelines Section 15380. Known records of the species occurrence exist within the area of the Project as indicated by the California Natural Diversity Database (CNDDDB).

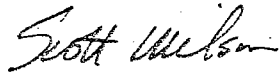
To address possible impacts of the Project, CDFW is requesting additional information and measures be incorporated into the MND for the Santa Cruz kangaroo rat including: a focused species survey within the Project area and associated buffer zone; anticipated impacts the Project may have on the species; actions that will be taken to minimize and/or mitigate any such impacts; submission to CDFW of any species-associated burrow locations and results of surveys. Buffer zone width(s) should be determined by a biologist with specialized expertise in sandhills ecology.

Mr. Matt Johnston
May 6, 2013
Page 2

In addition, all mitigation measures that address impacts to sandhills habitat should account for the degradation of ecological value due to edge effects of any new constructions and disturbances from project-associated operations, facility maintenance and use activities. The appropriate buffer zone to account for edge effects should be determined by a biologist with specialized expertise in sandhills ecology.

If you have any questions, please contact Ms. Melissa Farinha, Environmental Scientist, at (707) 944-5579; or Ms. Randi Adair, Senior Environmental Scientist, at (707) 944-5596.

Sincerely,



Scott Wilson
Acting Regional Manager
Bay Delta Region

cc: State Clearinghouse