

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 12/6/03
Department Name: General Services
Department No.: 063
Agenda Date: 1/13/04
Placement: Departmental
Estimate Time: 30 minutes
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

STAFF CONTACT: Grady Williams, Project Manager
General Services Facilities Division, 568-3083

SUBJECT: Certify EIR for Santa Maria Animal Shelter and Public Works Service Center
Fifth Supervisorial District

Recommendation(s):

Approve the Final EIR (03-EIR-07) referenced in Attachment 1, pursuant to the California Environmental Quality Act (CEQA), including the Mitigation Monitoring and Reporting Program contained therein.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 2 Ensure the Public Health and Safety and Provide Essential Infrastructure.

Executive Summary and Discussion:

The Santa Maria Animal Shelter will be a 17,577 square foot one-story animal shelter with a 2,589 square foot interior court for a total area of 20,166 square feet on approximately 5 acres of land. Based on the site plan, the animal shelter, will include areas for up to: 70 visitors, 12 shelter staff and 5-20 volunteers, 114 cats and 79 dogs, and an area for other small, domesticated animals. A veterinarian clinic and surgical suite will include a reception area for the public and infirmary and quarantine area. The public area will include an interior yard for 12 people to interact with dogs, a visitation lounge for cats, a classroom for 42 people, a break room for 6 people, and public restrooms. The administrative area includes the Shelter Director's office, volunteer office, and offices for clerical, shelter and field staff. There are also areas for stray animal drop-off, animal intake and registration, food preparation, animal grooming, laundry, euthanasia, and dead animal storage. The five-acre project site is part of the 90-acre County-owned parcel that houses a complex of County facilities known as the Foster Road Campus, located south of West Foster Road and west of California Boulevard, in the City of Santa Maria.

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The Public Works Service Center location is immediately south of the County's existing Planning and Development Department building. It will provide approximately 11,500 square feet of office and public space for Public Works functions, including Water Resources, Disaster Recovery, Permits, Construction, Sanitation, Transportation, Solid Waste and Surveys. It will accommodate 45 employee working spaces, meeting existing and projected near-term future (within 5 years) operations and staff needs of these divisions. Some of the divisions are currently occupying leased space at a cost of about \$10,000 per month, (Laguna Sanitation Offices at the Professional Parkway building). This project will consolidate the Public Works functions into one area providing increased efficiency and progress in the County Board of Supervisors' goal to own and operate facilities rather than lease. The building design has several environmentally friendly features, and meets the definition of a "Green Facility".

Environmental Documentation

Prior CEQA Review: Program environmental review for build-out of additional County institutional and office facilities on the 90-acre County Foster Road facilities parcel has previously occurred as part of the North County Facilities Consolidation Plan (88-EIR-13) and Orcutt Community Plan (95-EIR-01), as well as the North County Jail Siting Study EIR (97-EIR-04). Based in part on this prior analysis, staff previously concluded that although the proposed project could have a significant effect on the environment, significant effects would not occur because mitigation measures incorporated into a revised project description would successfully mitigate potentially significant impacts. Therefore, in May 2003, a Mitigated Negative Declaration (MND) (03-ND-08), was prepared for the Animal Shelter under California Environmental Quality Act (CEQA) Guidelines. That document provided updated and more detailed analysis of the project proposal, including a field assessment of project impacts on the California Tiger Salamander (CTS). Following the public review period for the MND, the U.S. Fish and Wildlife Service and California Fish & Game Department commented on the potential for incidental take of the CTS and habitat loss.

Current CEQA Review. In light of comments by the California Fish & Game and the U.S. Fish and Wildlife Service, Staff has completed an Environmental Impact Review (EIR) for both the Animal Shelter and Public Works Service Center.

Document Preparation. The current environmental document was prepared as an EIR (Environmental Impact Report) in compliance with CEQA guidelines. CEQA noticing, public review period, and public hearing were conducted. The details of the findings and mitigation measures are provided in Attachment 2 (CEQA Findings), and summarized below:

Summary of Impacts and Mitigation:

Class I Impacts. Significant unavoidable adverse impacts for which the decision makers must issue a Statement of Overriding Considerations under Section 15093 of State CEQA Guidelines if the project is approved.

Biological Resources

The project is located within 2,200-foot recovery standard distance from a seasonal pond (the Strawberry Pond). Revised pages 2-15, 4-11 and 4-12 of the proposed Final EIR are attached (Attachment 3) to correct an editorial error that refers to the distance as the "migration radius". Development of the proposed project would potentially remove 6.3 acres of potential habitat for the endangered CTS. A detailed study indicated it was highly unlikely CTS existed at the project site. It is unknown if CTS use the project site as habitat, therefore the impact is classified as "unknown, potentially significant". To reduce impacts to California Tiger Salamander, the following actions shall be implemented. With the following mitigation measures, impacts to biological resources would be reduced, but not to a less than significant level:

1. A Service-approved biologist shall conduct a training session for all project personnel prior to any project activities. At a minimum, the training shall include a description of the California tiger salamander and its habitats; the general provisions of the Endangered Species Act; the necessity for adhering to the provisions of the Act; the penalties associated with violating the provisions of the Act; the specific measures that are being implemented to conserve the California tiger salamander while this project is being conducted; and the boundaries within which the project may be accomplished.
2. The limits of the project disturbance corridor shall be clearly defined and marked in the field and reviewed by a Service-approved biologist prior to the initiation of work. The width of areas to be excavated or cleared of vegetation shall be minimized, wherever feasible. Vehicles and all stockpile storage shall remain within well-defined work areas and the staging area.
3. Project activities involving earthwork shall be timed, to the maximum extent practicable, to avoid times of year when California tiger salamanders are most likely to be encountered migrating across uplands to get to breeding ponds or excavation sites. As these times of year are variable due to the timing and amount of rainfall, these dates will need to be determined by a Service-approved biologist. As this measure will require advanced knowledge of the life history of California tiger salamanders, the Service-approved biologist conducting this determination shall be a recognized California tiger salamander expert in possession of a recovery permit for the California tiger salamander, pursuant to section 10(a)(1)(A) of the Act. Adult California tiger salamanders will most likely be traveling to and from breeding ponds from December 1 through February 30, and juvenile California tiger salamanders will most likely be dispersing from natal ponds from May 1 through August 30.
4. Within 30 days prior to the beginning of construction activities, Service-approved biologists shall conduct systematic searches for small mammal burrows in the project area. Burrows shall be numbered, mapped and flagged in the field with pin flags marked with the burrow number. Burrows shall be avoided to the maximum extent possible.
5. Project activities shall be conducted during daylight hours.
6. All vehicles operated within all project areas shall be inspected daily and maintained, if necessary, to avoid leaks of fuels, hydraulic fluids, oil, or coolants.

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7. Work areas shall be kept clean. All food-related trash items shall be enclosed in sealed containers and removed daily from the project area.
8. Pets shall be prohibited at project sites to prevent destruction of burrows.
9. During the periods of December 1 through February 30, and May 1 through August 30, project areas shall be inspected for California tiger salamanders by a Service-approved biologist every fourth Monday morning before commencing work to ensure no individuals have moved into the project area. If any California tiger salamanders are found present on the project site, all work will be stopped immediately. Work will not continue until the appropriate level of coordination with the US Fish and Wildlife Service has been completed.
10. Excavated fill shall not be placed within healthy habitat areas
11. Restore disturbed areas near adjacent habitat with compatible native vegetation, and include native vegetation throughout landscape plan.
12. Implement a central dune scrub habitat restoration plan or contribute to a larger community dune scrub restoration effort.
13. Exterior lighting on the project site shall be designed to be partially or fully cut off and directed to the ground to avoid lighting and glare impacts to adjacent wildlife habitat areas.
14. The applicant shall be responsible for compliance with the requirements of the Endangered Species Act, including obtaining and incidental take permit if it is determined that a "take" will occur

Plan Requirements and Timing: Prior to issuance of building permits, measures shall be shown on grading and building plans, and the applicant shall submit completed survey and evidence that the monitoring contract is in place to P&D. Prior to issuance of occupancy permit, the applicant shall confirm compliance with compatible vegetation in restored and landscaped areas and lighting design.

MONITORING: P&D shall site inspect throughout grading and construction.

Class II Impacts. Significant environmental impacts that can be feasibly mitigated or avoided for which the decision maker must making "findings" under Section 15091 of State CEQA Guidelines if the project is approved.

Biological Resources

Potential damage or removal of eucalyptus trees could result in adverse impacts to raptors and songbirds.

15. Construction envelopes shall lie outside all canopies and root systems of the eucalyptus windrow on the northern boundary of the project site. No construction, earth disturbance or construction equipment shall occur or operate outside of envelopes. Subsurface structures including septic systems and utilities or access

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ways including roads, driveways, and utilities, shall not be placed outside the envelopes. Envelope boundaries shall be fenced in the field.

Plan Requirements and Timing: Construction envelopes shall be shown on all grading and building plans. The final plans shall describe the activities prohibited outside the approved envelopes. Envelopes shall be fenced prior to start of grading or structural development.

MONITORING: County Planning and Development (P&D) shall review and approve plans and check fencing during the pre-construction meeting. P&D grading inspectors and planners shall inspect and photo document during construction phases to ensure development is confined within construction envelopes and that fencing remains in place during site grading and construction.

Geology/Earthquake

The following mitigation measure is required is to reduce impacts due to potential erosion resulting from soil disturbance during development of the proposed project. The following mitigation measures are required to reduce geologic impacts to a less than significant level:

Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.

During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements and Timing: All requirements shall be shown on grading and building plans. This condition shall be adhered to throughout all grading and construction periods.

MONITORING: P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

In order to mitigate the effects of a potential earthquake, structures shall be designed to earthquake standards of the Uniform Building Code Seismic Zone 4. The building will be a single story, reinforced structure adhering to the Uniform Building Code Standards. Single story structures are less likely to be affected by liquefaction. If the contractor encounters areas over their optimum moisture content when grading, the contractor will allow adequate time for mechanically aerating/drying back the exposed bottom of the over-excavation. Properly compacted structural fill will replace the silty sand surface stratum. Grading shall be consistent with approved grading plans. These precautions will mitigate the geologic impacts associated with the proposed project to a less than significant level.

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Plan Requirements and Timing: All requirements shall be shown on grading and building plans. The applicant shall submit grading plans for review by P&D Building and Safety Division prior to issuance of Building Permits.

MONITORING: P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site prior to occupancy clearance.

Water Resources/Flooding

With application of the following mitigation measure, impacts to water resources would be less than significant.

18. Drainage shall be consistent with approved drainage plans.

Plan Requirements and Timing: The applicant shall prepare and submit a drainage plan to County Planning and Development and Flood Control for review and approval. The components of the drainage plan will be implemented prior to approval of Building Permits.

MONITORING: P&D shall site inspect during grading.

Transportation/Circulation

Inadequate parking has the potential to adversely impact surrounding County facilities and possibly neighborhoods. With the application of the following measure transportation and circulation impacts would be less than significant.

The applicant shall ensure that parking is adequate to meet potential demand in accordance with the City of Santa Maria's Zoning Ordinance.

Plan Requirements and Timing: The County Planning and Development Department shall review the project site plans to ensure that at least one (1) space per 500 square feet of gross floor area or 35 spaces are provided for the animal shelter, and one (1) parking space for every 260 feet of gross floor area or 38 parking spaces are provided for the service center prior to approval of Building Permits.

MONITORING: Permit Compliance shall site inspect prior to occupancy clearance.

Noise

Residents at Foxenwood Estates and surrounding County offices would potentially be adversely effected by construction noise. With application of the following measure, noise impacts associated with the proposed project would be mitigated to a less than significant level.

20. In order to mitigate the impacts of construction noise to a less than significant level, the applicant shall limit noise-generating construction activity to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday.

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No construction shall occur on State holidays (i.e., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Plan Requirements and Timing: County Planning and Development (P&D) shall provide the applicant with three (3) signs to post on site stating the construction activity restrictions. These signs shall be in place prior to the beginning of and throughout grading and construction activities. Violations may result in the suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

Visual Resources

With application of the following measures, visual impacts of the project would be considered less than significant.

21. In order to mitigate the impacts of visual effects to a less than significant level, the applicant shall ensure the design, scale and character of the project architecture is compatible with BAR's suggestions and vicinity development.

Plan Requirement and Timing: The applicant shall submit architectural drawings of the project for review and approval by the Board of Architectural Review (BAR) prior to approval of Building Permits.

MONITORING: BAR shall review and approve the architectural drawings prior to approval of a Building Permit for structures. Permit Compliance shall inspect structures upon completion to ensure that the structures are completed in accordance with approved drawings.

22. Prior to approval of building permit, the applicant shall submit a detailed Lighting Plan of the project for review and approval by County Planning and Development (P&D). Any exterior night lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels with a method for automatically dimming exterior lights after 10:00 p.m.

Plan Requirement and Timing: The locations and height of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture shall be depicted on the Lighting Plan to be reviewed and approved by County P&D and the BAR.

MONITORING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Building Permit for structures. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

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Hazardous Materials

The shelter has the potential to produce infectious waste. With application of the following measures, hazardous materials impacts of the animal shelter are considered to be less than significant.

23. In order to mitigate the impact of biohazardous rabies specimens to a less than significant level, the applicant abides by all State laws regarding the storage, transportation, and disposal of the specimens.

Plan Requirement and Timing: The applicant shall submit a copy of its procedure on rabies specimen handling for review by County Planning and Development.

MONITORING: Environmental Health Services shall verify records.

Public Review and Comment:

The public review period for the draft EIR was held November 5 through December 19, 2003. Public notice of draft environmental document availability, public comment period and public hearing was provided via newspaper display ads, posting on the site, and mailed notice to surrounding property owners and residents, home owners associations, community interest, environmental, and business groups, and County, Regional, State, and Federal agencies.

The noticed public hearing was held on December 18, 2003 at the Betteravia Government Center Board Hearing Room. Comment letters, electronic mail, and telephone contacts received during the public comment period are included in Appendix G, of the Final EIR.

No substantial evidence of significant impacts was identified by commenters. With application of identified mitigation measures, the project would not result in significant environmental impacts. The Final EIR was determined by Planning and Development to comply with the procedural and substantive requirements of the California Environmental Quality Act, and to be adequate for the project and ready for adoption by the Board of Supervisors.

Mandates and Service Levels:

The project is consistent with the adopted Facility Policy Framework.

Fiscal and Facilities Impacts:

There is no fiscal impact with adoption of the recommended action. If a Habitat Conservation Plan (HCP) were performed as outlined by the Fish and Wildlife Service, it would require an estimated \$150,000 and approximately two years time. No funds currently exist for such a study.

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Animal Shelter: This project is estimated to cost \$4,921,000. Most of the project cost is covered by Department and General funds. Over twenty-five percent of the project cost has been funded by private donations and grants. The Santa Barbara Animal Care Foundation has raised over \$125,000 in pledges from the public, the Humane Society has pledged \$300,000 for the spay and neuter clinic, and the Wendy P. McCaw Foundation has pledged \$819,000 to complete the funding on the total project. Money from the sale of County excess property on Graciosa Road and the existing shelter will also help fund the new shelter. Funds for the current fiscal year have been appropriated and are available in Fund 0030 Department 063, Account 8700, Program 1930, Project 8625. It is shown in the Department Summary as *Capital Improvements* on page D-342 of the Santa Barbara County Budget for FY 2002-2003.

Public Works Service Center: The project is estimated to cost \$2,270,000 and is fully funded. Various Public Works funds will reimburse Capital Outlay for the funds allocated to design and construct this project, (Transportation 60%, Surveys 6%, Water Resources 17%, and Utilities 17%). Funds for this contract have been appropriated and are available in Fund 2870, Dept. 054, Line Item 6000, Program Foster/Admin, Project 8643. It is shown in the Department Summary as *Capital Improvements* on page D-342 of the Santa Barbara County Budget for FY 2003-2004. The \$10,000/mo savings from existing lease cost will offset reimbursement of the Capital Outlay.

Special Instructions:

Please forward a copy of the Minute Order to Grady Williams, Facilities Services Division, Courthouse Annex, 2nd floor.

Attachments:

- 1) Executive Summary of Final EIR, 03-EIR-07
- 2) CEQA Findings
- 3) Revisions to 03-EIR-07: pages 2-15, 4-11 and 4-12

Attachments Contained in Project Files:

- 1) Entire Final EIR Document, 03-EIR-07