

**Application No.:** PP2019-448  
**APN:** 017-112-01  
**Applicant:** City of Watsonville  
**Approval Date:** December 13, 2019

## **City of Watsonville Administrative Use Permit with Design Review**

The Administrative Use Permit with Design Review with Environmental Review Application (PP2019-448), requested by the applicant for the implementation of the City Plaza Expansion and Renovation Project located at 350 Main Street, was reviewed by the Zoning Administrator, and was approved with Findings and Conditions, and all are attached hereto and made a part of this Design Review Permit.

**APPROVED:**   
Justin Meek, AICP, Principal Planner  
Zoning Administrator

**DATE:** 12/13/19

**Distribution:** Applicant, File

**CITY OF WATSONVILLE  
ZONING ADMINISTRATOR**

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**ENVIRONMENTAL REVIEW FINDINGS**

- 1. In accordance with Public Resources Code section 21080(c) and CEQA Guidelines section 15074, Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration, the following supporting evidence has been considered as basis for findings of adoption of the Mitigated Negative Declaration.**

**Supportive Evidence**

An Initial Study was prepared for the proposed project (dated October 18, 2019) in accordance with Section 15063 of the CEQA Guidelines. The Initial Study addresses the potential physical environmental effects of the proposed project for each of the environmental topics outlined in Appendix G of the CEQA Guidelines. Impacts to biological resources, cultural and tribal resources, and noise were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation. A mitigation and monitoring report program (MMRP) for the project shall be adopted as part of the mitigated negative declaration (MND) to ensure the adopted mitigation measures are implemented, in accordance with CEQA requirements. All identified mitigation measures are included as conditions of approval.

On October 18, 2019, City staff filed a Notice of Intent and copies of the proposed MND with the Santa Cruz County Clerk, and thereby initiated the 20-day public review period for the document, which closed at 5:00 p.m. on Thursday, November 7, 2019. Notice was also given to local and regional agencies by mail and to neighboring property owners and interested parties as part of public hearing notices. Copies of the Initial Study were made available for public review at the Park and Community Services Department, Community Development Department, and Watsonville Public Library.

The Zoning Administrator has considered the proposed MND along with all comments received during the public review process and the whole record before it and finds that: there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration reflects the lead agency's independent judgment and analysis. The record of proceedings upon which this is based is located at the following two locations:

- Parks and Community Services Department, 231 Union Street, Watsonville, CA 95076.
- Community Development Department, 250 Main Street, Watsonville, CA 95076.

## ADMINISTRATIVE USE PERMIT FINDINGS (WMC § 14-12.513)

1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

### **Supportive Evidence**

The subject property has a General Plan Land Use Designation of Public/Quasi-Public and is within the Public Facilities (PF) Zoning District. The purpose of the Public/Quasi-Public designation is to allow public facilities, including active and passive recreational (park) facilities. The proposed project is consistent with the list of allowable use for and general purpose of the PF Zoning District, in that the project would not change the existing public park use owned and operated by the City of Watsonville.

The proposed project is consistent with the following General Plan goals and policies concerning public land uses, park facilities, urban design and scenic resources:

- **Goal 4.5 Public Land Uses** – Provide public and institutional land uses and services in proportion to population growth.
- **Policy 4.E Public and Quasi-Public Land Use** – The City shall plan for and designate an adequate amount of land to accommodate the institutional land uses needed to serve residential neighborhoods and the entire city.
- **Goal 8.1 Community Needs** – Enhance the quality of life by assuring the provision of services, programs, and facilities that reflect the leisure needs and desires of the community.
- **Goal 8.2 Facilities** – Provide a full range of park and recreation facilities including active recreation areas, passive natural open spaces, and a bicycle/pedestrian trail system.
- **Policy 8.B Park Acquisition and Development** – The City shall designate sites for future parks and recreation facilities and shall continue to finance, acquire, and develop park facilities consistent with the Watsonville park standards and in proportion to population growth in Watsonville.
- **Goal 5.4 Downtown** – Preserve and enhance the visual appearance of Main Street from the Pajaro River Bridge to Freedom Boulevard.
- **Goal 5.9 Scenic Corridors** – Protect and enhance the views of and from the scenic streets and highways in Watsonville and the Planning Area.

The Plaza is one of the more frequently used parks in the City. The project would provide needed enhancements to the Plaza for it to continue to serve the City's residents. The project would provide a new restroom building and upgrade passive recreation amenities, such as new picnic table areas, new game table areas, and new park benches along existing pathways. New facilities also include a permanent stage for use during special events, with the gazebo as a backdrop. The gazebo would be cosmetically refurbished and seismically retrofitted, while remaining in its current

location at the center of the Plaza. As such, the project would maintain and foster the Plaza as a place to congregate and relax during weekdays, and as the host of numerous public events during weekends and special times throughout the year.

The segments of East Beach Street and Main Street adjacent to the project site are within scenic routes, as designated by the Urban Design and Scenic Resources chapter of the General Plan. The proposed project would provide enhancements to the existing Plaza that would not result in adverse effect on the scenic vistas from Main Street and East Beach Street. The restroom building would measure approximately 400 square feet and one-story in height. The stage would be elevated 18 inches from ground level and have the gazebo as a backdrop. These Plaza improvements would not substantially block or degrade views from designated scenic routes on East Beach Street and Main Street.

- 2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

#### **Supportive Evidence**

The proposed project would continue the historic use of the Plaza as a community gathering space and public square. The project would also retain and preserve the historic character of the Plaza.

- 3. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

#### **Supportive Evidence**

The proposed project would improve the existing Plaza and not change the existing use as a community gathering space and public square. Thus, the project would not result in a substantial increase in trips to the Plaza.

In addition, the proposed installation of a raised crosswalk with removable bollards at either end of Peck Street (in-between Main and Union Streets) would not substantially alter traffic patterns or volume. The closing of Peck Street already occurs regularly during special events, such as the weekly Farmer's Market. The project would make easier the street closing process. The raised crosswalks would also result in traffic calming along Peck Street when open to vehicle traffic. As such, the proposed changes to adjacent streets would improve safety and efficiency without altering traffic patterns.

- 4. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

#### **Supportive Evidence**

The project site is located in the City's historic center and is bordered by the fully improved public right-of-ways of Main, East Beach, Union, and Peck streets. All necessary access improvements have been installed previously, and no roadway improvements, traffic control devices or access restrictions to control or divert traffic flow is needed. The proposed project includes the installation of a raised crosswalk removable bollards at either end of Peck Street. The bollards would allow

the City to restrict vehicle access and thereby expand the usable Plaza area into the street during special events, such as the weekly Farmer's Market. The raised crosswalk would help slow vehicle traffic along Peck Street between Main and Union Streets.

**5. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

**Supportive Evidence**

The proposed project would improve the existing Plaza and not change the existing use as a community gathering space and public square. The project would also retain and preserve the historic character of the Plaza.

The segments of East Beach Street and Main Street adjacent to the project site are within designated scenic routes. As previously noted, proposed enhancements to the existing Plaza would not substantially block or degrade views from designated scenic routes on East Beach Street and Main Street.

**6. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district.**

**Supportive Evidence**

The project site is within the PF Zoning District. The purpose of the PF (along with the Institutional) Zoning District is to clearly separate the development standards and land use regulations for public facilities owned and operated by city or county government agencies with uses that are available to the general public and other institutional facilities that provide uses that are available to the public but are either privately owned or operated by state and federal agencies. A public park or playfield with lighted facilities is allowed conditionally in the PF Zoning District with issuance of an Administrative Use Permit with Design Review. The project would not change the existing public park use owned and operated by the City.

As conditioned, the project complies with all other requirements, including post-construction stormwater management and water efficient landscape requirements. The project is conditioned to obtain all required building permits to ensure that construction complies with the most recent adopted City and State Building Codes.

**7. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.**

**Supportive Evidence**

The project involves renovating the existing Plaza and would not change the existing use as a community gathering space and public square. The project design would enhance the site while also retaining and preserving the historic character of the Plaza. Therefore, the project would benefit the community and not materially damage or prejudice other property in the vicinity.

In addition, the project site is within a developed area that is currently served by municipal services, including water, sewer, police and fire, and therefore would not cause a serious public health or safety problem to members of the public that visit the Plaza.

## DESIGN REVIEW FINDINGS (WMC § 14-12.403)

1. The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

### Supportive Evidence

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The proposed project is consistent with the following General Plan goals and policies concerning public land uses, park facilities, urban design and scenic resources:

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- **Goal 8.1 Community Needs** – Enhance the quality of life by assuring the provision of services, programs, and facilities that reflect the leisure needs and desires of the community.
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place to congregate and relax during weekdays, and as the host of numerous public events during weekends and special times throughout the year.

The segments of East Beach Street and Main Street adjacent to the project site are within scenic routes, as designated by the Urban Design and Scenic Resources chapter of the General Plan. The proposed project would provide enhancements to the existing Plaza that would not result in adverse effect on the scenic vistas from Main Street and East Beach Street. The restroom building would measure approximately 400 square feet and one-story in height. The stage would be elevated 18 inches from ground level and have the gazebo as a backdrop. These Plaza improvements would not substantially block or degrade views from designated scenic routes on East Beach Street and Main Street.

- 2. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both.**

**Supportive Evidence**

The proposed project would continue the historic use of the Plaza as a community gathering space and public square. The project would also retain and preserve the historic character of the Plaza.

- 3. The proposed development will not generate pedestrian or vehicular traffic that will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

**Supportive Evidence**

The proposed project would improve the existing Plaza and not change the existing use as a community gathering space and public square. Thus, the project would not result in a substantial increase in trips to the Plaza.

In addition, the proposed installation of a raised crosswalk with removable bollards at either end of Peck Street (in-between Main and Union Streets) would not substantially alter traffic patterns or volume. The closing of Peck Street already occurs regularly during special events, such as the weekly Farmer's Market. The project would make easier the street closing process. The raised crosswalks would also result in traffic calming along Peck Street when open to vehicle traffic. As such, the proposed changes to adjacent streets would improve safety and efficiency without altering traffic patterns.

- 4. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

**Supportive Evidence**

The project site is located in the City's historic center and is bordered by the fully improved public right-of-ways of Main, East Beach, Union, and Peck streets. All necessary access improvements have been installed previously, and no roadway improvements, traffic control devices or access restrictions to control or divert traffic flow is needed. The proposed project includes the installation

of a raised crosswalk removable bollards at either end of Peck Street. The bollards would allow the City to restrict vehicle access and thereby expand the usable Plaza area into the street during special events, such as the weekly Farmer's Market. The raised crosswalk would help slow vehicle traffic along Peck Street between Main and Union Streets.

**5. The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties.**

- a) Harmony and proportion of the overall design and the appropriate use of materials;**
- b) The suitability of the architectural style for the project; provided, however, it is not the intent of this section to establish any particular architectural style;**
- c) The sitting of the structure on the property, as compared to the sitting of other structures in the immediate neighborhood;**
- d) The size, location, design, color, number, and lighting; and**
- e) The bulk, height, and color of the project structure as compared to the bulk, height, and color of other structures in the immediate neighborhood.**

**Supportive Evidence**

The proposed project would improve the existing Plaza and not change the existing use as a community gathering space and public square. The project would also retain and preserve the historic character of the Plaza.

The segments of East Beach Street and Main Street adjacent to the project site are within designated scenic routes. As previously noted, proposed enhancements to the existing Plaza would not substantially block or degrade views from designated scenic routes on East Beach Street and Main Street.

**6. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.**

**Supportive Evidence**

The project site is within the PF Zoning District. The purpose of the PF (along with the Institutional) Zoning District is to clearly separate the development standards and land use regulations for public facilities owned and operated by city or county government agencies with uses that are available to the general public and other institutional facilities that provide uses that are available to the public but are either privately owned or operated by state and federal agencies. A public park or playfield with lighted facilities is allowed conditionally in the PF Zoning District with issuance of an Administrative Use Permit with Design Review. The project would not change the existing public park use owned and operated by the City.

As conditioned, the project complies with all other requirements, including post-construction stormwater management and water efficient landscape requirements. The project is conditioned

to obtain all required building permits to ensure that construction complies with the most recent adopted City and State Building Codes.

- 7. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare or result in material damage or prejudice to other properties in the vicinity.**

#### **Supportive Evidence**

The project involves renovating the existing Plaza and would not change the existing use as a community gathering space and public square. The project design would enhance the site while also retaining and preserving the historic character of the Plaza. Therefore, the project would benefit the community and not materially damage or prejudice other property in the vicinity.

In addition, the project site is within a developed area that is currently served by municipal services, including water, sewer, police and fire, and therefore would not cause a serious public health or safety problem to members of the public that visit the Plaza.

**CITY OF WATSONVILLE  
ZONING ADMINISTRATOR**

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**CONDITIONS OF APPROVAL:**

**General Conditions:**

1. **Approval.** This approval applies to the plans titled “Concept Plan, Watsonville Strategic Parks Plan, City of Watsonville, Watsonville, CA” (prepared by Verde Design, dated 10/2/2019) received by the Community Development Department on November 20, 2019, and filed by Nick Calubaquib, applicant, on behalf of Parks and Community Services Department and City of Watsonville, property owner. (CDD-P)
2. **Conditional Approval Timeframe.** This Permit shall be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)
3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Sections 14-12.1000 and 14-10.1305. All revisions shall be submitted prior to field changes and are to be clouded on plans. (CDD-P)
4. **Substantial Compliance.** Project development shall be accomplished in substantial accordance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)
5. **Findings.** Approval is subject to making findings and supportive evidence in accordance with WMC Section 14-12.402, with attached said Findings, and made a part of this Design Review with Environmental Review. (CDD-P)
6. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit or Design Review Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)
7. **Appeal Period/Effective Date.** This Permit shall not be effective until **14 days** after approval by the Zoning Administrator or following final action on any appeal. (CDD-P)
8. **Necessary Revisions.** The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)

9. **Conditions of Approval.** A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the first or second page shall not be accepted at the plan check phase.*** (CDD-P)
10. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become conditions of the building permit:

“I understand that the subject permit involves construction of a project with an approved Administrative Use Permit with Design Review. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

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Signature of Building Contractor

Date

#### **Building and Fire-related Conditions:**

11. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. (CDD-B, -E)
12. **Building Code.** Project construction shall comply with the California Building Code as adopted by the City. (CDD-B)
13. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City. (WFD)
14. **Historic Code.** Project construction shall comply with California Historical Code as adopted by the City. (CDD-B)
15. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)
16. **Floodplain Development Permit.** The applicant shall obtain a Floodplain Development Permit prior to issuance of a building permit, in accordance with WMC Section 9-2.400. (CDD-E, PW)

**Prior to or concurrent with the issuance of a Building Permit, the following requirements shall be met:**

17. **Landscaping & Irrigation Plan.** The applicant shall submit three copies of the final Landscaping and Irrigation Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Landscaping Plan shall provide drought-tolerant plants suitable for the Central Coast region. The Irrigation Plan shall provide an automatic water system (e.g., drip system) to irrigate all landscape areas. (CDD-B-E-P)
  - a. **LANDSCAPING** – The Landscape Plan shall indicate the types, quantities, locations and sizes of all plant material, including any existing major vegetation designated to remain and method of protecting planting areas from vehicular traffic. The Landscape Plan shall be drawn to scale, and plant types shall be clearly located and labeled. The plant list shall give the botanical name, common name, gallon sizes to be planted, and quantity of each planting. A minimum of 25 percent of all shrub material shall have a minimum 5-gallon container size. (CDD-E-P)
  - b. **IRRIGATION SYSTEM** – Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P)
  - c. **WATER CONSERVATION** – The project shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. (CDD-B-E-P)
  - d. **NEW TREES** – As proposed in the preliminary landscape plans, the project shall provide a minimum of 24 new trees onsite for a net increase of at least eight (8) trees. (CDD-P)
  - e. **LANDSCAPE & IRRIGATION INSTALLATION** – All landscaping and irrigation shall be approved and installed prior to occupancy of the project. (CDD-P)
  - f. **WATER EFFICIENT LANDSCAPE ORDINANCE** – The applicant shall submit a landscape documentation package and demonstrate compliance with the California Model Water Efficient Landscape Ordinance, pursuant to WMC Section 6-3.801. (CDD-E)
18. **Bicycle Parking.** The applicant shall install a bike rack capable of supporting at least three bicycles of various sizes in a vertical position, in accordance with California Green Building Code Section 5.106.4.1. (CDD-P, -B)
19. **Trash Enclosure.** The trash enclosure shall conform with City of Watsonville Public Improvement Standard No. S-602, and is subject to review and approval by the Community Development Department. (CDD-P, -E, PW)
20. **Street Improvements/Permeable Pavers.** The applicant shall submit an improvement plan for roadway included within the proposed project for review and approval by the City Engineer. Drawings shall show all existing and proposed improvements within the road right-of-way. The

plan shall include details/specs for reconstructing Peck Street and portions of Union Street adjoining the Plaza with permeable pavers. (CDD-E)

21. **Mechanical Equipment Screening.** All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator. (CDD-P)
22. **Post Construction Stormwater Ordinance.** The project is subject to the WMC Section 6-3.535 (Post Construction Requirements). The applicant shall prepare a stormwater control plan (SWCP) that demonstrates compliance with the ordinance to the satisfaction of the City Engineer. (CDD-E)
23. **Stormwater Control Plan (SWCP) Contents.** Prior to issuance of a Grading or Building Permit, the applicant shall include in the SWCP a breakdown of the new impervious area, replaced impervious area, and new permeable area. The applicant shall also provide all requested information listed in the Public Works Plan Check Correction List prepared by Alex Yasbeck, P.E. (CDD-E, PW)
24. **Conducting Nesting Bird Preconstruction Surveys (Mitigation Measure BIO-1).** Ground disturbance and vegetation removal activities should be restricted to the non-breeding season (September 16 to January 31) for all segments when feasible. For ground disturbance and vegetation removal activities occurring in all project areas during the bird nesting season (February 1 to September 15), general pre-construction nesting bird surveys shall be conducted by a qualified biologist for all migratory birds, including special status birds and raptors (i.e., northern harrier, Cooper's hawk, horned lark, tricolored blackbird and white-tailed kite) not more than 14 days prior to construction activities involving ground clearing, vegetation removal/trimming, or building demolition. The surveys should include the disturbance area plus a 200-foot buffer around the site if feasible, a 500-foot buffer for tricolored blackbird and white-tailed kite. If active nests are located, an appropriate avoidance buffer should be established within which no work activity will be allowed which would impact these nests. The avoidance buffer would be established by the qualified biologist on a case-by-case basis based on the species and site conditions. In no cases should the buffer be smaller than 50 feet for non-raptor bird species, 300 feet for raptor species, a 500-foot buffer for tricolored blackbird and white-tailed kite. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. If fully protected White-tailed kites are documented nesting within 500 feet of construction activities, CDFW should be consulted on appropriate avoidance and minimization methods, which would likely include work restrictions within 500 feet of the nest, biological monitoring for activity within the nest' line-of-sight, etc. The buffer area(s) should be closed to all construction personnel and equipment until juveniles have fledged and the nest is inactive. The implementing entity-approved biologist should confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer. (CDD-P, PW)
25. **Standards Review (Mitigation Measure CR-1).** A historic architect or architectural historian who meets the Secretary of the Interior's Professional Qualification Standards shall be retained to provide input and guidance throughout the design and construction process relating to the rehabilitation of the large fountain and bandstand, design of the bathroom building, and materials

and design of new tables and/or benches. This will ensure that the project remains consistent with the Standards as plans evolve and that the project avoids significant adverse impacts to historical resources. This individual will provide ongoing to consultation as needed and summarize the results in a memorandum to be submitted to the City as the lead agency for the inclusion in the administrative record. (CDD-P, PCS)

26. **Vibration Impact Plan (Mitigation Measure CR-2).** Construction-related vibration generated by construction equipment can result in varying degrees of ground vibration depending on the types of equipment used, as shown in Section 13, Noise. Operation of construction equipment causes vibrations that spread through the ground and diminish in strength with distance. Old and fragile structures situated near the active construction area would be susceptible to vibrations, and may incur damage when vibration reaches peak levels. The historic plaza contains several masonry features that could be susceptible to ground borne vibration impacts, particularly the old fountain and the bandstand.

Construction methods have not been fully developed for the current project. To reduce potential impacts to fragile structures within the historic plaza, a Vibration Impact Plan will be developed to identify appropriate construction methods within the vicinity of fragile structures and include a strategy to monitor activity within the areas of concern. The plan will include measures to ensure construction vibration do not exceed established vibration levels for fragile buildings and if necessary, include measures to repair any minor cosmetic damage in-kind. The Vibration Impact Plan should be developed by the City in coordination with a qualified architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards (NPS 1983). (CDD-P, PCS)

27. **Plaza Recordation (Mitigation Measure CR-3).** Impacts resulting from the alteration of the Watsonville City Plaza can be minimized through archival documentation of as-built and as-found condition. Prior to the commencement of construction activities, the City of Watsonville shall ensure that documentation of the property proposed for is completed in the form of a Historic American Building Survey (HABS)-Like documentation that complies with the Secretary of the Interior's Standards for Architectural and Engineering Documentation (NPS 1990). The documentation should generally follow the HABS Level III requirements and include digital photographic recordation of the plaza, detailed historic narrative report, and compilation of historic research. The documentation should be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to the City of Watsonville Library and Pajaro Valley Historical Society, where it would be available to local researchers. Completion of this mitigation measure shall be monitored and enforced by the lead agency. (CDD-P, PW)

28. **Unanticipated Discovery of Cultural Resources (Mitigation Measure CR-4).** If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS 1983) shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted. (CDD-P, PW)

29. **Unanticipated Discovery of Human Remains (Mitigation Measure CR-5).** The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are

found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the Monterey County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access. (CDD-P, PW)

30. **Unanticipated Discovery of Paleontological Resources (Mitigation Measure GEO-1).** In the event that an unanticipated fossil discovery is made during the course of project construction, then in accordance with Society of Vertebrate Paleontology (SVP) guidelines (2010), it is the responsibility of any worker who observes fossils within the project site to stop work in the immediate vicinity of the find and notify a qualified professional paleontologist who shall be retained to evaluate the discovery, determine its significance and if additional mitigation or treatment is warranted. Work in the area of the discovery will resume once the find is properly documented and authorization is given to resume construction work. Any significant paleontological resources found during construction monitoring will be prepared, identified, analyzed, and permanently curated in an approved regional museum repository. (CDD-P, PW)
31. **Unanticipated Discovery of Tribal Cultural Resources (Mitigation Measure TCR-1).** If cultural resources of Native American origin are identified during construction, all earth-disturbing work in the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If the City determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archeologist and the appropriate Native American tribal representative. (CDD-P, PW)

**Prior to permit issuance, the following conditions shall be addressed:**

32. **Planning Commission Review and Approval.** Upon the receipt of any application for a permit to carry out any construction, alteration, demolition, or removal on a historical structure site, the Building Official shall forward such application to the Community Development Department, Planning Division, for processing in accordance with WMC Chapter 8-13 (Preservation of Historical, Architectural, and Aesthetic Structures). After receiving the permit application, Planning staff shall refer it to the Planning Commission with a report and recommendation. The Planning Commission shall consider the application at its next regular meeting or, within its discretion, may call for a public hearing on the application. The Planning Commission shall be guided by the standards set for in WMC Section 8-13.12, as follows:
  - (a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of this chapter and shall preserve or enhance the characteristics and particular features specified in the designating ordinance; and
  - (b) The proposed work shall not adversely affect the exterior architectural features of the structure and, where specified in the designating ordinance for a publicly-owned structure, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural, or aesthetic interest or value of the

structure and its site, as viewed both in themselves and in their setting. (CDD-P, -B)

33. **Preconstruction Meeting.** Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-P-B-E)
34. **MMRP Implementation.** The applicant shall prepare a list identifying the individuals responsible for implementing the Mitigation Monitoring and Reporting Program. The applicant shall provide upon request by the City a compliance log demonstrating all Mitigation Measures have been implemented. (CDD-P)
35. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan on the City form for review and approval. (CDD-E)

**During construction, the following conditions shall be adhered to:**

36. **Superintendent.** Applicant shall have onsite at all times, a superintendent that shall act as the applicant's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to direct the work of all contractors doing work on public and private improvements. (CDD-E, PW)
37. **Best Management Practices (BMPs).** Provide BMPs during construction to prevent sediment, debris and contaminants from draining offsite. BMPs shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. Provide a note on the improvement plans stating that construction should take place between April 15 and October 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMPs. (CDD-E)
38. **Solid Waste Disposal.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)
39. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7 p.m. to 7 a.m. Monday through Friday, nor prior to 8 a.m. or after 5 p.m. on Saturday. No work shall be performed on Sundays or holidays. A sign shall be posted at a conspicuous

location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone # of the Job superintendent. (CDD-B)

40. **Dust Control.** To minimize dust/grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
- e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-E)

**Construction notes to be included with the Improvement Plans:**

41. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (CDD-E)
42. **Inspection Notice.** Contractor shall provide a minimum of 48 hours notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)
43. **Underground Utilities.** Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)

**Prior to Final Inspection or Certificate of Occupancy, the following conditions shall be met:**

44. **Statements of Compliance.** All project design professionals who prepared plans for the project (e.g., civil, structural, mechanical, and geotechnical engineers) shall provide statements of compliance attesting that they have reviewed the completed project and that it was constructed in conformance with their recommendations and plans. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B, -E)
45. **Landscaping Installation.** All landscaping and irrigation shall be installed by the Parks Superintendent and approved by Community Development Department staff. (CDD-P, -E)
46. **Trash Removal.** All trash and construction debris shall be removed from the site. (CDD-B, PW)

## Ongoing Conditions

47. **Post Construction Stormwater Ordinance – Inspection, Maintenance and Annual Reporting.** Applicant shall perform inspections, maintenance to the post construction storm water mitigation facilities and report to the city each year on these activities. (CDD-E, PW)
48. **Solid Waste Service.** All trash, recycling and greenwaste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and greenwaste materials. (PW)
49. **Trash Enclosure Maintenance.** Trash and recycling enclosure shall be maintained to the satisfaction of Watsonville Municipal Services. (PW)
50. **Screening of Trash Containers.** Trash and recycling containers shall be stored out of public view within a trash enclosure, except for the 18-hour periods directly before and after scheduled city collection services. (PW)
51. **Lighting and Landscape Maintenance.** Lighting, landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning, cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)
52. **Ongoing Maintenance.** Common areas, landscaping, street trees, driveways, parking spaces, walks, fences and walls, if any, shall be maintained on an ongoing basis by the property owner(s) for the entire Plaza area. (CDD-P)

## KEY OF ABBREVIATIONS

CDD-B	Community Development Department – Building
CDD-P	Community Development Department – Planning
CDD-E	Community Development Department – Engineering
PW	Public Works and Utilities Department
PCS	Parks and Community Services Department
WFD	Watsonville Fire Department