

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

May 27, 2015

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Agenda Date: June 10, 2015

Agenda Item #: 6

Time: after 9:00 a.m.

Subject: Appeal of the Zoning Administrator's approval of application 141231

Members of the Commission:

On April 3, 2015, the Zoning Administrator approved Application 141231 to recognize the construction of a 2,500 square foot non-habitable storage/maintenance building serving the Los Altos Rod & Gun Club. Attached is the staff report to the Zoning Administrator (Exhibit C) and revised conditions of approval (Exhibit B).

On April 17, 2015 a letter of appeal was submitted by appellant Ron Collins. The primary issues raised in his letter are related to the California Environmental Quality Act (CEQA) and the misuse of a Categorical Exemption from CEQA. Mr. Collins goes on to argue that the storage building is in fact an intensification of use and does not meet the findings for nonconforming structures. It is also alleged that the structure it is not compatible with the Timber Production zone district and is inconsistent with land designated as "urban open space", and Park, Recreation, and Open Space. Letters from the appellant are attached at Exhibit A.

Compliance with CEQA

The Appellant alleges the Zoning Administrator's approval does not comply with CEQA because for the following:

- a. The Class 3 exemption is inapplicable because the building has "the potential of 5000 sq. ft." and involves use of hazardous materials.
- b. The project cannot be exempt under CEQA 21084 because it will affect a scenic resource.
- c. The County improperly characterized the project as not subject to CEQA or failed to consider cumulative impacts as required by 14 CCR 15300.2.
- d. Under Guideline 15300.2, categorical exemptions cannot be used for activities where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The activity facilitated by the project is an unusual circumstance.

County Counsel has provided the following response with respect to the allegations pertaining to CEQA:

1. Categorical Exemptions: The project was found to be categorically exempt under the Class 3 exemption. CEQA Guidelines section 15303(c) exempts:

A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The structure is not of the type listed, does not exceed 2500 square feet and does not involve the use of significant amounts of hazardous substances. Moreover, per CEQA Guidelines section 15303(e) Class 3 also exempts:

Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The structure is included under this portion of the Class 3 exemption as an accessory structure to the existing use.

Alternatively, Guidelines section 15301 (Class 1) exempts “the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.”

2. Public Resources Code Section 21084 (Impacts to Scenic Resources): This Section states that “A project that may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway designated as an official state scenic highway, pursuant to Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code, shall not be exempted from this division.”

However, the project, consisting of permitting of the existing structure, does not impact scenic resources in any way above and beyond the baseline. CEQA requires consideration of the impacts of a project over and above the baseline, which consists of the existing conditions—even when those conditions have never been reviewed and are unlawful. (Citizens for E. Shore Parks v. California State Lands Com. (2011) 202 Cal. App. 4th 549, 561.). Here the existing conditions, or baseline, includes the unpermitted building.

3. CEQA Guidelines 15300.2: The County did not characterize the project as not being subject to CEQA; rather it found the project categorically exempt.

The requirement to consider cumulative impacts applies to the impact of “successive projects of the same type in the same place, over time.” Since this is not a successive project but is the permitting of an existing structure there is no significant cumulative impact over and

above the baseline.

4. Section 15300.2 also states “A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” A reasonable possibility that an activity will have a significant effect on the environment is not itself an “unusual circumstance.” “Unusual circumstances” requires a showing that the project has some feature that distinguishes it from others in the exempt class, such as its size or location. (Berkeley Hillside Preservation v. City of Berkeley (2015) 60 Cal.4th 1086.) Even if the use of the building to support the existing activities on the site would constitute unusual circumstances, those circumstances do not create a reasonable possibility that the project will have a significant effect on the environment because it is an existing building and use, and because the use alleged to create significant impacts would continue regardless of the location of the building on the site (because supplies would be brought from off-site).

Compliance with County Code

1. Allegation that approved development will intensify the use:

Intensification of use is defined at 13.10.700-I Intensification of Use, Nonresidential as

Any change or expansion of a nonresidential use which will result in both a greater than 10 percent increase in parking need and more than 2 spaces, or which is determined by the Planning Director likely to result in a significant new or increased impact due to potential traffic generation, noise, smoke, glare, odors, hazardous materials, water use, and/or sewage generation.

The 2,500 square foot storage/maintenance building has not and will not intensify the use because it does not increase the number of employees or users or traffic. Additionally, the storage building has and will not intensify the shooting range activities or result in an increase in hazardous materials stored onsite.

2. Allegation that the project does not meet the findings for nonconforming structures.

The County’s nonconforming regulations do not apply to the proposed development. The storage/maintenance building is not considered a non-conforming structure as defined in 13.10.260(B)(4) “Nonconforming Structure” which reads:

A nonconforming structure means a structure that was lawfully erected prior to the adoption, revision, or amendment of this chapter but that does not conform with the standards for lot coverage setbacks height number of stories distance between structure floor area ratio currently prescribed in the regulations for the zoning district in which the structure is located.

Additionally, County Code Section 13.10.260 (B)(5) “Nonconforming Use” SCCC 13.10.262 does not apply. The gun range itself is considered a legal use established prior to development permit requirements. The use is allowed in the TP zone district as indicated in 13.10.372 “Outdoor Recreation subject to SCCC 13.10.351 et seq., PR District”. SCCC 13.10.351 provides additional guidance for review of Recreational Support Facilities,

specifically “maintenance facilities” of which applies to the proposed development.

3. Allegation that the proposal is not compatible with 13.10.375 – Timber Production:

A letter from Certified Forester Bill Vaughn (Exhibit D) indicates the proposed structure would not conflict with future timber harvest activities on the subject property. Further, the existing use and proposed storage building are allowed uses in the TP zone district.

4. Allegation that the proposal is inconsistent with Parks, Recreation, and Open Space and the use of the structure is inconsistent with the parcel’s designation as urban open space

The proposed storage/maintenance building is an allowed use within the PR zone district. The proposed structure is consistent with Commercial Recreation which is evaluated for zoning consistency on the basis of its particular site requirements and appropriateness of the location. Development permit procedures are to be used to implement these policies and standards. The proposed structure is consistent with the parcel’s General Plan Designation of O-R. The parcel’s land use designation is O-R, not urban open space. The parcel is not within the Urban Services Line.

Suggested Modification of Conditions of Approval

In reviewing the record and letter of appeal, the County Counsel’s office suggests that the Operational Conditions IV (C) and IV (D) be deleted from the conditions of approval of Application 141231, which were added at the Zoning Administrator hearing. While the Zoning Administrator may have hoped that the conditions would foster greater harmony, County Counsel is concerned about lack of nexus, as the permitting of storage building is not sufficiently related to the noise that is generated by the legal shooting activities that occur at the site; the text of the original condition even acknowledges that ammunition would be stored on-site whether or not this project were approved. SCCC 18.10.331(D) authorizes the Planning Commission to approve an application with modifications on appeal, subject to such conditions as it deems advisable. Since these conditions do not have a sufficient nexus to the impacts of the underlying approval, it is advisable to delete them.

Staff Recommendation

Based on the review of the issues being appealed staff recommends upholding the Zoning Administrator’s determination that the project is exempt from further environmental review under the California Environmental Quality Act and approval of application 141231 based on the attached staff report and findings, and with the revised conditions of approval (Exhibit B)

Sincerely,



Nathan MacBeth
Project Planner
Development Review

Reviewed By: Steven Guiney
Steven Guiney, AICP
Principal Planner
Development Review

Exhibits:

- A. Appeal letters prepared by Ron Collins, dated 4/17/15 and 4/20/15
- B. Recommended Conditions of Approval
- C. Staff report from 4/3/15 Zoning Administrator hearing
- D. Letter from Forrester Bill Vaughn
- E. Additional correspondence received after the 4/3/15 public hearing

4-17-15

To Planning Commission
County of Santa Cruz

I would like to appeal the
Zoning Administrator's approval
of application 141231 and the
construction of a 2500 sq ft building
based on the following codes
and ~~CEQA~~ sections. But not
limited by following

15303	21002.2	21004
15378	15300.2	15060
15384	2524.2	2,178
		65962.5

A more formal justification
for appeal will follow.

EXHIBIT A

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Monday, April 20, 2015 3:18 PM
To: Nathan MacBeth; Wanda Williams
Subject: Fw: Justification for appeal to app 141231

April 17, 2015
Santa Cruz County Planning Commission
Ms. Wanda Williams, Zoning Administrator
Mr. Nathan MacBeth, Development Review Planner

This Appeal to the County's approval of application 141231 is based on the following.

CEQA sections:

15303 With the potential of 5000 sq. ft., the applicant's structure is not small, and does not fall under Class 3. If the County continues to classify it as small, then (c) applies. Even, approved or legal storage of hazardous materials is not excluded in this statute.

The County, in its approval of application 141231 is avoiding all of the Substantial evidence, 15378 & 15384, based on all of the relevant facts, with reasonable inferences and assumptions, facts as addressed by the above CEQA sections, and the Public Resources Code sections 21082.2 & 21084. With the omission of facts of the whole of the record, action or activity, relevant to an approval, the County is in noncompliance with the substantive requirements of the CEQA, and County codes, in not considering past, present and future significant effects the use of this building has had on the environment and will have in the future, future activities as referred to in 15300.2 and its discussion.

It is a fact that the club's activities, sustained and benefited by this building, have and will produce hazardous waste on public land, 25242, 21084 & 65962.5, regardless of statute interpretations. The County knows this to be fact, (ask Tim) yet omits it from relevance in a discretionary biased manner, CEQA 21004. If State Parks has not reported this toxic waste on their land to the California Department of Health and Safety, they are in violation of CEQA 25242. An approval by County Planning decides that it's not hazardous waste on public land. How can County Planning make this decision when considering known facts? Lead contamination inside the park is 27 times the Numeric Action Levels per the CWA NPDES. About 3 lbs of lead per 24 hours in each of the last two rains washed into the Park. About 12 tons of lead are abandoned each year just on the trap range which then has access to the park, 25 tons a year total counting the other ranges, based on club records. Consider the Cumulative Impact. At least, County Planning should stay their approval until a determination is made whether waste on public land has occurred. County Planning can choose the side of caution, safety and protection for its citizens, all those who visit Castle Rock State Park, and the environment. In 060 (A) it mentions neighborhood benefit (club's a detriment.) and also states, "and establish findings for approval of discretionary permits to protect public health, safety, welfare and the environment". It doesn't say to protect individual commercial activities, but to protect the greater good for the public and environment. Reminder; There is no known smallest amount of lead that is not toxic to humans.

15300.2

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

This categorical exemption is for the completed building. The building is not separate from the exemption, but is dependent on the exemption, they are one in the same by definition. In County terms, this is a new building. The operational definition of this exemption is the building itself and its use. It follows that, the exemption, or this building, will be used for an activity that will have significant effect on the environment, and not in compliance with 15300.2 (c). The activity referred to here is not the decision making process to approve or not, nor is it in building the building, it is the activity that is the result of an exemption, what the exemption is "used for", in this case the discharge of firearms, which further causes environmental harm as evidenced above. These are unusual circumstances.

15060 (1,2,3): This is very similar to 15300. in that the use of this exemption or building will result in direct or indirect change in the environment. As above, the use or activity of this building is not separate from the building.

(2) The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; or

3.10.160 Environmental protection.

All approvals and zoning plan amendments pursuant to this chapter shall be processed in accordance with the California Environmental Quality Act and Guidelines and County environmental impact review guidelines and

rules adopted pursuant to Chapter 16.01 SCCC. [Ord. 3432 § 1, 1983].

County Codes:

2.17.8 This commercial development adversely impacts the watershed of the San Lorenzo River Valley. Soil and water tests should be taken downstream to the farthest extent of lead contamination. During rain flow events, San Lorenzo Valley Water District should at least test for lead before runoff enters their surface water treatment plants. The County is approving this building's use without knowledge of all of its effects. Ignorance is bliss, a crime of omission.

13.10.375, The building's proposed use needs to be supported by a compatibility analysis. The proposed use further supports firearm discharge and its consequences.

Intensification; The club began life in '55, the building constructed in '91. Using logical, rational, a priori reasoning, this building is a declaration of past intensification, growth and expansion. And now with this approval, the County is approving, legalizing or entitling this past intensification, as well as future intensification.. The County staff report states, "the structure will not result in intensification". The structure is a result of intensification. If this application is to be treated as a new building, requiring a building permit, it should likewise certainly be treated as new change, expansion and intensification, whether or not the building already exists.

Consistency; Violently loud is not consistent with peacefully quiet. A gun club with its violent audible shock waves is totally inconsistent with parks and open space that entirely surround the club. Under 13.10.672 Use of urban open space land, it states that development and use "shall be permitted only when consistent with all applicable General Plan and County code resource protection and hazard mitigation requirements". Which means besides being consistent with the sole Recreation use aspect of the General Plan Land Use Designation, this application must also be consistent with all the individual Parks and Open Space use codes, and CEQA sections, which it is not. The O-R land use designation is very broad and the County has to consider it in its entirety, not piece meal. Parks and Open Space dominate the O-R land use designation as should any decision regarding this application. In this regard, an approval will inhibit and obstruct the orderly attainment of the General Plan and is not in harmony, nor

compatible with it, SCCC13.10.170. This is the really big picture, considering the future, and, SCCC13.10.351.(D) states the county should identify and protect existing park sites. Parks and Open Space are also referred to in the PR District which has its own precedents and purposes.

Article V. Parks, Recreation and Open Space PR District

13.10.351 Purposes of the Parks, Recreation and Open Space PR District.

In addition to the general objectives of this chapter, the PR District is included in the zoning ordinance to achieve the following purposes:

(A) General. To preserve the County's undevelopable lands and public park lands as open space; and to protect open space in the County by allowing commercial recreational uses which preserve open space by means of large acreage sites with low intensity uses which are compatible with the scenic values and natural setting of the County; and to preserve agriculture as an open space use.

(B) Commercial Recreation. To provide for commercial recreation facilities and uses which aid in the conservation of open space in the County; to recognize and encourage these uses as a major component in the County's economy; to provide standards for their development and operation so as to ensure the preservation of open space, an appropriate intensity of uses, adequate public access and services, and proper management and protection of the environment and the natural resources of the County.

What can I say, you can see the intent of the O-R designation within the Purpose of the PR District. Scientifically, empirically or factually speaking, auditory shock waves close Open Space, to the extent that humans and critters can feel, an impingement on all their senses. Open Space means no auditory shock waves. The County's approval of this application is not compatible and, will not preserve and protect, it will destroy, a total and complete antithesis to preserving and protecting. This is what makes this such a serious, critical issue.

(D) Local Parks. To recognize existing park sites and to designate and protect those locations designated by the adopted County General Plan for local park use, and to provide development and operation standards for such uses.

(E) Open Space. To designate and to preserve, through careful and limited development and use, those lands designated on the General Plan which are not appropriate for development due to the presence of one or more of the following resources or constraints:

- (3) Riparian corridors and buffer areas;
- (4) Flood ways and floodplains;
- (5) Wooded ravines and gulches which separate and buffer areas of development;
- (6) Slopes over 30 percent inside the urban services line; over 50 percent outside the urban services line;
- (7) Sensitive wildlife habitat areas and biotic resource areas. [Ord. 3432 § 1, 1983]

The resulting use of this building effects all of the above 3-7.

13.10.262 (C)

(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 (walking) in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

This project is a building that sustains the discharge of firearms causing auditory shock waves which are detrimental to the health, safety, or welfare of persons residing in the neighborhood and the general public on adjacent state and county Public parks. Health & Welfare are quality of life issues for local residents and park visitors who pay for the peace and quiet of a natural setting...Try 25%+ "materially injurious" to local properties, depending on distance and topology.

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

The purpose of TP zoning is for Timber Production which then "allows" recreational use, but recreational use is not the "purpose" of TP zoning. Please note, it says "substantial conformance". Parks and Open Space trumps recreation as being substantial. The case may be stated that a shooting range does not commonly fall under recreation as the public uses or thinks of the term, nor as the County refers to them as low intensity areas. So substantiality is now one half recreation verses two and a half parks and open space. The County has not shown "substantial conformance" with Parks, and Open Space. In the last Zoning Administrator's hearing, the TP zoning codes were rejected. Where in the TP Use Chart is this facility accepted?

3) That the proposed structure and use is in substantial conformance with the County General Plan

As above with O-R, the use of this structure is not in substantial conformance with the General Plan, ignoring the surrounding parks and open space.

(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.

The proposed project which supports a result of intense audible shock waves does not complement and harmonize with the existing land uses in the vicinity which are parks and open space. The bang-bang intensity of firearms discharge is anything but harmonious.

(7) The proposed project will not significantly impair economic development goals or key land use goals of the General Plan.

Considering the land use designation and zoning, the key or major goals of the General Plan are for parks, open space and timber production. The County would be overjoyed if the club unilaterally shut down, with peace and quiet restored.

8) For nonconforming commercial, industrial or residential structures adjacent to residential property, the nonconforming structure does not unreasonably infringe on adequate light, air, solar access, privacy or the quiet enjoyment of adjacent residences.

This is not a nonconforming commercial structure as it was not legally built (with permit) before contrary codes were enacted. Never the less, the activities resulting from a "new" structure, will unreasonably infringe on the quiet enjoyment of adjacent residences.

The approval of this building is rewarding the gun club for not applying for permits in '91, which shows their intent to avoid the CEQA and other county codes, even when placing themselves in jeopardy for their illegal actions. And now the County is awarding the club this entitlement without all the requirements and regulations that would have been required in '91. The County is ignoring the overwhelming, substantial empirical evidence that would negate this application, and instead, endorsing past and continuing degradation of County lands. The term storage building is very mundane and bland but becomes vibrant when associated with its use.

As in CEQA 21005, the County should specifically defend its ruling from the above allegations. How can the County avoid 15300.2 (c) and other SCCC's and CEQA sections mentioned here? How can the County deny the substantial evidence of the totally encompassing state and county parks and Open Space?

The use of this building needn't change depending on the County's attitude.

Thank You,

Ron Collins
concerned citizen

Conditions of Approval (6/10/15 PC Hearing)

Exhibit D: Project Plans 8 sheets, prepared by Michael Helm, revised 12/8/14

- I. This permit authorizes the construction of a non-habitable storage structure. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- 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 such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for the new 2,500 square foot accessory structure. Currently, this fee is \$0.12 per square foot (\$300).
 - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - I. Complete and record a Declaration of Restriction to construct a non-habitable storage building. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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. Hours of construction: Monday through Friday between 8am and 5pm unless specifically authorized in advance by Planning staff.
 - E. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, 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.
- B. Future development on the subject property shall require an archeological site evaluation.
- ~~C. In an effort to address noise issues indirectly related to storage of ammunition in the storage facility, the applicant shall provide an opportunity for surrounding residents to discuss noise concerns and for the applicant to consider potential noise changes that may result in a more harmonious use of the site. [Zoning Administrator Note: As acknowledged by the applicant, the storage facility will house an incidental amount of ammunition and without approval of the maintenance facility, the ammunition would be stored elsewhere on site.] The applicant shall take reasonable action to meet with a maximum of three (3) resident volunteers (and Legal Counsel if so desired by the resident volunteers) within six months of final discretionary permit approval to discuss noise issues, to seek a mutually acceptable solution to noise concerns and to thereafter provide a summary of the outcome of that meeting to Planning Department staff. The meeting shall include no more than three (3) Gun Club representatives (and Legal Counsel if so desired) but shall not involve project or Planning Department staff and shall not be conducted using County facilities. The cost of Legal Counsel and related costs shall be borne by each respective party. The outcome of that meeting shall be reported to the Zoning Administrator but shall not require an additional County public hearing and the applicant shall not be held accountable for failure of residents to attend or participate fully in a scheduled meeting (added at ZA 4/3/15).~~
- ~~D. Following one calendar year from the date of final project approval, the applicant shall submit to project staff, a written statement or description or other document to describe any long term plan(s) or change in use(s) or site revisions/modifications to the property. In the event that a long term plan has not been developed at that time or other revisions/modifications are not taking place or proposed, the applicant's written statement or description or other document should state this. (added at ZA 4/3/15).~~

- 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.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Principal Planner
Development Review

Nathan MacBeth
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 Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.



Staff Report to the Zoning Administrator

Application Number: **141231**

Applicant: Los Altos Rod & Gun Club
Owner: Los Altos Rod & Gun Club
APN: 088-081-10

Agenda Date: 4/3/15
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to recognize construction of a 2,500 square foot non-habitable storage building at the Los Altos Rod & Gun Club on property located in the TP zone district.

Location: Property located on the west side of Skyline Blvd approximately 525 feet north of the Castle Rock State Park Entrance.

Supervisory District: 5th District (District Supervisor: McPherson)

Permits Required: Commercial Development Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141231, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (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:	98 Acres
Existing Land Use - Parcel:	Recreational
Existing Land Use - Surrounding:	Mix of Recreation/Open Space and Residential
Project Access:	Skyline Boulevard
Planning Area:	Skyline
Land Use Designation:	O-R (Parks, Recreation, and Open Space)
Zone District:	TP (Timber Production)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards:	Building site not mapped/no physical evidence on site
Soils:	Soils report required with Building Permit
Fire Hazard:	Partially mapped as a fire hazard area
Slopes:	Building site is relatively flat
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Drainage to be reviewed at building permit stage
Archeology:	Mapped resource – Report reviewed and accepted (REV111037)

Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	Well
Sewage Disposal:	Septic
Fire District:	County Fire
Drainage District:	Outside Flood Control District

History

The subject property is developed with an existing gun range that has been in operation since 1955. In 2012 an application to construct a new 3,200 square foot clubhouse was submitted. The application for the clubhouse was subsequently withdrawn by the applicant. However, during the evaluation of the application for the clubhouse, it was determined that the proposed 2,500 square foot storage structure was constructed without a permit and that a permit should be obtained for the non-habitable structure. This development application is to recognize the existing unpermitted 2,500 square foot structure and is necessary to issue a building permit.

Project Setting

The subject property is approximately 98 acres and located in a rural and mountainous setting along the crest of the Santa Cruz mountains. This area is characterized by large parcels and open space with Castle Rock State Park bordering the subject parcel to the north, west and south. Highway 35 (Skyline Boulevard) lies immediately to the east of the subject property and serves as the county line between Santa Cruz and Santa Clara Counties. Although residential development is sparse in the immediate area surrounding the subject property, residential densities increase at a distance of approximately 1/2 a mile to the north west of the subject property.

EXHIBIT C

Zoning & General Plan Consistency

The subject property is a parcel of approximately 98 acres, located in the TP (Timber Production) zone district, a designation which allows recreational uses. The proposed storage building is associated with a pre-existing legal recreational use within the zone district and the zoning is consistent with the site's (O-R) Parks, Recreation, and Open Space General Plan designation.

Non-habitable Accessory Structure

The proposed accessory structure (see SCC Section 13.10.700 –A) will continue to be used for storage of equipment and supplies such as tools, targets, recycling, and sodas which are related to the maintenance and operation of the shooting range. Though the proposed building is related to the operation of the shooting range, the structure and use of the structure for storage and maintenance of the facility will not result in an intensification of the existing non-residential recreational use as defined in SCC Section 13.10.700-I. The structure has been in place since its original construction in the 1990s.

The proposed structure complies with the requirements of the County Design Review Ordinance, in that the structure will not be visible from public roads or surrounding parcels. Further, the structure is of appropriate scale and color to be compatible with the other structures onsite and the surrounding natural landscape.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141231**, 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: Nathan MacBeth
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3118
E-mail: nathan.macbeth@santacruzcounty.us

EXHIBIT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 141231

Assessor Parcel Number: 088-081-10

Project Location: 14750 Skyline Boulevard

Project Description: Recognize construction of a 2,500 square foot non-habitable storage building.

Person or Agency Proposing Project: Los Altos Rod & Gun Club

Contact Phone Number: (408) 867-3106

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

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

F. Reasons why the project is exempt:

Construction of an accessory structure not resulting in an intensification of an existing legal use.

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


Nathan MacBeth, Project Planner

Date: 4-3-15

EXHIBIT C
EXHIBIT A

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 outdoor recreational uses and is not encumbered by physical constraints to development. Building inspections will confirm construction complies 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.

Recognizing the structure with this application will not result in adverse impacts to properties in the vicinity in that the structure will be used primarily for storage of equipment and supplies related to the maintenance and operation of the shooting range. No changes to the operation of the shooting range are proposed under this application. The shooting range has been in operation since the 1950s and is considered a legal use though a development permit has never been obtained for the range due to the range having been established prior to the County requiring use approvals.

Further, the proposed structure will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

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 storage building and the conditions under which it would be operated or maintained will not result in an intensification of the pre-existing use of the property (outdoor recreation) which is consistent with pertinent County ordinances and the purpose of the TP (Timber Production) zone district.

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 existing recreational use is consistent with the use and density requirements specified for the Parks, Recreation, and Open Space (O-R) land use designation in the County General Plan.

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 storage/maintenance building will not result in an

EXHIBIT C
EXHIBIT B

intensification of the existing recreational use (shooting range) as the structure is ancillary to the shooting range. The structure itself has been on the subject property for approximately 20 years and will not generate additional traffic as the structure is intended for use by employees only. No increase in the existing level of traffic will result from the approval of this project and no additional draw on existing utilities serving the site will occur. Consequently, no adverse impacts to existing roads, intersections or utilities will occur 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 structure is located on a portion of a 98 acre parcel that is completely screened from public views along Skyline Boulevard. The design of the proposed structure is consistent with the range of architectural styles found in the vicinity. The proposed 2,500 square foot maintenance/storage building is consistent with the land use intensity and density of the neighborhood. The proposed structure will not result in any changes to the existing use of the property as a shooting range which has been in operation since the 1950s.

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 maintenance/storage building will be of an appropriate scale and color that will blend with the surrounding development and will not reduce or visually impact available open space in the surrounding area. The proposed structure is not visible from any public view shed or adjacent properties. The proposed structure is situated among existing structures on site in order to minimize on-site and off-site impacts.

Conditions of Approval

Exhibit D: Project Plans 8 sheets, prepared by Michael Helm, revised 12/8/14

- I. This permit authorizes the construction of a non-habitable storage structure. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- 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 such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
 - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to

EXHIBIT C
EXHIBIT C

submittal, if applicable.

- C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for the new 2,500 square foot accessory structure. Currently, this fee is \$0.12 per square foot (\$300).
 - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - I. Complete and record a Declaration of Restriction to construct a non-habitable storage building. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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. Hours of construction: Monday through Friday between 8am and 5pm unless specifically authorized in advance by Planning staff.
 - E. Pursuant to Sections 16.40.040 and 16.42.080 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

EXHIBIT C
EXHIBIT C

in Sections 16.40.040 and 16.42.080, 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.
- B. Future development on the subject property shall require an archeological site evaluation.
- C. *In an effort to address noise issues indirectly related to storage of ammunition in the storage facility, the applicant shall provide an opportunity for surrounding residents to discuss noise concerns and for the applicant to consider potential noise changes that may result in a more harmonious use of the site. [Zoning Administrator Note: As acknowledged by the applicant, the storage facility will house an incidental amount of ammunition and without approval of the maintenance facility, the ammunition would be stored elsewhere on site.] The applicant shall take reasonable action to meet with a maximum of three (3) resident volunteers (and Legal Counsel if so desired by the resident volunteers) within six months of final discretionary permit approval to discuss noise issues, to seek a mutually acceptable solution to noise concerns and to thereafter provide a summary of the outcome of that meeting to Planning Department staff. The meeting shall include no more than three (3) Gun Club representatives (and Legal Counsel if so desired) but shall not involve project or Planning Department staff and shall not be conducted using County facilities. The cost of Legal Counsel and related costs shall be borne by each respective party. The outcome of that meeting shall be reported to the Zoning Administrator but shall not require an additional County public hearing and the applicant shall not be held accountable for failure of residents to attend or participate fully in a scheduled meeting (added at ZA 4/3/15).*
- D. *Following one calendar year from the date of final project approval, the applicant shall submit to project staff, a written statement or description or other document to describe any long-term plan(s) or change in use(s) or site revisions/modifications to the property. In the event that a long-term plan has not been developed at that time or other revisions/modifications are not taking place or proposed, the applicant's written statement or description or other document should state this. (added at ZA 4/3/15).*

- 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.

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.

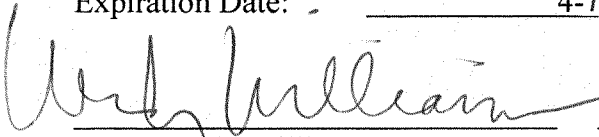
EXHIBIT C

Application #: 141231
APN: 088-081-10
Owner: Los Altos Rod & Gun Club

Approval Date: 4-3-15

Effective Date: 4-17-15

Expiration Date: 4-17-18



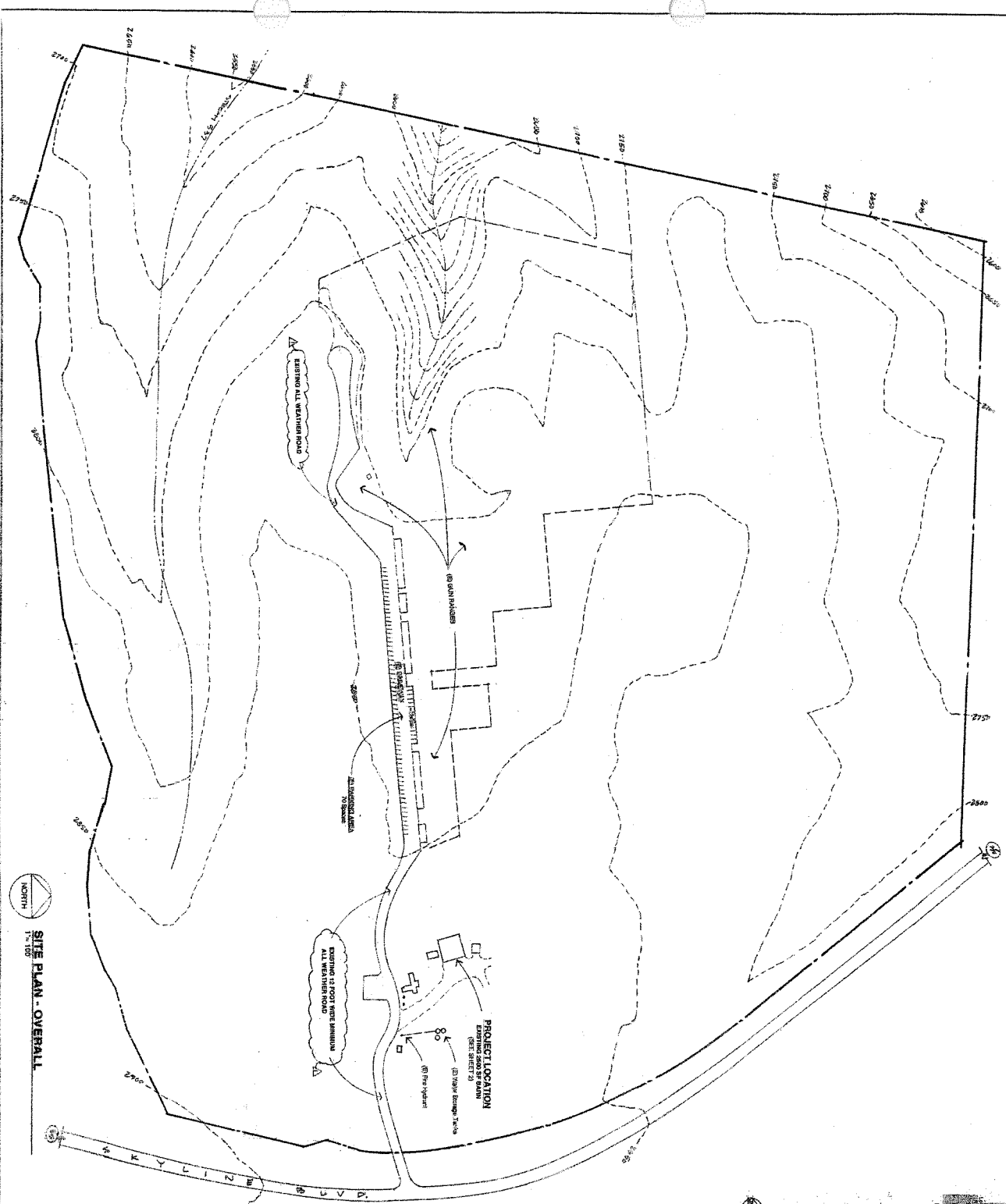
Wanda Williams
Deputy Zoning Administrator



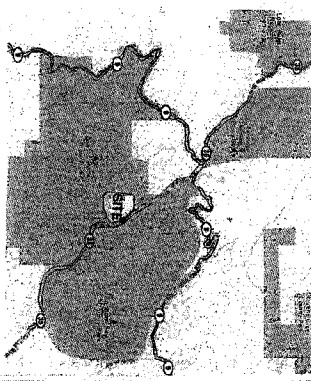
Nathan MacBeth
Project Planner

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.

EXHIBIT C
EXHIBIT C



SITE PLAN - OVERALL



VICINITY MAP

PROJECT DATA

OWNER: Los Altos Rod & Gun Club
 1750 Skyline Blvd., Suite 200
 San Jose, CA 95128
 (408) 253-1000

ARCHITECT: Michael Helm, AIA Architect & Associates
 200 Seventh Avenue, #110
 Santa Cruz, CA 95062
 (831) 476-5386

DATE: 09/08/01

PROJECT DESCRIPTION: 200 Seventh Avenue, #110, Santa Cruz, CA 95062. This project is a new 12,000 sq. ft. building to be constructed on a 2.5-acre site. The building will be used for storage and office space. The site is located on a corner lot and is adjacent to a residential neighborhood. The project is subject to a Conditional Use Permit (CUP) from the City of Santa Cruz. The CUP requires the applicant to provide a site plan, a site-specific traffic study, and a landscape architectural plan. The applicant has provided all of the required information and the CUP has been granted. The project is scheduled to begin construction in the fall of 2001.

CONSULTANTS

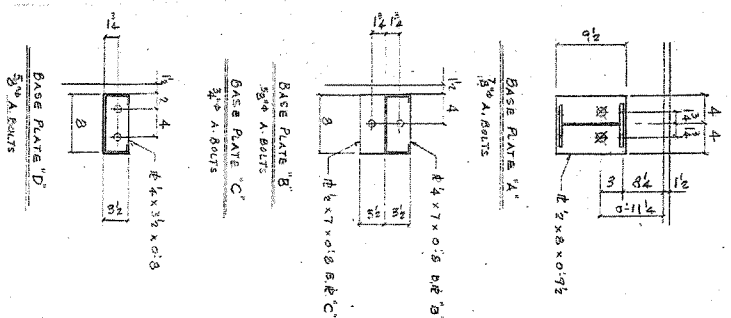
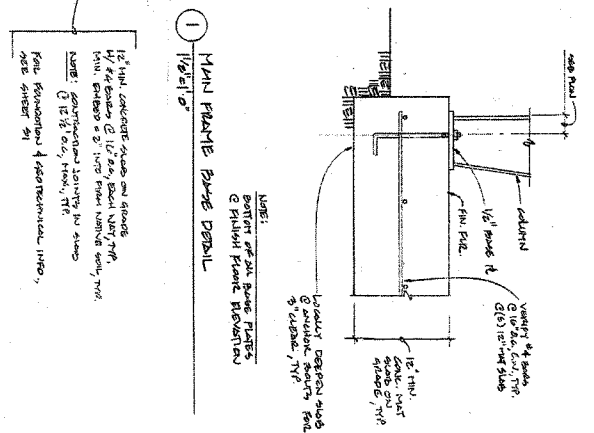
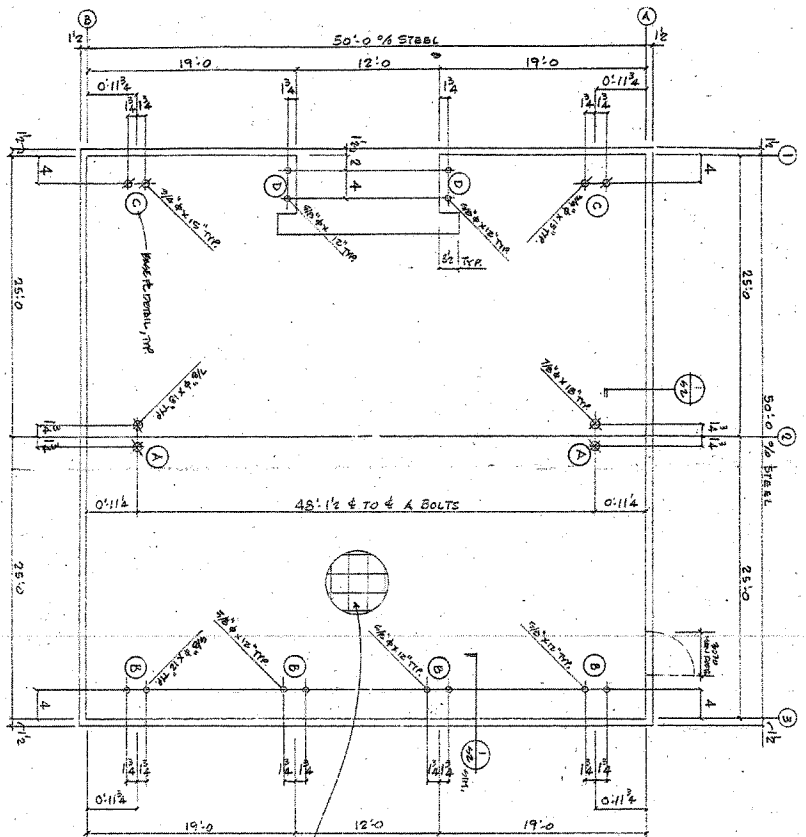
ARCHITECT: Michael Helm, AIA Architect & Associates
 200 Seventh Avenue, #110
 Santa Cruz, CA 95062
 (831) 476-5386

STRUCTURAL: HKS Engineering Inc.
 1000 West 10th Street
 San Jose, CA 95128
 (408) 253-1000

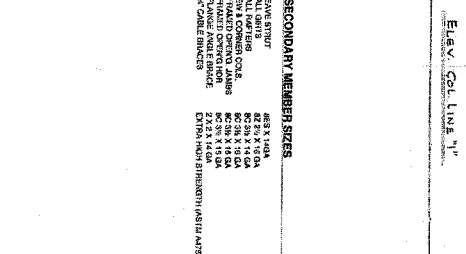
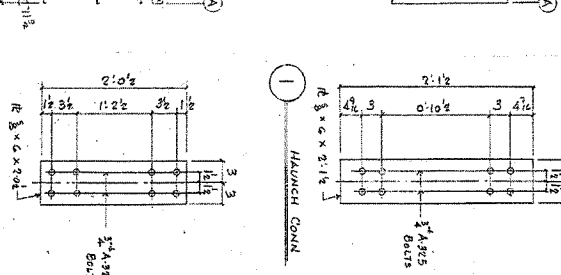
SOILS: HKS Engineering Inc.
 1000 West 10th Street
 San Jose, CA 95128
 (408) 253-1000

SHEET INDEX

1 SITE PLAN - OVERALL
 2 SITE PLAN - ELEVATION SECTION
 3 STRUCTURAL NOTES & DETAILS
 4 ELECTRICAL NOTES & DETAILS
 5 MECHANICAL NOTES & DETAILS
 6 LANDSCAPE ARCHITECTURE NOTES & DETAILS

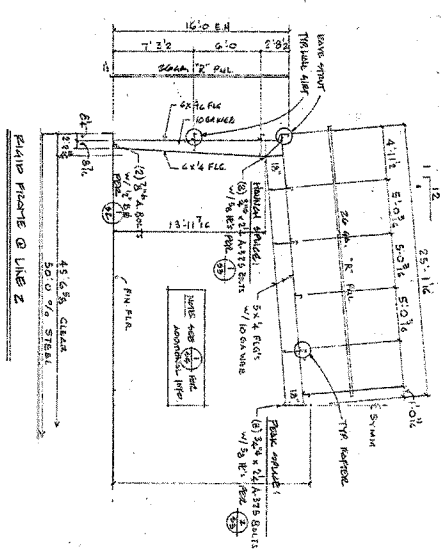
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FOUNDATION & ANCHOR BOLT SETTING PLAN
NOT TO SCALE (SEE NOTE SHEETS)



SECONDARY MEMBER SIZES

EAVE STRUT	MS 3 X 14 GA
ALL PARTS	32.25 X 16 GA
ALL PARTS	36.25 X 14 GA
FLAT TOP CORNER COILS	36.25 X 18 GA
FLAT TOP CORNER JAMBS	36.25 X 18 GA
FLAT TOP CORNER JAMBS	36.25 X 18 GA
FLANGE AND E BRACE	2 X 2 X 14 GA
N CABLE BRACKET	2 X 2 X 14 GA
	EXTRA HIGH STRENGTH MS 14 PARTS

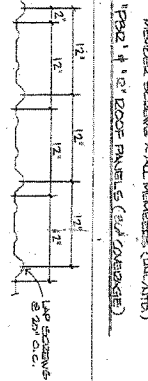
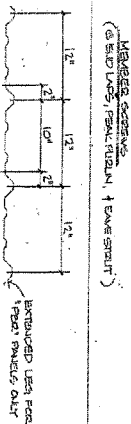
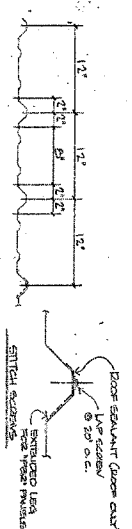
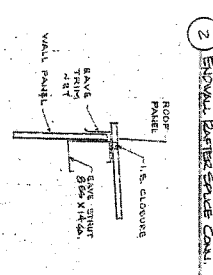
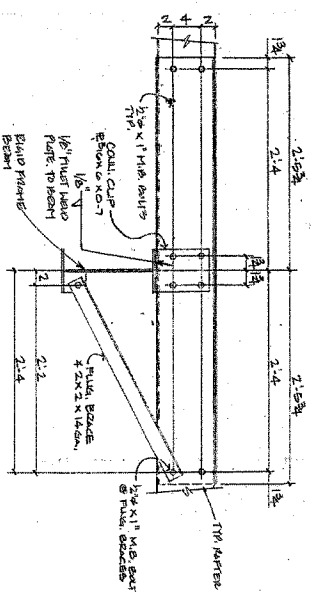
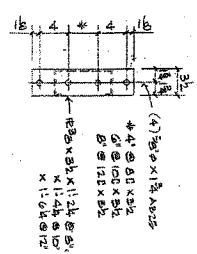
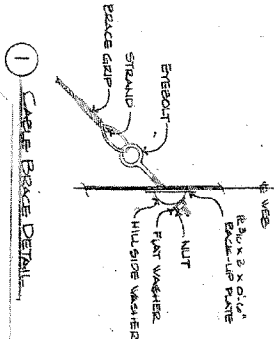
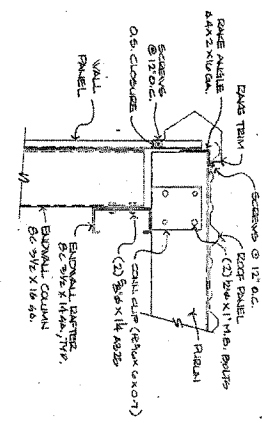
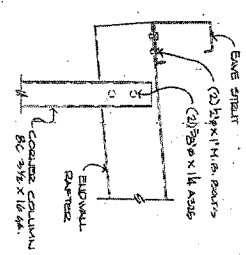
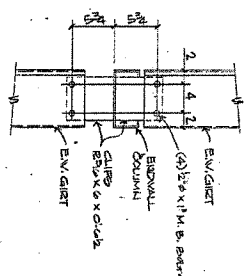
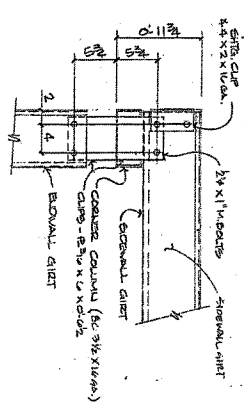


REVISIONS	

SHEET DESCRIPTION:
SHEET 1 OF 1
STRICT DETAILS

Drawn by: PMA *Jeff*

DATE: 4/14

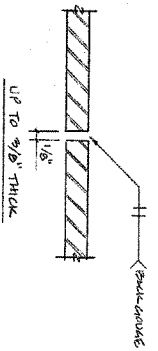


MEMBER SCREENS ~ ALL MEMBERS (INT. HTF)

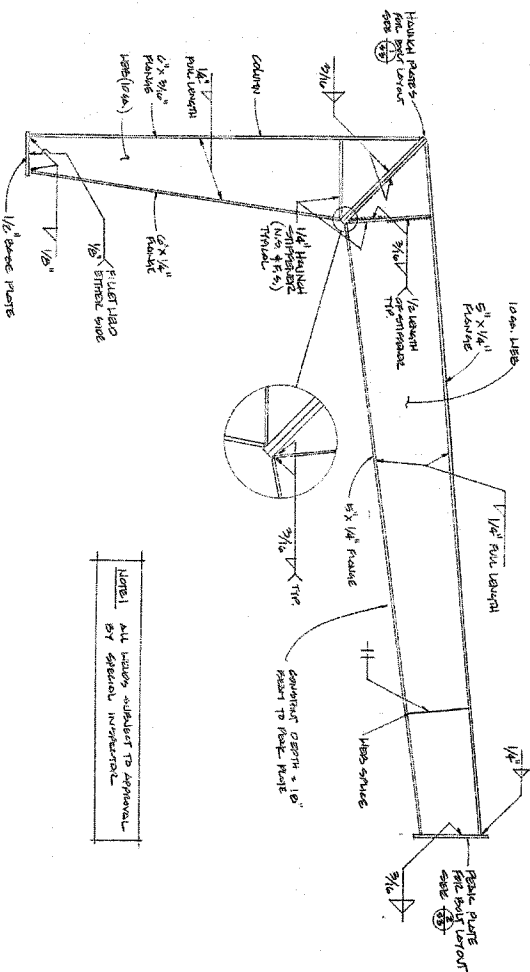
12" WALL PANELS (30% COVERAGE)

MEMBER SCREENS ~ ALL MEMBERS (INT. HTF)

NOTE:
APPROXIMATE POWER RANGES
8 X 2 1/2" 100W, 110W
10 X 2 1/2" 110W, 120W



2 TYPICAL PLATE SPlice WELD



1 BILD PLATE @ LINE 2

NOTE: ALL DIMENSIONS SUBJECT TO APPROVAL BY ARCHITECT.

MCGOWAN
STRUCTURAL
DESIGN
INC.
1000 N. 1ST ST.
SANTA ANA, CA 92701
PH: 714/241-1234

PROJECT NO.
14750

LOS ALTOS ROD & GUN CLUB: NON-HABITABLE BARN
14750 SKYLINE BLVD.
COUNTY OF SANTA CRUZ, CALIFORNIA

REVISIONS
1
2
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10

SHEET DESCRIPTION:
LINE 2 PLATE ELEV.
1/8" THICK
DATE: 11/11/88
DRAWN BY: M. J. J.
CHECKED BY: J. J.
DATE: 11/11/88

LIBRARY

FOR TAX PURPOSES ONLY

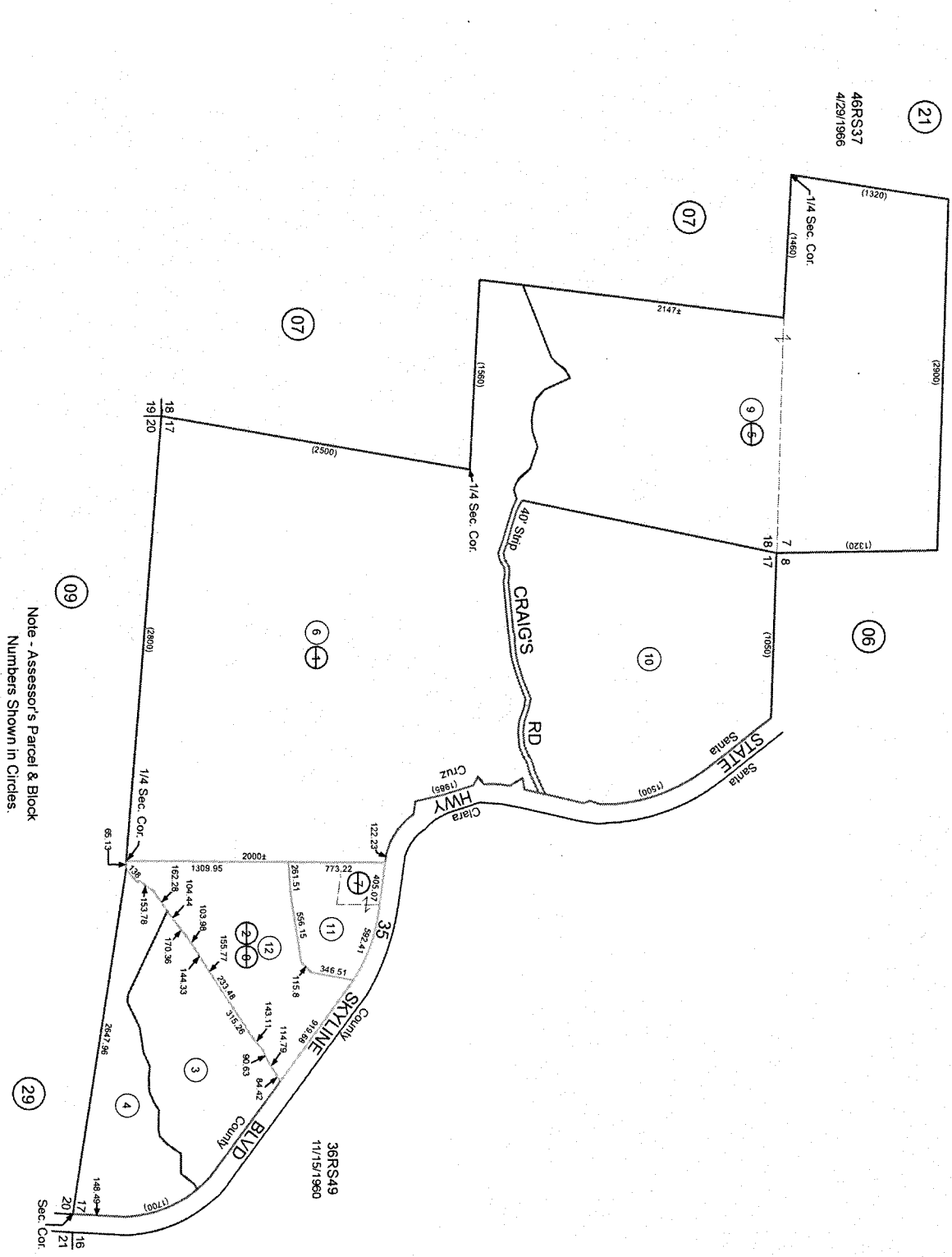
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SECS. 7, 17 & 18, T.8S., R.2W., M.D.B. & M.

Tax Area Code
65-021

88-08

Electronically Redrawn 1/24/00 mvm
Rev. 8/31/01 mvm (changed page refs.)
Rev. 8/11/06 mc (8-0018275, LBA 1-11 & 12)
Rev. 3/14/13 CB (Cor linework on 1-3 & 12 as per 8-0018272)

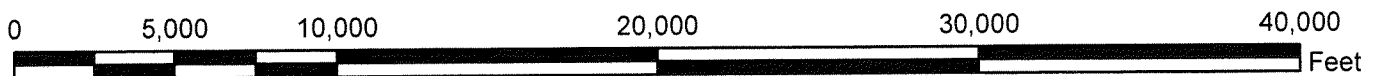
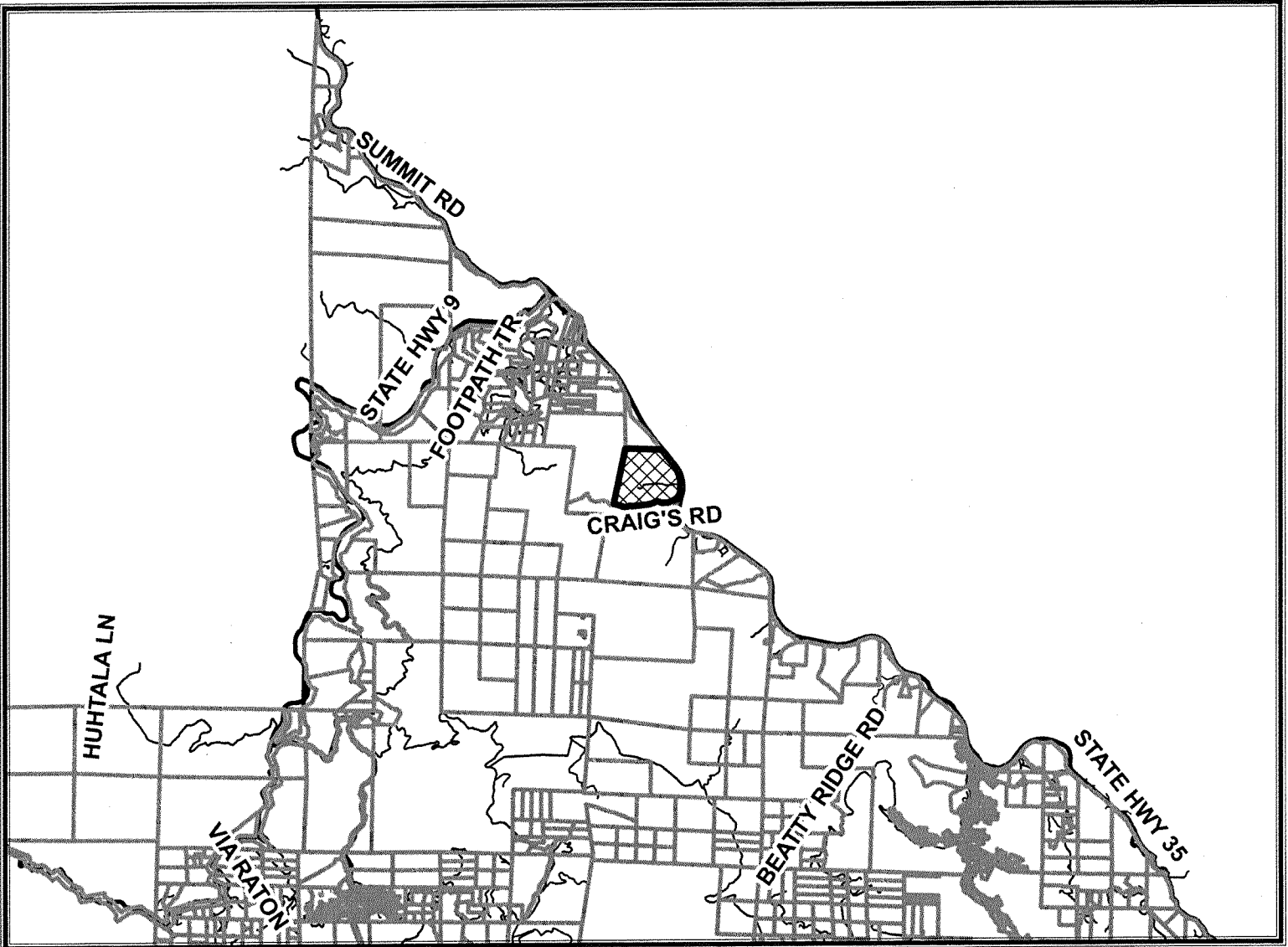


Note - Assessor's Parcel & Block
Numbers Shown in Circles.






Assessor's Map No. 88-08
County of Santa Cruz, Calif.
Jan., 2000

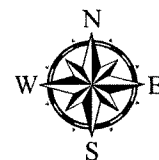


Location Map



LEGEND

-  APN: 088-081-10
-  Assessors Parcels
-  Street
-  State Highways
-  County Boundary

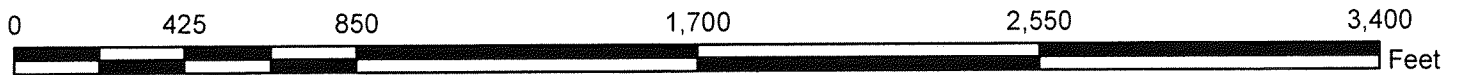
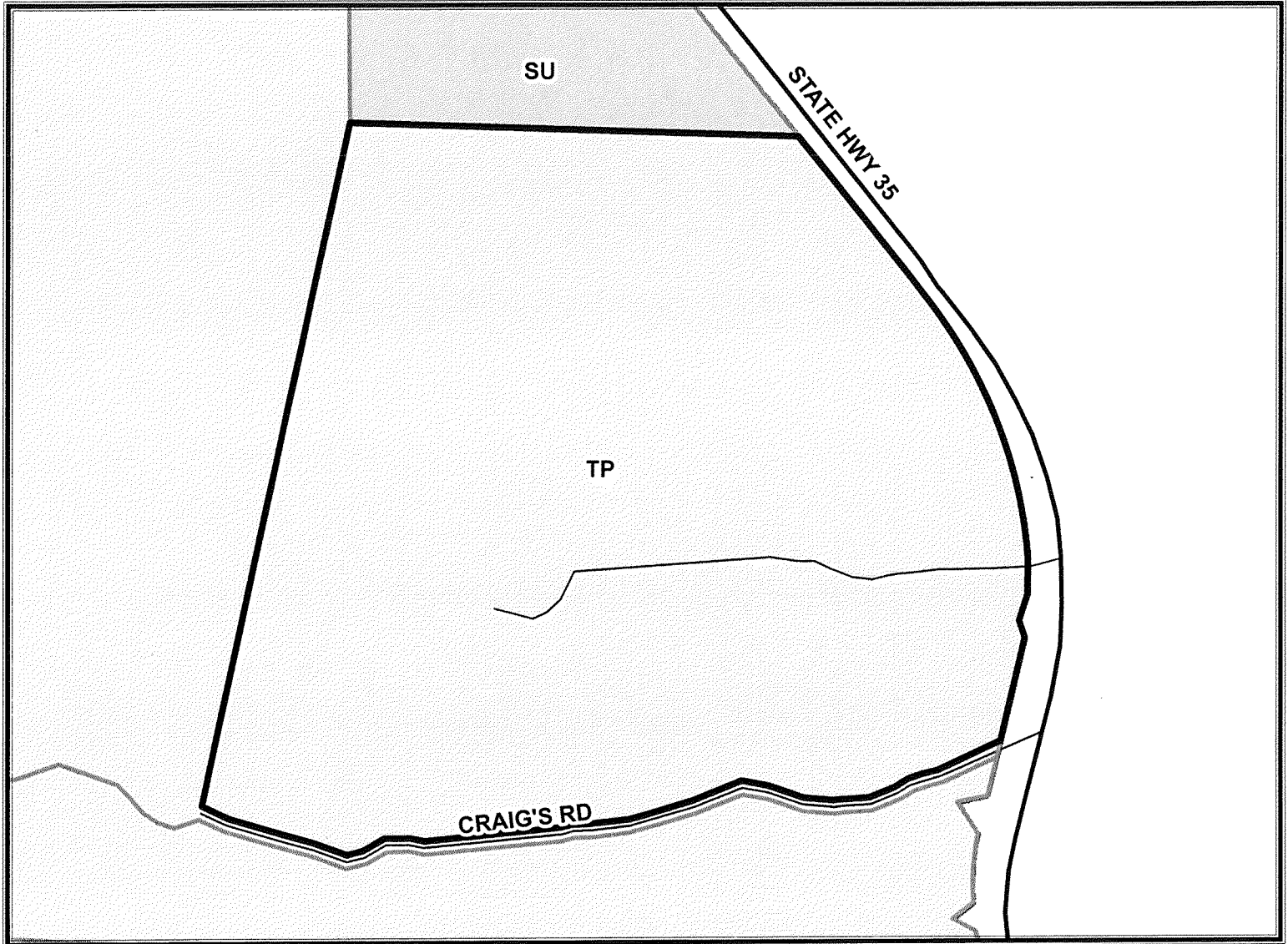


Map Created by
County of Santa Cruz
Planning Department
March 2015







EXHIBIT C

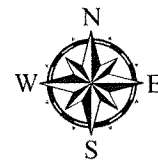


Zoning Map



LEGEND

-  APN: 088-081-10
-  Assessors Parcels
-  Street
-  County Boundary
-  TIMBER PRODUCTION
-  SPECIAL USE

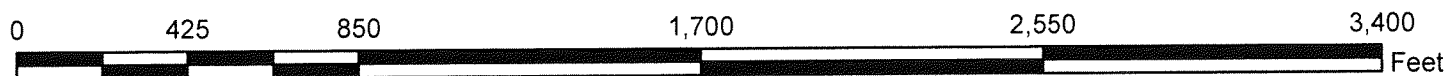
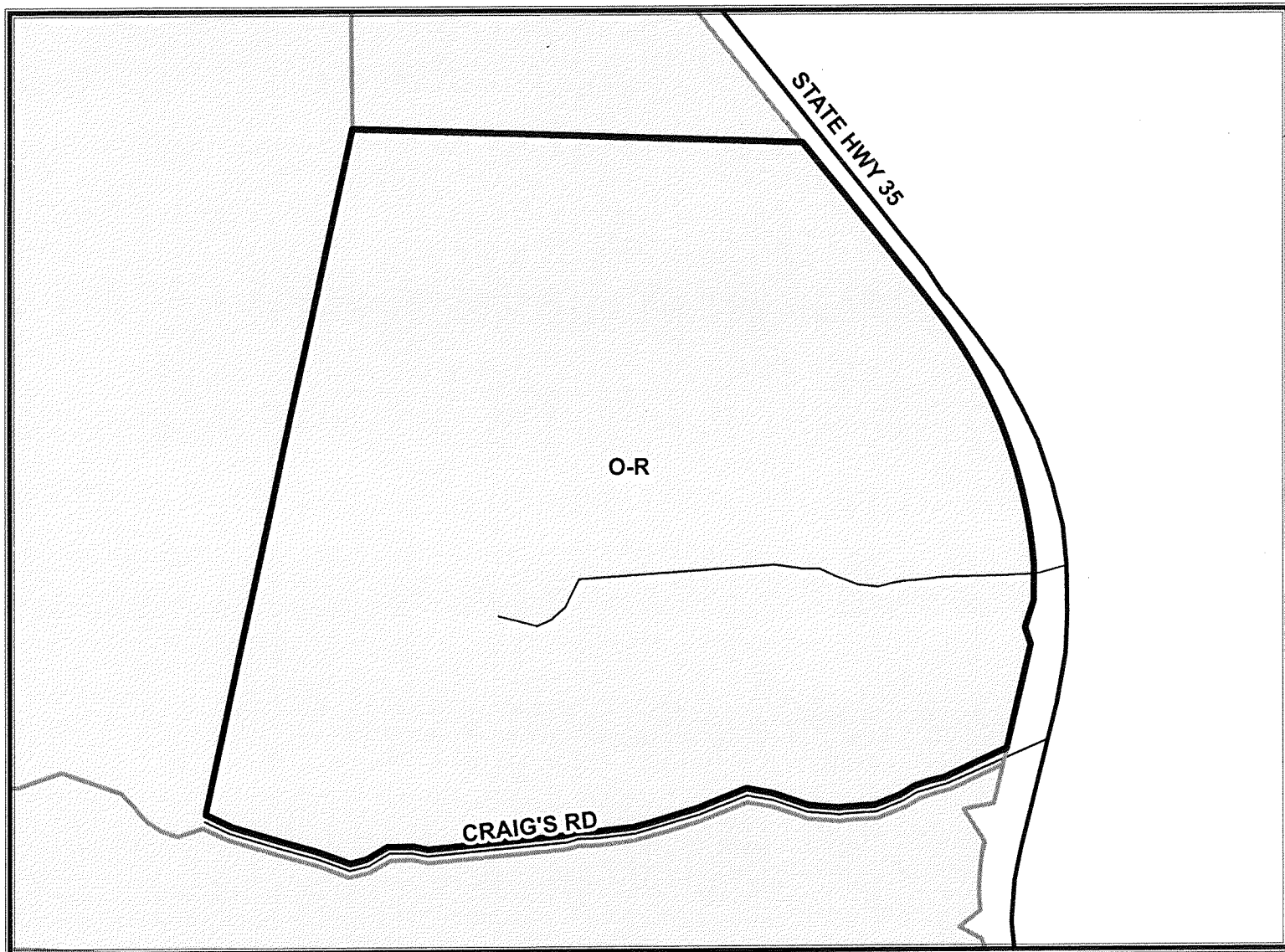


Map Created by
County of Santa Cruz
Planning Department
March 2015







EXHIBIT C

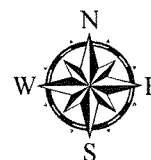


General Plan Designation Map



LEGEND

-  APN: 088-081-10
-  Assessors Parcels
-  Street
-  State Highways
-  County Boundary
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
March 2015

EXHIBIT C

Nathan MacBeth

From: John Perry [jpfrlg@gmail.com]
Sent: Monday, March 02, 2015 5:22 PM
To: Nathan MacBeth
Subject: Please deny Application #141231 pending further public comment

Dear Mr. Macbeth,

Thank you, again, for taking my call on Friday Feb 27, 2014 regarding neighborly concerns related to Application #141231 from the Los Altos Rod and Gun Club.

As I noted in our call, a group of concerned neighbors has expressed concern that the March 2 deadline for public comment is inadequate, as many of us did not receive the notification card that the County sent via US mail. Many of us have heard about this only very recently, and we wish to request additional time to express concerns and ask questions about the proposed work at the site of the LARGC.

Therefore, I ask that you please withhold approval pending completion of an additional 90 days of public comment period.

I must also state that I share the concerns that these neighbors have expressed with regard to the escalating pollution, noise, vehicle traffic and other intrusions that the activities of the Los Altos Rod and Gun Club have thrust upon this neighborhood. I, for one, would like to see cleanup of the fifty years' worth of soil and water pollution, as well as abatement of noise, be required as a PREREQUISITE to ANY further development on their premises - including any and all activities related to the Application #141231.

Thank you for your assistance. Please enter this e-mail into the public record associated with Application #141231.

Best Regards,

John Perry
Los Gatos, CA 95033

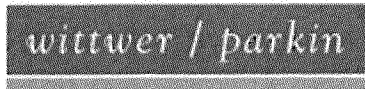
Nathan MacBeth

From: William Parkin [wparkin@wittwerparkin.com]
Sent: Monday, March 02, 2015 4:58 PM
To: Nathan MacBeth
Subject: Los Altos Rod & gun Club; Application 141231
Attachments: MX-M565N_20150302_195315.pdf

Importance: High

Please see attached.

WILLIAM P. PARKIN



WITTWER PARKIN LLP
147 S. RIVER ST., STE. 221
SANTA CRUZ, CA 95060
831.429.4055
WWW.WITTWERPARKIN.COM

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March 2, 2015

VIA EMAIL

Mr. Nathan Macbeth
Planning Department
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
nathan.macbeth@santacruzcounty.us

Re: Notice of Pending Action; Application No. 141231
Los Altos Rod and Gun Club

Dear Mr. Macbeth:

This law firm represents the Community Association for Life in the Mountains (CALM). For the reasons stated below, the County cannot approve the above referenced application administratively. The application requires a hearing before the Zoning Administrator.

In reviewing the County's files regarding this matter, it was previously determined by your department that a hearing before the Zoning Administrator is required. This was the position of the Planning Department as late as January 14, 2015. Magically, at some time, the Planning Department decided instead to dispense with the need for a hearing before the Zoning Administrator. However, this procedure violates the County Code.

The property on which the Los Altos Rod and Gun Club is located is in the TP zone district under the category of "[o]rganized camps and facilities for outdoor recreational...activities." Pursuant to Code § 13.10.372(B), said "organized camps and facilities for outdoor recreation...activities" may be built in the TP district subject to County Code § 13.10.692 (organized camp requirements) and §13.10.351 et seq. (Parks Recreation and Open Space PR District).


County Code § 13.10.372 only permits accessory buildings incidental to a residential uses, or timber production and agricultural uses. This building would serve neither, and there are no uses in the Use Chart that call for less than a Level 5 approval in the TP zone except for septic sludge disposal sites.

Nathan Macbeth
Re: Application No. 141231
March 2, 2015
Page 2

Further, under 13.10.352 (PR District), accessory structures are also only permitted incidental to a residential use, or pursuant to a Site Master Plan. Neither is present in this case. Like the TP District, all other development, except for a single-family dwelling, in the PR District require a Level 5 permit.

Thus, consider this letter an objection to the County's proposed approval of this structure pursuant to a Level 4 permit. We hereby request a hearing before the Zoning Administrator.

Very truly yours,
WITTWER PARKIN LLP



William P. Parkin

cc: Client

EXHIBIT C

Nathan MacBeth

From: Kevin Graber, M.D. [graber@stanford.edu]
Sent: Monday, March 02, 2015 11:33 AM
To: Nathan MacBeth
Subject: RE: Public comment regarding application number 141231 / APN 088-081-10

Dear Mr. Macbeth:

I live a mile and a quarter from the Los Altos Rod and Gun Club, and am subject to their un-neighborly noise pollution from the gun range. I am also very concerned about allegations of significant lead pollution from the range. I was made aware of this application by other neighbors, and received no direct information from the Club regarding this application. I do not support increased use of the range via approval of additional buildings.

It is my understanding that their land use in our pristine Santa Cruz Mountains, and adjacent to a wonderful state park, is non-conforming under current Santa Cruz County code. An additional storage building represents a change of use, from when they were allowed to continue with non-conforming status. I ask that you only approve the application of the 2500 square foot storage building, if the entire operation of the club is brought into alignment and conforming of all current county codes. However, if the land is still allowed to be subject to continued non-conforming usage, please deny this application.

It is true that the Club and gun range pre-date most current inhabitants of the area and the existence of the park. However, a "here first" mentality should not preclude protection of the environment, or spoil activities in a state park. In the century prior to the gun club, some land owners clear-cut redwood forests in these mountains. It would be absurd to argue that an ancient land owner should have free rein because their history of activities predate current codes. More buildings at the Los Altos Rod and Gun Club clearly indicate an increase of use of the range. Please ask that this operation conform to current county codes of land use, or at minimum deny this application.

Sincerely,

Kevin Graber
240 Fox Run, Los Gatos, CA

Kevin Graber, M.D.
Clinical Associate Professor
Stanford Comprehensive Epilepsy Center
Department of Neurology and Neurological Sciences Stanford University
(650) 725-6648

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Nathan MacBeth

From: Lois Manning [lmanningok@gmail.com]
Sent: Monday, March 02, 2015 8:42 AM
To: Nathan MacBeth
Subject: Gun Range noise and toxicity

Dear Mr. Macbeth:

Please delay issuing a permit for the Los Altos Rod and Gun Club's application to improve its illegal structure so the public can be made aware of the club's dangers and make their opinions known.

As a resident of Indian Rock Ranch since 1975, I am quite disturbed by the increased noise coming from the club over recent years as well as new research about the lead that has been accumulating and leaching into the San Lorenzo River for more than 50 years.

The public should be made aware of the lead-toxicity situation, and the club **MUST** be required to clean up the lead accumulation before any permits are issued.

A good start for the club would be the construction of an indoor shooting range. With membership reputedly costing up to \$20,000 or so, the members of this rich-man's "country club" can certainly afford it; but Santa Cruz County residents cannot afford to have their drinking water poisoned any longer.

Thank you,

Lois Manning

Nathan MacBeth

From: Blair Glenn [saratree@aol.com]
Sent: Sunday, March 01, 2015 8:02 AM
To: Nathan MacBeth
Subject: The San Lorenzo and lead

When I was a boy, my favorite swimming hole was located in Ben Lomand at a City park on the San Lorenzo. That swimming area was a favorite of families for many years and on a hot summer day, hundreds of people would enjoy the cool San Lorenzo River. The rope swing was an especially exciting experience at that beautiful park. It is closed to swimming now.

Steelhead trout used this river and it is still classified as a Steelhead migration.

I drove down to Felton yesterday and stopped at that river. It looks beautiful with the recent rainwater flowing through all the little communities. Homes line this river for many miles. This water is important to help recharge the ground water tables that is used for drinking water. It ultimately flows into the sea where we all consume the fish as well as other seafood.

The balance of this ecosystem is so delicate. Any toxic disruption to the river has a domino impact to everything the river touches. People, birds, fish, and all the wildlife that uses this river for life itself.

Now that I fully understand the extreme impact that the lead (from the Los Altos Rod and Gun Club), has caused to the river (from the creek that feeds into the San Lorenzo), I realize that I am furious that it has not been resolved and stopped. The fact that our government officials, whose job is to look out for the greater good, will not deal with this problem tells me that our system is flawed. This should be a "no brainer". Poison is poison and it is killing the river. The river is life and we all are impacted by this stupid and irresponsible act of negligence by the gun club.

How bad is it? Really, really bad and the results of the lead tests need to be made public and not covered up. If all the mothers that let their kids play in the river knew that lead is flowing into the water, they might reconsider. We took lead out of paint for fear of kids chewing on painted surfaces. We took lead out of our fuel because it is so toxic to breath. Lead solder in pipes has been stopped because we know it gets into our drinking water. Lead is bad stuff and the accumulative effects it has on people is severe. Earthworms absorb lead and as a food source for so many animals, the dominos continue to fall.

The mountain of lead (below the range), that has accumulated for over fifty years has collected in a spot that has a spring that goes through Castle Rock Park. This water has been tested and God help the hikers that use the water from this trailside flow. This concentration of toxic water flows to the San Lorenzo. Publish this fact. Post on the trails how toxic the water is. The public NEEDS TO KNOW!

Changing the type of ammunition is a good step for the future. Lead shot is no longer allowed over water because it is so toxic. As lead breaks down, the lead leaches into the water table that so many people use for drinking water.

This can be cleaned up and the toxic situation needs to stop. Our elected officials need to recognize the greater good and act. We have been killing our planet for far too long and we need to see where we can fix the problems. This is one problem that has a direct and local impact to us all. Our leaders need to do the right thing for the right reasons.

Blair Glenn

Nathan MacBeth

From: Gretchen [gretchen@cruzio.com]
Sent: Friday, February 27, 2015 9:20 PM
To: Bruce McPherson; Nathan MacBeth; John Leopold
Cc: gholson.greg@epa.gov; Tim Fillmore; droques@waterboards.ca.gov; Melissa.farinha@wildlife.ca.gov; 'Kris Johnsgard'; 'Vanessa Weiss'; 'Steve Bronstein'; 'Stuart Langdoc'; 'Reed Holderman'; cbard@parks.ca.gov; vroth@parks.ca.gov; 'Atlas Engineering'
Subject: Application # 141231 Los Altos Rod and Gun Club Intensification
Attachments: LARGC_Stormwater.docx; LARGC_Regulator.docx
Importance: High

Dear Supervisor McPherson and Mr. Macbeth:

I am writing to urge you to NOT approve any expansion to the Los Altos Rod & Gun Club. As a neighbor, hiker and supporter of Castle Rock State Park, I have been following very closely to the extreme increase of HAZARDOUS LEAD WASTE migrating into Castle Rock and the Headwaters of our San Lorenzo River Watershed coming from the Los Altos Rod & Gun Club (LARGC). As well as the extreme increase in NOISE POLLUTION for the past decade. I have also done quite a bit of research on this topic.

For over 50 years the Los Altos Rod & Gun Club has never implemented any Best Management Practices (BMPs) for mitigating hazardous lead waste from their property until they were caught polluting Castle Rock and the San Lorenzo. Now they are scrambling to implement BMPs by reclamation of hazardous lead from the pistol ranges and dredging up hazardous soil at the border of Castle Rock. These BMPs are NOT working to lessen the amounts of already hazardous levels of lead into Castle Rock's Loghry Woods trail.

In fact their BMPs have **dramatically increased** the amount of hazardous lead in the soil and stormwater runoff into Castle Rock and the San Lorenzo because they've been dredging up over 50 years of massive lead waste! Hazardous levels of lead in soil is 1,000 mg/Kg. On LARGC's Trap Range hillside there is **48,000 mg/Kg** of lead as of 2012. The Charles Derby shooting range was shut down with just about 18,000 mg/Kg.

Just above the Loghry Woods Trail Bridge soil tested in Dec. 2011 at 1,300 mg/Kg. Recent test at the same location is up to 3,500 mg/Kg. This is an area accessible to hikers just a few feet off trail. Boy Scouts hike that trail after shooting at the range. The trail leads into the Castle Rock Campground. Craig Spring used for drinking water at the campground is located just a few hundred feet from where extremely hazardous stormwater flows.

Regulators I've talked with have told me basically as long as LARGC are proving they're implementing BMPs they can continue polluting our park and watershed with extremely high amounts of hazardous lead waste without penalty. It doesn't matter that they have NOT implemented BMPs for over 50 years.

This is clearly wrong. LARGC needs to be held accountable for their massive lead waste pollution. So far they have done nothing to clean out lead from the very steep Trap Range hillside above the creek. Regulators should enforce a BMP to move the trap range to a location that can be cleaned up. And to clean out 100% of hazardous lead from that trap range hillside. Better yet they sell their property to a willing buyer and have the NRA help move them to flat ground! They are truly an abomination!!!

What is very sad about this situation is that Castle Rock management is turning a blind eye to this pollution. They won't even place a warning sign at the hazardous area on the Loghry Woods Trail.

Regulators are too jammed up with other issues to care about our park and watershed. I understand our Supervisors are very busy as well with many pressing issues. It is my hope that people who care about our precious water supply and environment will reach out to the Waterboards, Fish & Wildlife and the EPA (attached are contacts) to ensure more relevant BMP's are implemented at this horrendous shooting range. Lastly please do not approve any new structures on their property.

Thank you very much for your service to our County of Santa Cruz.

Sincerely,
Gretchen

Here is what's going on at Castle Rock State Park. Hazardous Lead Pollution from the Los Altos Rod and Gun Club. Below is data from Stormwater test result for this and last year.

Action Levels	Lead Pb (Total)
CWA NPDES	262 ug/L
Waterboards	81 ug/L
Aquatic Life	30 ug/L
Drinking Water	15 ug/L

After 3 years of Drought.

Water sample collected **March 31st 2014** above and below the Loghry Woods Trail Bridge.
12,000 ug/L Total Lead, **760 ug/L** Dissolved Lead, **560,000 ug/L** Total Suspended Solids

Last years high amount **March 6th 2013:**

520 ug/L Total Lead, **31 ug/L** Dissolved Lead, **14 mg/L** Total Suspended Solids

Would you want your kids/grandkids playing in this water?

(It's easy to climb right in there above and below the bridge)

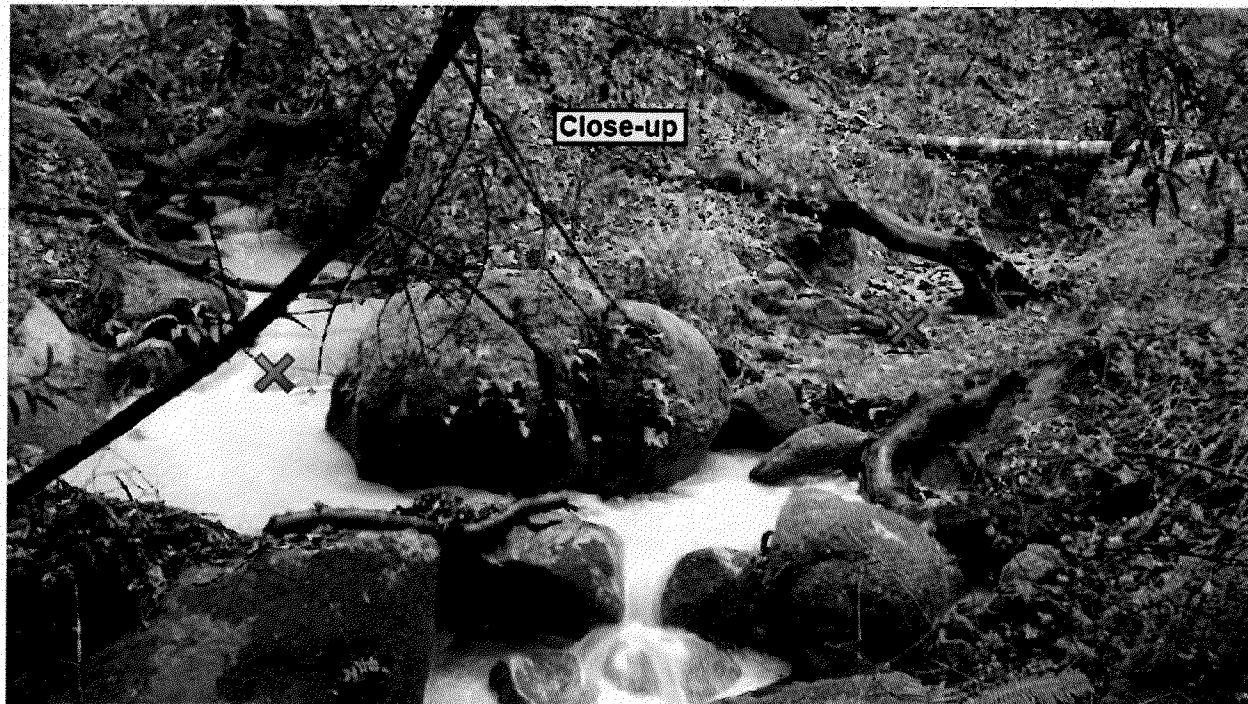


Photo from Weber Hayes "Stormwater Runoff Sampling Report (2014) Page 21.

Soil is also hazardous levels just above the bridge 3,500 mg/Kg.

EPA
Greg Gholson
gholson.greg@epa.gov
Office of Water Compliance and Enforcement
(415) 947-4209

County of Santa Cruz Environmental Health
Tim Fillmore, REHS
Hazardous Materials Program Manager
Santa Cruz County Environmental Health
701 Ocean St., Room 312
Santa Cruz, CA 95060
(831) 454-2761
Tim.Fillmore@santacruzcounty.us
www.scceh.com/

Waterboards
Dominic Roques
Municipal Coordinator
(805) 542-4780
droques@waterboards.ca.gov

Fish & Wildlife
Melissa A. Farinha
California Department of Fish and Wildlife
Environmental Scientist - Santa Cruz County
(707) 944-5579
Melissa.farinha@wildlife.ca.gov
7329 Silverado Trail
Napa, CA 94558

EXHIBIT C

Nathan MacBeth

From: Elizabeth Bresnan [bresnane@yahoo.com]
Sent: Friday, February 27, 2015 5:59 PM
To: Nathan MacBeth
Subject: Los Altos Rod & Gun Club permit request

Dear Mr. MacBeth,

I am a longtime homeowner in the South Skyline area. I hope you will hold off on any approvals for the permits requested by the Los Altos Rod and Gun Club to upgrade an existing storage facility until such time as the matter has been discussed with the residents of the area and the Planning Department. My biggest concern is the potential uses of the building for undisclosed purposes other than storage, or in addition to storage. There is a history of issues that have not been resolved with the community and the county, due to the unwillingness of LARGC to negotiate in good faith.

Thank you for considering the interests and concerns of the surrounding community and county, as well as the club, in this matter.

Elizabeth Bresnan
12338 First Fork Rd
Los Gatos 95033

bresnane@yahoo.com

Nathan MacBeth

From: John Perry [jpfrlg@gmail.com]
Sent: Friday, February 27, 2015 2:08 PM
To: Nathan MacBeth
Subject: Los Altos Rod and Gun Club concrete question

Hi, Mr. Macbeth,

Thank you for taking my call regarding neighborly concerns related to Application #141231 from the Los Altos Rod and Gun Club. I plan to send you a more detailed email later, but just wanted to send you a quick note of thanks, as well as to let you know what I have found in their plans regarding the concrete slab.

I have not yet found the part about extending the boundary of the slab, but the structural notes on p.3 carry quite a bit of info about concrete and grading requirements. On page 4 of the plans, the "main frame base detail" calls for locally deepening the slab at anchor points, although there is no mention of how, exactly, this will be done.

In any event, it seems likely that some amount of grading and concrete work will be done, and that I and other neighbors are likely to be subjected to the resulting construction noise. I hope we can limit this activity to reasonable hours and days.

Thanks again for your time today,

John Perry
410 Fox Run
Los Gatos, CA 95033
JPFRLG@gmail.com
408-868-9604

Nathan MacBeth

From: Patrick Bresnan [bresnanpatrick@yahoo.com]
Sent: Friday, February 27, 2015 12:49 PM
To: Nathan MacBeth
Subject: from P. Bresnan

Dear Nathan MacBeth,

As a longtime homeowner in the South Skyline area, I urge you to hold off on any approvals for the permits requested by the Los Altos Rod and Gun Club to upgrade an existing storage facility until such time as the matter has been discussed in a meeting between the residents of the area and the Planning Department. There are issues that need to be resolved, but have not been because of the unwillingness of LARGC to negotiate in good faith with the residents.

Thank you,

Patrick S. Bresnan
bresnanpatrick@yahoo.com

12338 First Fork Road
Los Gatos, CA 95033

Nathan MacBeth

From: Steve Bronstein [sbronstein@smarttimeapps.com]
Sent: Friday, February 27, 2015 11:17 AM
To: Nathan MacBeth
Cc: Bruce McPherson; Robin Musitelli; Gine Johnson; Vanessa Weiss; 'gretchen@cruzio.com'; kris Johnsgard; Hari Manoharan
Subject: RE: Los Altos Rod and Gun Permit Request

Nathan,
Thank you for the quick reply.

I'm very seriously concerned about this permit and how it has been managed by the county. Clearly scratching out "Commercial" and replacing it with "Residential" on one form and clearly not using the actual properties zoning status on another form is only the beginning. The Los Altos Rod and Gun Club is a commercial business. This business is now handling toxic waste and plans to store copious amounts in the structure that was never permitted to be built to begin with. The business has been ignoring the County's zoning and code requirements from the start and now County Planning is rewarding this known polluter of Castle Rock State Park with a simple rubber stamp.

Los Altos Rod and Gun Club is a business that is out of control and continues to ignore the codes you and your department have in place to protect the citizens of Santa Cruz.

We look forward to a public hearing on this matter in the presence of the Santa Cruz County Board of Supervisors.

Steve Bronstein
Santa Cruz Resident, property owner, business owner and tax payer.
408.307.8423

From: Nathan MacBeth [mailto:Nathan.MacBeth@santacruzcounty.us]
Sent: Friday, February 27, 2015 10:44 AM
To: Steve Bronstein
Subject: RE: Los Altos Rod and Gun Permit Request

Steve,
Thank you for your input on this project. Your comments will be taken into consideration during the review of this application.
Thank you again,

Nathan MacBeth
Development Review Planner
County of Santa Cruz

From: Steve Bronstein [mailto:sbronstein@smarttimeapps.com]
Sent: Friday, February 27, 2015 10:07 AM
To: Nathan MacBeth
Cc: Bruce McPherson; Robin Musitelli; Gine Johnson; Kathy Previsich; Wanda Williams; Ken Hart; Vanessa Weiss; kris Johnsgard; 'gretchen@cruzio.com'; Hari Manoharan; Steven Guiney; Elizabeth Hayward; Paia Levine
Subject: FW: Los Altos Rod and Gun Permit Request
Importance: High

Nathan,

Below is the email I sent yesterday to Supervisor McPherson's office. Please acknowledge that you have received my email and this is being placed in the public record for the permit request from the Los Altos Rod and Gun Club. If you are unable to add this to the public comments of the permit request or if there is some other procedure that I should be following your help with this matter and guidance would be greatly appreciated.

If I do not hear back from you acknowledging your receipt of this email and it's addition to the public comments for the permit request I will visit your office on Monday March 2, 2015 to ensure that my comments are added to the permit request.

Steve Bronstein
19148 Old Vineyard Rd
Los Gatos, CA 95033
Santa Cruz resident, property owner, business owner and tax payer.
408.307.8423

From: Steve Bronstein
Sent: Thursday, February 26, 2015 2:42 PM
To: 'bruce.mcperson@co.santa-cruz.ca.us'
Cc: 'virginia.johnson@co.santa-cruz.ca.us'; 'robin.musitelli@co.santa-cruz.ca.us'; 'Vanessa Weiss'; Hari Manoharan; Kris Johnsgard (krisjohnsgard@gmail.com)
Subject: Los Altos Rod and Gun Permit Request
Importance: High

Supervisor McPherson,

I was recently alerted to the fact the Los Altos Rod and Gun Club has submitted a request to construct or should I say, bring into compliance an already existing non permitted warehouse structure. Typical of this business on Skyline, bordering one of the prize assets of the county and state, they originally ignored any regulations and had built a structure of substantial size on the property. Now after the fact and obviously not built to commercial code guidelines the business is trying play compliance catchup.

After reading the documents on file and speaking with William Parkin (CALM's attorney) the Planning Commission's decision to change what typically would be a public zoning change meeting to an administrative rubber stamp is outrageous. Are the Permitting and Planning Departments just trying to kick this can down the road without public input? We had this same issue when the business tried to build a new clubhouse. Your predecessor had to wave the appeal fees and the eleventh hour and we are in the same position again. The post card that went to 6 property owners is not enough and a proper public hearing open to all is the type of transparency that would be expected on matters such as this.

I look forward to hearing from your office that you are taking this seriously and will help us have this permit request changed from an administrative rubber stamp to a more publicly accessible process. We expect that zoning codes, building permits, and compliance issues would all get the same type of treatment from our governmental agencies. This process has the appearance of favoritism regarding an existing business in my back yard.

Steve Bronstein
Las Cumbres Resident
408-307-8423 | Los Gatos, CA

Nathan MacBeth

From: Ed Hayes [edhayes@wildblue.net]
Sent: Friday, February 27, 2015 10:19 AM
To: Nathan MacBeth
Cc: Vanesa Weiss
Subject: Los Altos Rod and Gun Club Expansion

Mr. Macbeth,

I am a resident along Skyline Blvd at 170 Fox Run. This is approximately 3 miles north of the gun club. It has come to my attention that the club has made application to expand and enhance an existing illegal building on their property. If I had not talk to a neighbor I would not even be aware of this application. It seems that an expansion like this should be discussed by all along the Skyline corridor. The plans should be shared with all interested parties possibly by a meeting scheduled with neighbors in the area.

The gun club has been trying to expand over the last several years without acting as a good conservator of the land . it continues to pollute the steams with their waste over 60 years and now wants to expand without regard to the existing community. The least that the county could do is inform the community of the expansion and provide information on how the decisions are made.

Please extend the date for approval and schedule some sort of information distribution that encompasses more residents that live in the area.

Thank you,

Ed and Carolyn Hayes
170 Fox Run
Los Gatos

Nathan MacBeth

From: kris Johnsgard [krisjohnsgard@gmail.com]
Sent: Friday, February 27, 2015 10:05 AM
To: Nathan MacBeth
Cc: Bruce McPherson
Subject: Application # 141231 Los Altos Rod and Gun Club Building Improvements

Hello Nathan,

My name is Kris Johnsgard and I am writing this email to you with regard to the "NOTICE OF PENDING ACTION" flyer that a few of our many neighbors received. I am absolutely against this approval in fact so much, that our community hired an expert attorney to review the documents associated with this application. He has found some serious oversights and erroneous procedural information within the package. He is writing a formal letter to you and the city illuminating his findings and objections- you should be receiving this letter shortly. The notification and time to respond to this info was ridiculously short and bordering on rude. The fact that no public hearing was offered to discuss this before the city was apparently ready to approve the application is a sad statement of the city's desire to help their citizens be involved in the decisions that effect our quality of life in SCC.

Please put me on record as being totally against this approval!

Thank you,

Kris

Nathan MacBeth

From: Gil Lemke [gil_lemke@yahoo.com]
Sent: Thursday, February 26, 2015 4:54 PM
To: Nathan MacBeth
Subject: Los Altos Rod & Gun Club storage facility permit

Hello Nathan,

As a neighbor of the Los Altos Rod and Gun club, it has come to my attention that there is a plan to approve a structure that was not originally constructed following the proper processes and regulations that each resident or business of Santa Cruz County is legally obligated to abide by. Also, it seems that notification of this was only given to a small hand-full of neighbors. The effect of the gun club is felt by a far greater number of residents than the county may be aware of. EVERY SINGLE DAY, when I step out my front door, I hear the gun noise loud and clear, even though I am a considerable distance from the range and not in direct line-of-sight. The noise travels for miles and therefore affects hundreds of residents in the South Skyline area. All of those people deserve to be notified about something that has such a detrimental effect on their lives and property values.

With this illegal storage structure, the club has shown its willingness to operate outside of the law. In addition, it continues to pollute a California State Park to a level that is only allowed thanks to loopholes made possible by legislators and their NRA funders. With that kind of concern for the county's ordinances, residents, and natural environment, will they then move to quietly convert the sizable storage structure into the clubhouse that the community has opposed for fear it would lead to further noise and pollution? When was this built? When was it discovered that it was not in compliance? Why is this action being taken now? Why does the county not demand that it be dismantled? Is a structure of this size allowed given the zoning and the nature of the operation? Would approval involve bringing other non-compliance issues on the property up to code? I'm sorry to say that I question their motives and I also question the Planning Department's diligence on this situation.

I have spent a great deal of time following the processes, hiring consultants, producing the proper documentation, paying the considerable permit fees and resulting property tax increases for every single remodeling project on my house, which only affects my immediate family. So it offends me that those who have shown intentional disregard for the county can be quietly shoe-horned in without reasonable oversight. Therefore I ask that this matter be postponed so that adequate notice and scrutiny be performed in order to protect the surrounding community and natural habitat. Isn't that one of the main responsibilities of the Building and Planning Department?

I'd appreciate it if you could forward this message to your management.

Thanks,

Gil Lemke, Santa Cruz Mountains

Nathan MacBeth

From: Eric Jewett [ejewett1@mindspring.com]
Sent: Friday, February 20, 2015 1:05 PM
To: Nathan MacBeth
Cc: 'Vanessa Weiss'
Subject: Los Altos Rod & Gun Club building permit application

Regarding the Los Altos Rod & Gun Club's application for a building permit to build a 2500 sq. ft. storage facility on their site adjacent to Castle Rock State Park .

I view this as an "end run" around local opposition to their previous application for a permit to build a similarly sized clubhouse – which was and is strongly opposed by local residents who believe it would only increase unwanted noise and pollution in our neighborhood, Castle Rock State Park, and the local watershed.

I doubt that, given such a permit, the county could prevent the club from using it as the previously-planned clubhouse, and should deny their permit request.

Eric Jewett

LCDR, USN(ret)

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Friday, March 13, 2015 2:31 PM
To: Nathan MacBeth
Subject: LARGC

Hi Nathan,

I would like to know if the building in the current LARGC proposal was recognized by the County in the club's previous application for a club house?

Did the County request this approval of the 2500 sq. ft. building, or did the gun club apply without any such request?

Thank You

rc

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Tuesday, March 24, 2015 3:33 PM
To: Nathan MacBeth
Cc: Vanessa Weiss; Gretchen Bronstein; Hari Manoharan; Steve Bronstein; Kris Johnsgard
Subject: proposal for construction of, or, building permit? for LARGC

Hello Nathan,

How is this proposal even being considered without a "compatibility analysis" as required by SCCC #13.10.375 (2), Special standards and conditions for the Timber Production TP District?

Which states;

The proposed use is supported by a compatibility analysis, as defined in SCCC 13.10.700-C, submitted as a part of the application for such proposed use, and which compatibility analysis has been approved as submitted, or as amended by the county, as a condition upon any permit granted.

This appears to be just a technicality, but isn't that what the law is based on, technicalities?

If this "Proposal" is similar to a building permit, it would be subject to SCCC 16.22.070, Runoff Control. as stated below;
(E) No earth or organic material shall be deposited or placed where it may directly be carried into a stream, marsh, slough, etc. etc..

How similar is this "Proposal" to a building permit?

Sincerely,

Ron

Nathan MacBeth

From: Gretchen [gretchen@cruzio.com]
Sent: Saturday, March 21, 2015 12:36 PM
To: Nathan MacBeth
Subject: LARGC Application 141231
Attachments: InternalUse-2015GunClubPlans-141231.pdf

Dear Mr. Macbeth,

I'm a neighbor of Castle Rock and the Los Altos Rod & Gun Club. The attached application is difficult to read. Can you tell me if the LARGC plans to tear down their current storage structure, then build a new one. Or they'll be fixing up the storage building they have now. It looks like they've started some kind work with a backhoe on their property visible from the gate the other day.

Thank you!
Gretchen

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Sunday, March 29, 2015 5:36 PM
To: Nathan MacBeth; Bruce McPherson
Subject: Fw: CALM Letter regarding Public Hearing on 4-3-15.docx

Nathan.macbeth@santacruzcounty.us

bruce.mcpherson@co.santa-cruz.ca.us

Mr. Nathan MacBeth
Zoning Administrator
Santa Cruz County Planning Dept
701 Ocean Ave.
Santa Cruz, Ca 95060

Dear Mr. MacBeth,

I am writing on behalf of the CALM organization (Community Association for Life in the Mountains), an organization of residents who live in the vicinity of the Los Altos Rod & Gun Club. With regards to Gun Club's proposal to upgrade a storage building, the application should NOT be approved based on Zoning & Planning regulations and due to the ongoing & unchecked environmental & noise pollution. Our group is writing to stress the following:

The storage building that the club is upgrading should not be there to begin with.

The area is ZONED for timber.

Nothing in timber regulations allows for a commercial operation like the gun club.

Structures are not allowed & if applied for, need greater scrutiny AND public hearings.

Since the club wants to retain its non-conforming status, any changes they make to structures require a CEQA & public hearings.

If they are allowed to continue with this structure, then their non-conforming status should be changed.

CALM is adamant about protecting the local environment!

Sincerely,

Ron Collins

Nathan MacBeth

From: Vanessa Weiss [vw1869@yp.com]
Sent: Sunday, March 29, 2015 10:57 AM
To: Nathan MacBeth
Cc: Bruce McPherson
Subject: CALM Letter Regarding Public Hearing on 4-3-2015

Dear Mr. MacBeth,

I am writing on behalf of the CALM organization (Community Association for Life in the Mountains), an organization of residents who live in the vicinity of the Los Altos Rod & Gun Club. With regards to Gun Club's proposal to upgrade a storage building, the application should NOT be approved based on Zoning & Planning regulations and due to the ongoing & unchecked environmental & noise pollution. Our group is writing to stress the following:

The storage building that the club is upgrading should not be there to begin with.

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If they are allowed to continue with this structure, then their non-conforming status should be changed.

CALM is adamant about protecting the local environment!

Sincerely,

Vanessa Weiss
Spokesperson – CALM
Vw1869@yp.com
408.505.7852

Nathan MacBeth

From: Gretchen [gretchen@cruzio.com]
Sent: Monday, March 30, 2015 6:48 AM
To: Nathan MacBeth; Bruce McPherson
Cc: gholson.greg@epa.gov; Tim Fillmore; droques@waterboards.ca.gov; Melissa.farinha@wildlife.ca.gov
Subject: Zoning Hearing 4/3/15 Agenda item # 141231 LARGC Intensification
Attachments: CALM Letter regarding Public Hearing on 4-3-15.docx; AttorneyLetter.pdf; LARGC_Onsite_Testing_2012.pdf; 2014-05-07_LARGC_Soil.pdf; 2015-02-10_LARGC_Soil.pdf; 2015-02-08_Stormwater-Monitoring-Data Package (Tables-figures--lab).pdf

Mr. Nathan MacBeth
Zoning Administrator
Santa Cruz County Planning Dept
701 Ocean Ave.
Santa Cruz, Ca 95060

RE: Zoning Agenda item 141231, APN: 088-081-10
Los Altos Rod & Gun Club, 14750 Skyline 95033
(with attachments)

Dear Mr. MacBeth,

As a neighbor and supporter of Castle Rock State Park, I also support the attached letter from the CALM community regarding the Los Altos Rod & Gun (LARGC) expansion and land use (CALM Letter regarding Public Hearing on 4-3-15.docx). I also support the letter from CALM's attorney (AttorneyLetter.pdf).

Please note that I have done a great amount of research with document requests from our County, Waterboards and Fish & Wildlife. As well as searches on the EnviroStor website for other outdoor shooting ranges. The LARGC are at shutdown levels, specifically at their trap range.

The members of the LARGC are extremely negligent polluters at the crest of the San Andreas Fault, Headwaters to San Lorenzo River Watershed, inside of Castle Rock SP.

Over 50 years of not reclaiming any lead shot has yielded 48,000 mg/Kg of abandoned hazardous lead waste in the soil at the trap range hillside as of 2012. Hazardous level of lead in soil is 1,000 mg/Kg. Clearly the LARGC are violating RCRA laws for abandoned hazardous waste.
(LARGC Onsite Testing 2012.pdf)

Just a few feet above the Loghry Woods Trail Bridge there is up to 3,500 mg/Kg of hazardous lead waste. Attached are results for samples I have collected at that location (2014-05-07 LARGC Soil.pdf and 2015-02-10 LARGC Soil.pdf). Higher than the gun clubs testing results with their samples higher up the creek. This leads me to question the validity of testing done by the LARGC consultant.

This area is easily accessible to hikers. Hikers go off trail. Especially children. Castle Rock is an extremely popular park! Shame on State Park management for not placing a warning sign in that location after being told there is hazardous lead waste there.

Water testing is averaging 19 times above Clean Water Act (CWA) actions levels, thus in violation of the CWA. ([2015-02-08 Stormwater-Monitoring-Data Package \(Tables-figures--lab\).pdf](#)) page 7. Hazardous stormwater runoff flows only a few hundred feet from Craig Spring, source of drinking water for the Castle Rock campground.

With these extremely high test results, why is there not a cease and desist order for the Trap Range to be shutdown and move to flat ground? I understand our regulators are jammed up with other cases. However this is very important as well for our precious water supply.

Please do not approve any expansion for this Superfund site. Please urge our regulators to enforce more best management practices (i.e. moving the trap range to flat ground instead of directly shooting into an extremely steep hillside above a creek at our headwaters.

Thank you for your attention and your service to our County of Santa Cruz.

Gretchen Bronstein

LOST ALTOS ROD AND GUN CLUB
 LABORATORY ANALYTICAL RESULTS: **Soil and Sediment Samples**
 Collected by Turner/Maclane Environmental
 Analysis by Test America Laboratories, Pleasanton, California.

Sample ID	Location	Date Collected	Matrix	Method	Lead Concentration (mg/kg)
Grove #1	Trap Range-forested hillside area	2/29/2012	Soil	6010B	48,000*
GPS #2	Trap Range -- forested area	2/29/2012	Soil	6010B	29
100 Yd. Range	Target area	2/29/2012	Soil	6010B	17,000
Lower Bridge	Loghry Woods Trail Bridge	2/29/2012	Soil/Sediment	6010B	160
Lower Weir	Lower Weir	4/20/2012	Soil/Sediment	6010B	5,100
Lower Weir	Lower Weir	4/20/2012	Soil/Sediment	6010B- Citrate (STLC)	360
Creek Sed #1	Lower Weir + 100 Ft.	6/07/2012	Soil/Sediment	6010B	2,400
Creek Sed #2	Lower Weir + 630 ft.	6/07/2012	Soil/Sediment	6010B	3,300
Creek Sed #3	Lower Weir + 850 ft.	6/07/2012	Soil/Sediment	6010B	1,500
Loghry Woods Bridge	Loghry Woods Trail Bridge	4/20/2012	Soil/Sediment	6010B	550

- Lead fragments observed in sample container

LOS ALTOS ROD AND GUN CLUB
 LABORATORY ANALYTICAL RESULTS: **Storm Water Samples**
 Collected by Turner/Maclane Environmental
 Analysis by Test America Laboratories, Pleasanton, California

Sample ID	Location	Date	Matrix	Method	Reported Lead Concentration ug/l	pH
L-1	Upper Weir	2/28/2012	Water	6010B	580	
L-2	Rifle Range Culvert Outfall	2/28/2012	Water	6010B	890	
L-3	Lower Weir	2/28/2012	Water	6010B	270	
L-4	Loghry Woods Trail Bridge		Water	6010B	170	
L-5	Loghry Woods Trail Bridge + 100 ft.	2/28/2012	Water	6010B	220	
L-6	Creek Below Trap Firing Line	2/28/2012	Water	6010B	170	
R-1	Rifle Range Culvert Outfall	4/06/2012	Water	9040B	NA	7.90
R-2	Rifle Range Culvert Outfall	4/06/2012	Water	6010B	450*	
W-1	Upper Weir	4/06/2012	Water	9040B	NA	7.63

*Post installation of storm water wattles and inlet filters on upper ranges

LOST ALTOS ROD AND GUN CLUB

LABORATORY ANALYTICAL RESULTS: **PNA/PAH in Debris and Sediment Samples**

Collected by Turner/Maclane Environmental

Analysis by Test America Laboratories, Pleasanton, California

Sample: R-3: Clay Debris. Location: Clay Accumulation Area below Trap Firing Line

Constituent	Concentration	Units	Date Collected
Benzo(a)anthracene	1700	ug/kg	4/6/2012
Benzo(a)pyrene	2600	ug/kg	4/6/2012
Benzo(b)fluoreanthene	2000	ug/kg	4/6/2012
Benzo(g,h,i)perlene	1500	ug/kg	4/6/2012
Benzo(k)fluoranthene	820	ug/kg	4/6/2012
Chrysene	2400	ug/kg	4/6/2012
Dibenzo(a,h)anthracene	480	ug/kg	4/6/2012
Fluoranthene	860	ug/kg	4/6/2015
Indeno(1,2,3-cd)pyrene	920	ug/kg	4/6/2012
Phenanthrene	320	ug/kg	4/6/2012
Pyrene	1700	ug/kg	4/6/2012

Sediment Sample: Lower Weir

Constituent	Concentration	Units	Date Collected
Benzo(a)anthracene	420	ug/kg	4/20/2012
Benzo(a)pyrene	720	ug/kg	4/20/2012
Benzo(b)fluoreanthene	630	ug/kg	4/20/2012
Benzo(g,h,i)perlene	360	ug/kg	4/20/2012
Benzo(k)fluoranthene	230	ug/kg	4/20/2012
Chrysene	510	ug/kg	4/20/2012
Dibenzo(a,h)anthracene	120	ug/kg	4/20/2012
Fluoranthene	240	ug/kg	4/20/2012
Indeno(1,2,3-cd)pyrene	240	ug/kg	4/20/2015
Phenanthrene	90	ug/kg	4/20/2012
Pyrene	510	ug/kg	4/20/2012

Sediment Sample: Loghry Woods Bridge

Constituent	Concentration	Units	Date Collected	
Benzo(a)anthracene	47	ug/kg	4/20/2012	
Benzo(a)pyrene	76	ug/kg	4/20/2012	
Benzo(b)fluoreanthene	65	ug/kg	4/20/2012	
Benzo(g,h,i)perlene	42	ug/kg	4/20/2012	
Benzo(k)fluoranthene	21	ug/kg	4/20/2012	
Chrysene	52	ug/kg	4/20/2012	
Dibenzo(a,h)anthracene	12	ug/kg	4/20/2012	
Fluoranthene	23	ug/kg	4/20/2012	
Indeno(1,2,3-cd)pyrene	28	ug/kg	4/20/2015	
Naphthalene	5.4	ug/kg	4/20/2012	
Phenanthrene	8.8	ug/kg	4/20/2012	
Pyrene	49	ug/kg	4/20/2012	

LOS ALTOS ROD AND GUN CLUB
 LABORATORY ANALYTICAL RESULTS: **Lead Analysis; Clay Residuals and Debris**
 Collected by Turner/Maclane Environmental
 Analysis by Test America Laboratories, Pleasanton, California

Sample ID	Location	Date Sampled	Matrix	Method	Lead Concentration
Composite #1	Center of Trap Fallout Area	5/01/2012	Clay Residual and Ammunition Debris	6010B*	37 mg/kg
Clay #2	West End, Trap Fallout Area	6/07/2012	Clay Residual and Ammunition Debris	6010B*	28 mg/kg
Clay #2	West End, Trap Fallout Area	6/07/2012	Clay Residual and Ammunition Debris	6010B-STLC Citrate*	ND
Clay #3	East End, Trap Fallout Area	6/07/2012	Clay Residual and Ammunition Debris	6010B*	43 mg/kg

*All samples were prepped by crushing and homogenizing prior to extraction per DTSC protocol.

March 2, 2015

VIA EMAIL

Mr. Nathan Macbeth
Planning Department
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
nathan.macbeth@santacruzcounty.us

Re: Notice of Pending Action; Application No. 141231
Los Altos Rod and Gun Club

Dear Mr. Macbeth:

This law firm represents the Community Association for Life in the Mountains (CALM). For the reasons stated below, the County cannot approve the above referenced application administratively. The application requires a hearing before the Zoning Administrator.

In reviewing the County's files regarding this matter, it was previously determined by your department that a hearing before the Zoning Administrator is required. This was the position of the Planning Department as late as January 14, 2015. Magically, at some time, the Planning Department decided instead to dispense with the need for a hearing before the Zoning Administrator. However, this procedure violates the County Code.

The property on which the Los Altos Rod and Gun Club is located is in the TP zone district under the category of "[o]rganized camps and facilities for outdoor recreational...activities." Pursuant to Code § 13.10.372(B), said "organized camps and facilities for outdoor recreation...activities" may be built in the TP district subject to County Code § 13.10.692 (organized camp requirements) and §13.10.351 et seq. (Parks Recreation and Open Space PR District).


County Code § 13.10.372 only permits accessory buildings incidental to a residential uses, or timber production and agricultural uses. This building would serve neither, and there are no uses in the Use Chart that call for less than a Level 5 approval in the TP zone except for septic sludge disposal sites.

Nathan Macbeth
Re: Application No. 141231
March 2, 2015
Page 2

Further, under 13.10.352 (PR District), accessory structures are also only permitted incidental to a residential use, or pursuant to a Site Master Plan. Neither is present in this case. Like the TP District, all other development, except for a single-family dwelling, in the PR District require a Level 5 permit.

Thus, consider this letter an objection to the County's proposed approval of this structure pursuant to a Level 4 permit. We hereby request a hearing before the Zoning Administrator.

Very truly yours,
WITTWER PARKIN LLP



William P. Parkin

cc: Client

Nathan MacBeth

From: kris Johnsgard [krisjohnsgard@gmail.com]
Sent: Monday, March 30, 2015 9:02 AM
To: Nathan MacBeth
Cc: Bruce McPherson
Subject: Zoning Hearing 4/3/15 Agenda item # 141231 LARGC Intensification
Attachments: CALM Letter regarding Public Hearing on 4-3-15.docx

Mr. Nathan MacBeth

Zoning Administrator

Santa Cruz County Planning Dept

701 Ocean Ave.

Santa Cruz, Ca 95060

RE: Zoning Agenda item 141231, APN: 088-081-10

Los Altos Rod & Gun Club, 14750 Skyline 95033

(with attachments)

Dear Mr. MacBeth,

As a neighbor and supporter of Castle Rock State Park, I also support the attached letter from the CALM community regarding the Los Altos Rod & Gun (LARGC) expansion and land use (CALM Letter regarding Public Hearing on 4-3-15.docx). I also support the letter from CALM's attorney (AttorneyLetter.pdf).

It is a sad state of affairs that for the second time in 3 years, illegal permits were about to be granted from SCC planning department on behalf of the LARGC. If it weren't for the citizens of SCC hiring land use attorneys in each case to find the glaring errors and oversights by the planning department, this egregious polluter (LARGC) would be fat and happy greatly increasing their already insane amount of poisonous lead pollution going into the Castle Rock State Park and the "pristine" San Lorenzo Headwaters.

Kris Johnsgard

SCC Resident and Tax Payer

Nathan MacBeth

From: John Perry [jpfrlg@gmail.com]
Sent: Monday, March 30, 2015 11:51 AM
To: Nathan MacBeth; Bruce McPherson
Subject: Please deny Application #141231 to recognize non-conforming structure at Los Altos Rod and Gun Club

Dear Supervisor McPherson and Mr. Macbeth,

Recently you've received letters from the Wittwer Parkin law firm and from my neighbors, Vanessa Weiss, Gretchen Bronstein and Ron Collins. These letters state that the proposal to recognize the nonconforming structure at the Los Altos Rod and Gun Club is inconsistent with the Santa Cruz County General Plan and the specific zoning of the property on which the Gun Club operates.

I am writing to you today to state that I agree with Parkin, CALM, and the individuals mentioned. I support the position that this non-conforming structure should not be recognized and that the Gun Club is a gross polluter that should be shut down immediately. I also feel that the Los Altos Rod and Gun Club should bear legal and financial responsibility for immediate removal of all pollutants that they have introduced into Castle Rock State Park and the San Lorenzo River Watershed, particularly lead.

Supervisor McPherson, when you were running for your current office as Supervisor, your campaign literature touted you as a protector of the environment. As a SCUBA diver, I was impressed in particular with your efforts to safeguard the Monterey Bay marine sanctuary. The pristine beauty of Castle Rock State Park is no less deserving of equally strong protections. It's time for you to take action that demonstrates to everyone in Santa Cruz County that you actually DO care about the environment. We are watching, we vote, and during the next election cycle, we can talk about whether your actions match your written claims to be a protector of the environment, or not. It's up to you.

Please stand up for the residents of this neighborhood and for the environment, not for the out-of-town polluters.

Thank you, both, for your service to the residents of this County.

Best Regards,

John Perry

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Tuesday, March 31, 2015 11:44 AM
To: Nathan MacBeth; Bruce McPherson
Subject: Fw: LARGC Proposed Construction

Nathan Macbeth
Zoning Administration
Santa Cruz County Planning Dept
701 Ocean Ave.
Santa Cruz, Ca 95060

RE: Zoning Agenda item 141231, APN 088-081-10
Los Altos Rod and Gun Club.

Dear Supervisor McPherson and Mr Macbeth,

The proposal for the construction of a maintenance building; it is a maintenance building as it supports or maintains the clubs non conforming commercial activities, is inconsistent with the General Plan. The General Plan would have to be changed or amended before this building is considered in order to follow the consistency requirements of SCCC 13.01.130.

Since the building is inconsistent or non compliant within the TP Zoning, it would be subject to 13.10.275 (G), "or expand, intensify or continue an existing use of land, or construct,."

It would also be subject to

13.10.262 Nonconforming structures

B) Procedures for a Nonconforming Structure Administrative Site Development Permit. Procedures for an administrative site development permit as required pursuant to this section shall be in accordance with those established for Level IV approvals in Chapter 18.10 SCCC, subject to the additional findings in subsection (C) of this section.

(C) Findings. The following findings apply to site development permits for nonconforming structures as required under subsection (A) of this section:

- (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 be materially injurious to properties or improvements in the vicinity.
- (2) That the proposed location of the project and the conditions under which it would be operated or maintained will be in substantial conformance with County ordinances and the purpose of the zone district in which the site is located.
- (3) That the proposed structure and use is in substantial conformance with the County General Plan and with any specific plan which has been adopted for the area.
- (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.
- (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.
- (6) Any additional parking requirements created by the project can be met in accordance with SCCC 13.10.551.
- (7) The proposed project will not significantly impair economic development goals or key land use goals of the General Plan.
- (8) For nonconforming commercial, industrial or residential structures adjacent to residential property, the nonconforming structure does not unreasonably infringe on adequate light, air, solar access, privacy or the quiet enjoyment of adjacent residences.

Gentlemen,

All of the above apply to this LARGC "proposal for construction", as it would maintain an integral support for non conforming activities, provide for further expansion and intensification of use which will come under 13.260 (B) (1) : and brings us right back to the above (C) (1)----- (8). Intensification of use in this specific instance is, or should be a big deal when your playing with gross amounts of abandoned lead accumulating Year after Year, not to mention Quality of Life issues, all life. Any, Intensification would be environmentally harmful in the extreme, like more pollution (Noise & Lead) into Castle Rock State Park. This building would sow the seeds for even further expansion, and should not be allowed. The club has already expanded in multiples, huge multiples. Do they need a permit to add shooting stations? Is adding more stations for more customers, intensification?

This building permit, or proposal for construction, or validation of any kind should not go forward.

Sincerely,

Thank You

Ron Collins

Nathan MacBeth

From: Ron Collins [rlwcollins@yahoo.com]
Sent: Tuesday, March 31, 2015 11:11 PM
To: Nathan MacBeth; Bruce McPherson
Subject: Fw: LARGC and the future of Grandfathering Lead

Supervisor McPherson and Mr. Macbeth,

RE: Zoning Agenda item 141231, APN: 088-081-10
Los Altos Rod & Gun Club, 14750 Skyline 95033

Gentlemen,

The approval of the LARGC's proposal for the construction of a maintenance building is not a single and separate issue from lead. The two are integrally webbed and entwined together. Approval of a maintenance building would validate the further, future grandfathering of tons of lead onto the county's land. That is the issue here and now, the weight of the grandfather clause being used in front of a sixty year Tsunami of lead science, the most studied of all the elements.

In 1955, sixty years ago, when the gun club was established as a non profit corporation, we had lead in our paint, gas, and all kinds of consumer products. In the 70's we took lead out of paint; by the early 90's we took lead out of our gas, as did the world. In 2007 we recalled lead contaminated imported toys. By 20018, in just 3 years, the US Army, at the cost of 20 million, will have removed lead from its ammunition for reasons they state as, "not to improve the effectiveness of ammunition but to protect the environment". By July 2019, Californians will no longer be able to hunt with lead ammunition.

Why has, or is this action being taken? Could it be that, "no safe threshold for lead has been discovered, that is, **there is no known sufficiently small amount of lead that will not cause harm to humans**". As far as the Grandfather Clause is used; would you grandfather lead back into our paint, gas and consumer products? Grandfathering more lead into the land is like grandfathering lead back into our gas. And yet, the County, itself, is neglectfully grandfathering, tons of lead each year into the hillside and headwaters of the San Lorenzo River. This is on top of, or, adding to the gross lead tonnage already existing, abandoned, lost and forgotten lead on Santa Cruz County land over the last sixty years.

Does your 10 year vision for Santa Cruz County include tons of lead continually, each and every year being abandoned on its land?

The General Plan supersedes the Grandfather Clause.

General Plan Chapter 1: 1;1 1994

The General Plan is a set of policies and programs to guide future growth and development in a manner **consistent with the goals and quality of life desired by Santa Cruz County citizens.** (*users not SCC citizens, nor owners*) These policies become the basis for all decisions related to the use of land and future expansion of the community.

The 1994 General Plan serves two functions" it is a regulatory framework against which all proposed development is measured; and it is a vision statement for the desired future of the County.

1-18

The General Plan is the "constitution" of County land use planning. It is the top of the hierarchy of land use regulation and serves as the framework for implementing zoning, building, housing, subdivision, environmental and other ordinances and policies.

Santa Cruz County Code:

13.01.130 General Plan consistency.

(A) Land Use Regulation. All land use regulations including building, zoning, subdivision and environmental protection regulations shall be **consistent with the adopted General Plan**. No discretionary land use project, public or private shall be approved by the County unless it is found to be **consistent with the adopted General Plan**. (*Is the County going to change the General Plan?*)

This building is totally inconsistent with the General Plan, as it supports an extremely environmentally degrading non conforming commercial activity.

This proposed "construction", by the LARGC should not be allowed. This is a pristine opportunity to implement the General Plan for the well being of Santa Cruz County citizens. Failure to do so, allowing the club to expand, would be an act of eminent domain by the County, taking away a **quality of life** of Santa Cruz County residents, thus, reduction of property values that the County would be responsible for.

Since this is an application for a non conforming building on TP zoned land, it should meet the requirements of the County's civil code numbers; and others, like the 1990 measure C, "To ensure that any future growth and development adheres to the natural limits and carrying capacity of the Environment."

This building is subject to the following Santa Cruz Co. codes, and possibly others

1.1-1.1.1.1 CEQA, California Environmental Quality Act

1.14. nuisance abatement

2.1.17a non conforming uses and structures

2.17.1 capability with environment

2.17.8 San Lorenzo Valley. Ensure that any commercial development does not adversely impact the water supply watershed in the San Lorenzo Valley area. Utilize commercial development permit process to evaluate potential impact drainage run off.

5.1.1 Identification and protection of biological diversity and sensitive habitat.

5.1.2 (i) streams and rivers, CEQA (e).

13.10.375 Special standards and conditions (A) (2) comparability analysis

16.22.070 Runoff control. (E) No earth or organic material shall be deposited or placed where it may directly be carried into a stream, marsh, slough, etc. also subordinate to SCCC's

13.10.372 (B) Uses in the Timber production TP District

13.10.692 Organized camps and conference centers.

(2) To maximize preservation of the environment and the amenities of a site by allowing flexible development procedures while controlling density, access, and impacts on neighboring properties.

13.10.351 Purposes of the Parks, Recreation and Open Space PR District

(B) Commercial Recreation, protection of the environment....

(C) State and Federal Parks, Preserves...protection of the environment and natural resources of the County...

(D) Local Parks. To recognize existing park sites and to designate and protect those locations designated by the adopted County General Plan for local park use, and to provide development and operation standards for such uses.

Are you recognizing and protecting Castle Rock State Park, Sanborn County Park, the Midpeninsula Regional Open Space District, and the Zoning and General Plans of adjacent counties?

13.10.260 (B) (1) Intensification of use or expansion

13.10.262 (B) and (C) non conforming structures

18.10.140 & .150 permit and approval procedures

It takes just one very good point to validate an argument.

Over the years, the county has been very lax, even negligent, in its regulation and control of this gun club, by not previously requiring that it practice the NRA's BMPs, which recommends lead shot should be abandoned on flat land in order to be reclaimed, and not into canyons or ravines; and further, not protecting its citizens by measuring noise pollution over time, thus indicating intensification of use, or not, ...like they do on the east coast.

And now, after 60 years, the gun club is making attempts to clean up their tons of lead, which will be impossible, and possibly create even more harm. It's the County's responsibility to be aware of the existing environmental impacts of the gun club on County lands. The biological, microbiological and toxicological effects of the gun club should be investigated with scholarly studies. The County, or the gun club should initiate and pay for the above studies, possibly reaching out to the notable lead experts at UCSC. Blindfolds should come off. We, the county's citizens deserve, have a right to see, not partial, but the whole truth about all the effects of lead on County lands. In the end, the County will be responsible for this tragic toxic dump site, one way or another. Why add to the problem by guaranteeing (if approved) future years of lead accumulation? Give your affirmation to all the thought and considerations that went into creating the General Plan, and stick to it. It is, or should be (according to policy) your natural vision of the future for Santa Cruz County,.....naturally.

The LARGC has far more appropriate environmentally sane and lucrative options than continuing their current activities at their current location.

13.10.261 Nonconforming uses.

(A) Applicability. This section applies to nonconforming uses in all zone districts.

(B) General Requirements.

(2) Termination of Use.

pursuant to Chapter 1.14 SCCC. In making a recommendation or determination, the Planning Commission and the Board of Supervisors shall consider:

- (a) The total cost of land and improvements; "Nil"
- (b) The length of time the use has existed; "and accumulation of lead"
- (c) Adaptability of the land and improvements to a currently permitted use; "not adaptable"
- (d) The cost of moving and reestablishing the use elsewhere; "a tiny fraction of current value"
- (e) Compatibility with the existing land use patterns and densities of the surrounding neighborhood; "not compatible"
- (f) The degree of threat to public health, safety or welfare; and "high degree of threat"
- (g) Other relevant factors. "future of more lead into the environment"

Thank you for your attention to this matter and your service to Santa Cruz County.

Respectfully,

Ron Collins

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Wednesday, April 01, 2015 11:52 AM
To: Bruce McPherson; Nathan MacBeth
Subject: LARGC and the future of Grandfathering Lead

On Tuesday, March 31, 2015 11:11 PM, Ron Collins <rlwcollins@yahoo.com> wrote:

Supervisor McPherson and Mr. Macbeth,

RE: Zoning Agenda item 141231, APN: 088-081-10
Los Altos Rod & Gun Club, 14750 Skyline 95033

Gentlemen,

Simply put: The County approves this building which supports the gun club's activities, therefore, the County approves and supports the club's activities. The County is then liable for future grandfathered abandoned lead.

The approval of the LARGC's proposal for the construction of a maintenance building is not a single and separate issue from lead. The two are integrally webbed and entwined together. Approval of a maintenance building would validate the further, future grandfathering of tons of lead onto the county's land. That is the issue here and now, the weight of the grandfather clause being used in front of a sixty year Tsunami of lead science, the most studied of all the elements.

In 1955, sixty years ago, when the gun club was established as a non profit corporation, we had lead in our paint, gas, and all kinds of consumer products. In the 70's we took lead out of paint; by the early 90's we took lead out of our gas, as did the world. In 2007 we recalled lead contaminated imported toys. By 2008, in just 3 years, the US Army, at the cost of 20 million, will have removed lead from its ammunition for reasons they state as, "not to improve the effectiveness of ammunition but to protect the environment". By July 2019, Californians will no longer be able to hunt with lead ammunition.

Why has, or is this action being taken? Could it be that, "no safe threshold for lead has been discovered, that is, **there is no known sufficiently small amount of lead that will not cause harm to humans**". As far as the Grandfather Clause is used; would you grandfather lead back into our paint, gas and consumer products? Grandfathering more lead into the land is like grandfathering lead back into our gas. And yet, the County, itself, is neglectfully grandfathering, tons of lead each year into the hillside and headwaters of the San Lorenzo River. This is on top of, or, adding to the gross lead tonnage already existing, abandoned, lost and forgotten lead on Santa Cruz County land over the last sixty years.

Does your 10 year vision for Santa Cruz County include tons of lead continually, each and every year being abandoned on its land?

The General Plan supersedes the Grandfather Clause.

General Plan Chapter 1: 1;1 1994

The General Plan is a set of policies and programs to guide future growth and development in a manner **consistent with the goals and quality of life desired by Santa Cruz County citizens**. (*users not SCC citizens, nor owners*) These policies become the basis for all decisions related to the use of land and future expansion of the community.

The 1994 General Plan serves two functions" it is a regulatory framework against which all proposed development is measured; and it is a vision statement for the desired future of the County.

1-18

The General Plan is the "constitution" of County land use planning. It is the top of the hierarchy of land use regulation and serves as the framework for implementing zoning, building, housing, subdivision, environmental and other ordinances and policies.

Santa Cruz County Code:

13.01.130 General Plan consistency.

(A) Land Use Regulation. All land use regulations including building, zoning, subdivision and environmental protection regulations shall be **consistent with the adopted General Plan**. No discretionary land use project, public or private shall be approved by the County unless it is found to be **consistent with the adopted General Plan**. (*/s the County going to change the General Plan?*)

This building is totally inconsistent with the General Plan, as it supports an extremely environmentally degrading non conforming commercial activity.

This proposed "construction", by the LARGC should not be allowed. This is a pristine opportunity to implement the General Plan for the well being of Santa Cruz County citizens. Failure to do so, allowing the club to expand, would be an act of eminent domain by the County, taking away a **quality of life** of Santa Cruz County residents, thus, reduction of property values that the County would be responsible for.

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(c) Adaptability of the land and improvements to a currently permitted use; "not adaptable"

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(e) Compatibility with the existing land use patterns and densities of the surrounding neighborhood; "not compatible"

(f) The degree of threat to public health, safety or welfare; and "high degree of threat"

(g) Other relevant factors. "future of more lead into the environment"

Thank you for your attention to this matter and your service to Santa Cruz County.

Respectfully,

Ron Collins

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Wednesday, April 01, 2015 12:13 PM
To: Bruce McPherson; Nathan MacBeth
Subject: Grandfathering Lead

Supervisor McPherson and Mr. Macbeth,

RE: Zoning Agenda item 141231, APN: 088-081-10
Los Altos Rod & Gun Club, 14750 Skyline 95033

Gentlemen,

Simply put: The County approves this building which supports the gun club's activities, therefore, the County approves and supports the club's activities. The County is then liable for future grandfathered abandoned lead.

Thank You,

Ron Collins

Nathan MacBeth

From: William Parkin [wparkin@wittwerparkin.com]
Sent: Thursday, April 02, 2015 8:11 AM
To: Nathan MacBeth
Subject: Zoning Administrator Agenda for April 3, 2015; Applicaiton No. 141231; Los Altos Rod & Gun Club
Attachments: 2015 04 02 Letter to Wanda Williams.pdf

Dear Mr. MacBeth:

Please see the attached letter.

WILLIAM P. PARKIN

wittwer / parkin

WITTWER PARKIN LLP
147 S. RIVER ST., STE. 221
SANTA CRUZ, CA 95060
831.429.4055
WWW.WITTWERPARKIN.COM

The information contained in this email message is privileged, confidential and protected from disclosure. If you are the intended recipient, any dissemination, distribution or copying is strictly prohibited. If you have received this email message in error, please email the sender at lawoffice@wittwerparkin.com or telephone 831.429.4055.

April 2, 2015

VIA HAND DELIVERY

Ms. Wanda Williams
Zoning Administrator
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Re: Zoning Administrator Agenda for April 3, 2015
Application No. 141231
Los Altos Rod and Gun Club

Dear Ms. Williams:

This law firm represents the Community Association for Life in the Mountains (CALM). For the reasons stated below, the County cannot approve the above referenced application. We previously sent a letter, dated March 2, 2015 (attached to your Staff Report), regarding the allowed uses within the zone district and requested a hearing. That letter outlines the requirements for a non-habitable accessory structure in the applicable zone district. It is clear that the structure cannot be approved within the TP zone district applicable to this project.

The property on which the Los Altos Rod and Gun Club is located is in the TP zone district under the category of "[o]rganized camps and facilities for outdoor recreational...activities." Pursuant to Code § 13.10.372(B), "organized camps and facilities for outdoor recreation...activities" may be built in the TP district subject to County Code § 13.10.692 (organized camp requirements) and §13.10.351 et seq. (Parks Recreation and Open Space PR District).

County Code § 13.10.372 only permits accessory buildings in the TP zone district that are incidental to residential uses, timber production or agricultural uses. This building would not serve these uses. Further, under 13.10.352 (PR District), accessory structures are also only permitted incidental to a residential use, or pursuant to a Site Master Plan. A Site Master Plan is not proposed.

In accordance with County Code § 13.10.275(G), unless the use is listed in the use chart as either a permitted or discretionary use, the use cannot be approved. Only **legal** nonconforming structures may be maintained if they are not an allowed use. The structure that is the subject of this application is **illegal**.

Ms. Wanda Williams
Re: Application No. 141231
April 2, 2015
Page 2

Thus, CALM objects to the approval of the structure as it does not comply with the County Code and is not an allowed use in the applicable zone district. Any argument that it is an existing structure does not legitimize this approval. To do so would only reward violators for their failure to comply with the County Code.

Very truly yours,
WITTWER PARKIN LLP

A handwritten signature in black ink, appearing to read 'W. Parkin', written over the printed name.

William P. Parkin

cc: Nathan MacBeth (via email)
Client

EXHIBIT

April 2, 2015

VIA HAND DELIVERY

Ms. Wanda Williams
Zoning Administrator
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

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Ms. Wanda Williams
Re: Application No. 141231
April 2, 2015
Page 2

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Very truly yours,
WILLIAM P. PARKIN LLP

A handwritten signature in black ink, appearing to read 'William P. Parkin', written over the printed name.

William P. Parkin

cc: Nathan MacBeth (via email)
Client

EXHIBIT C

Nathan MacBeth

From: John Perry [jpfrlg@gmail.com]
Sent: Thursday, April 02, 2015 3:22 PM
To: wanda.williams@co.xn--santacruz-z79d.ca.us; Nathan MacBeth; Bruce McPherson
Subject: Inconsistencies in Staff Report to Zoning Administrator Application 141231

Dear Ms. Williams,

In addition to problems with Application 141231 noted in letters from attorney William Parkin dated 2 March 2015 and 2 April 2015, the staff report on Application 141231 contains egregious errors that render it null and void:

- Project description on page 1 states that the proposal is to "recognize construction" of an existing building, but paragraph I. of Exhibit D states that "This approval does not confer legal status on any existing structures..." This seems like doublespeak to me.

- Section C of Exhibit D states that the applicant shall meet all requirements of Stormwater Management. Given that stormwater runoff from the Gun Club's open-hillside trap shooting range is dumping prodigious amounts of lead into the San Lorenzo River Watershed, how can this application POSSIBLY meet stormwater runoff requirements?

- Section D of Exhibit D states that the applicant must obtain an Environmental Health Clearance from County EHS for this application. County EHS is mandated to monitor lead levels in water runoff for several years; therefore, they cannot issue such permit before that time. Recent years' monitoring of lead levels in runoff have been far above levels allowed by the Federal EPA, as evidenced both by County EHS monitoring and private water analysis funded by neighbors adjacent to the site. Recent readings of lead in stormwater runoff, as reported to Mr. Macbeth by my neighbors, are many times what Federal EPA considers to be a hazardous waste site at shutdown levels. Clearly, the prudent action to take here is not to approve any sort of improvement to this property or to recognize (and implicitly sanction) any illegal construction or related usage of this property. Instead, you must deny this application and, in fact, require REMOVAL of the illegal construction at this site.

- Section F of Exhibit D requires a soils report. Again, existing soil analyses have already proven the presence of alarming levels of lead in the soil at the Club's trap range and immediately beyond its boundaries, in Castle Rock State Park. In light of the astounding levels of lead toxicity that existing soils reports have already proven beyond doubt, there is absolutely no reason even to consider allowing this permit to go forward.

- Section G refers to a "new 2,500 square foot accessory structure." Let us be very clear that there is to be NO NEW CONSTRUCTION allowed by this permit. This error and that noted in the discrepancy between the project description and paragraph I of Exhibit D are serious enough to deny this application flat out.

- Section III C states that the project must comply with all recommendations of the approved soils reports. Again, EHS has already determined that the soil at the boundary of the trap range and beyond contains TOXIC LEVELS OF LEAD. I cannot imagine any circumstances under which approval of this permit would serve the requirement of SCCC 13.10.262 Nonconforming structures that "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 be materially injurious to properties or improvements in the vicinity." This building facilitates the Gun Club's continued gross pollution of Castle Rock State Park and the San Lorenzo River Valley watershed with TOXIC LEAD WASTE!!!

Finally, the "Non-habitable Accessory Structure" section of the staff report indicates that the building will be used to store (among other things) "sodas." Would this be soft drinks or soda-lime? The latter is a highly

corrosive poison that severely damages the gastrointestinal tract if swallowed and may cause death. Its storage and disposal is regulated by OSHA. If we are talking about soft drinks, then it would be interesting to know whether the Club has a resale license or is just giving away these drinks free of charge.

In light of the inconsistencies in the staff report itself, as well as the questions that it raises with regard to implied enfranchisement of pollution of the State Park and a watershed that serves numerous downstream communities, you must DENY this application to recognize a structure that is illegal, and you must also DENY any application to construct a new structure on this site.

Thank you for listening,

John Perry
Los Gatos, CA 95033

Nathan MacBeth

From: Kris Johnsgard [krisjohnsgard@gmail.com]
Sent: Thursday, April 02, 2015 4:15 PM
To: wanda.williams@co.santa-cruz.ca.us ; Nathan MacBeth; Bruce McPherson
Subject: Fwd: Inconsistencies in Staff Report to Zoning Administrator Application 141231

Hello Nathan,

I am sending this email to applaud and endorse John Perry's detailed rebuttal to this absurd permit application for the LARGC included below.

Regards,
Kris

Subject: Fwd: Inconsistencies in Staff Report to Zoning Administrator Application 141231

All,

After reading the staff report from Nathan Macbeth, I just could not help sending ONE MORE letter to McPherson, Macbeth, and, of course, Wanda Williams, the Zoning Administrator.

That letter is copied below. If you have time to forward your own copy to say that you agree, it might help. Although I have to wonder... given the massive outpouring of opposition evidenced in all of your letters, which are attached to the application, I am astounded that the staff report would choose to ignore that and recommend rubber-stamping this thing.

Best,

John

----- Forwarded message -----

From: John Perry <jpfrlg@gmail.com>
Date: Thu, Apr 2, 2015 at 3:21 PM
Subject: Inconsistencies in Staff Report to Zoning Administrator Application 141231
To: wanda.williams@co.santa-cruz.ca.us, Nathan.macbeth@santacruzcounty.us,
bruce.mcpherson@co.santa-cruz.ca.us

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Los Gatos, CA 95033

Nathan MacBeth

From: John Perry [jpfrlg@gmail.com]
Sent: Thursday, April 02, 2015 6:11 PM
To: Nathan MacBeth; Bruce McPherson; Wanda Williams
Subject: why Application 141231 is NOT exempt from CEQA 15300.2

Dear Mr. Macbeth, Supervisor McPherson and Ms. Williams

Section 15300.2(h) of CEQA states that "(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

Castle Rock State Park is a historical resource. It is significant for its pristine natural beauty. Significant soil pollution in the Park as a direct result of the operation of the Los Altos Rod and Gun Club means that Application 141231 is NOT eligible for a categorical exemption to CEQA.

Please remove this erroneous categorical exemption and deny Application 141231.

Thank you,

John Perry
Los Gatos, CA 95033

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Friday, April 03, 2015 1:04 AM
To: Bruce McPherson; Nathan MacBeth; Wanda Williams
Cc: Vanessa Weiss; Ron Collins; Hari Manoharan; Gretchen Bronstein; Kris Johnsgard; Steve Bronstein; John Perry
Subject: Intensification & CEQA Exemption

Supervisor: Bruce McPherson
Wanda Williams: Zoning Administrator
Nathan Macbeth: Zoning

Los Altos Rod and Gun Club
Application Number: 141231
APN: 088-081-10
Agenda Date 4/3/15

Madam and Gentlemen,

I would like to state my objections to the follow areas of the Staff Report to the zoning Administrator, above. I have just received this report today, one day before the hearing, no thanks to the County's notification methodology, which is absurd, considering the local response to the club's previous application for a clubhouse. You clearly knew of the gun club's effect on the local community and environment, and yet did not notify them, showing total lack of concern.

Zoning & General Plan Consistency

Here, in this application the term "recreational" is dubious, in that, most people think of recreation as going to a park, getting away into pure nature, quiet. Most "recreational" use does not harm the environment, just exactly the opposite, they preserve the environment. This is a commercial business that harms the environment. If considered a recreation use, this proposal would fall under 13.10.692 Organized camps... in which, all of the codes favor environmental protection, and, by extension of this building's "association...maintenance, and operation of the shooting range", you are approving and supporting the club's lead abandonment on County lands, which the county could then be liable for.

13.10.692

(2) To maximize preservation of the environment and the amenities of a site by allowing flexible development procedures while controlling density, access, and impacts on neighboring properties.

13.10.351 Purposes of the Parks, Recreation and Open Space PR District

(B) Commercial Recreation, protection of the environment...

(C) State and Federal Parks, Preserves...protection of the environment and natural resources of the County...

(D) Local Parks. To recognize existing park sites and to designate and protect those locations designated by the adopted County General Plan for local park use, and to provide development and operation standards for such uses.

Are you recognizing and protecting Castle Rock State Park, Sanborn County Park, the Midpeninsula Regional Open Space District, and the Zoning and General Plans of adjacent counties?

This proposal is completely inconsistent with the TP zone district and with the (O-R) General Plan designation when you consider the gun club's impact on the surrounding legitimate parkland, literally surrounding the gun club. The gun club's activities are the absolute antithesis and inconsistent with adjacent park activities. It's very sad that you already know this and still recommend approval.

A "pre-existing legal use does not automatically grandfather this proposal or allow it to avoid or dodge current codes for the entire parcel and its use. This building, as you state, is directly involved with the club's use, that is, discharging of lead.

In several places you state that this building will not result in intensification of use. This building itself is proof of intensification, a need for more storage or whatever to support the club's growing, expanding activities. And now, you want to not only legalize past intensification by approval of this building, but to further jeopardize the environment with future intensification. absurd.

You escape the CEQA and other county codes like 13.10.260 (B) (1) with the erroneous conclusion that this building will not result in intensification of use. How can you say that? As in the past, this building will support intensification by further facilitating the club's activities. The trend is established, there will be future intensification with or without this building until the County controls it. The approval of this building will just make it easier for that intensification to occur.

This Staff Report states that this structure will not result in adverse impacts to properties in the vicinity, or deprive adjacent properties of the neighborhood of light, air, or open space. You did not mention "quality of Life" which the gun club has already taken away from the local neighborhoods. Again, by extension, this building supports the club's activities which are adverse to any "quality of Life" for the neighborhood, parks and residential. Easing the club's ability to intensify (grow & expand) will only result in increasing degradation of the "quality of Life" for locals and the general public visiting adjacent, real parks who pay in taxes for the privilege of being in a natural environment, not to mention, an unpolluted (lead & noise) environment.

As much as it appears you want to, you cannot separate this building from the gun club's environmentally degrading activities. You are using generalities for a very specific proposal and neglecting the particulars. In your heart you know this is true but for some reason not wanting to look there, avoiding it.

Thank you for your service to the County of Santa Cruz (except in this case, a disservice).

Sincerely

Ron Collins

VAUGHAN FORESTRY & LAND MANAGEMENT



June 2, 2015

Los Altos Rod and Gun Club
Attn: Don Olson
14750 Skyline Boulevard
Los Gatos, CA 95033

Re: TPZ Compatibility Analysis for Santa Cruz County APN #088-081-10

Mr. Olson,

This letter confirms my field review of the above referenced parcel on April 2, 2015. The purpose of my visit was to determine whether the barn identified on the attached Site Map (Figure 1) is compatible with the property's Timber Production Zone (TPZ) designation. Compatibility analysis as defined by Santa Cruz County Code 13.10.700 is an analysis, prepared by a Registered Professional Forester (RPF), of the effect of a proposed use on the long-term management of timber resources on a particular parcel.

In this instance *proposed use* effectively constitutes occupation of the barn, so the compatibility analysis really centers on whether the barn's size or location is incongruous with timber management on the parcel. This finding essentially requires answering a few self-imposed questions. Is the barn occupying a substantial percentage of the property's productive timberland soils that would otherwise be growing commercial timber, and if so is the reduction in available timber growing ground significant enough to have a demonstrable impact on forest management and timber production? In addition to assessing potentially unacceptable loss of timber growing ground, one must also determine whether the physical placement of the barn interferes with the conduct of timber harvest operations in terms of falling, skidding, loading, trucking, etc. Is the barn located in the middle of the only flat area capable of facilitating loading log trucks? Does it physically block or otherwise complicate use of skid trails or truck roads for transporting logs?

I can unequivocally certify that the neither the placement of the barn, nor use thereof are expected interfere with the physical conduct of timber harvest operations. The 98-acre property contains numerous flat areas suitable for staging equipment and processing timber, and nearly all of these staging areas are operationally preferable base on their proximity property's most productive timberland. It is also very apparent that the barn is not located on fertile forest soils. The USDA Soil Survey for Santa Cruz County maps soils beneath the barn area as Maymen stony loams, which are notoriously shallow soils poorly suited for timber production. The exposed ridgetop location is also prone to extreme temperatures during the summer months, and exhibits low available soil moisture and limited water holding capacity.

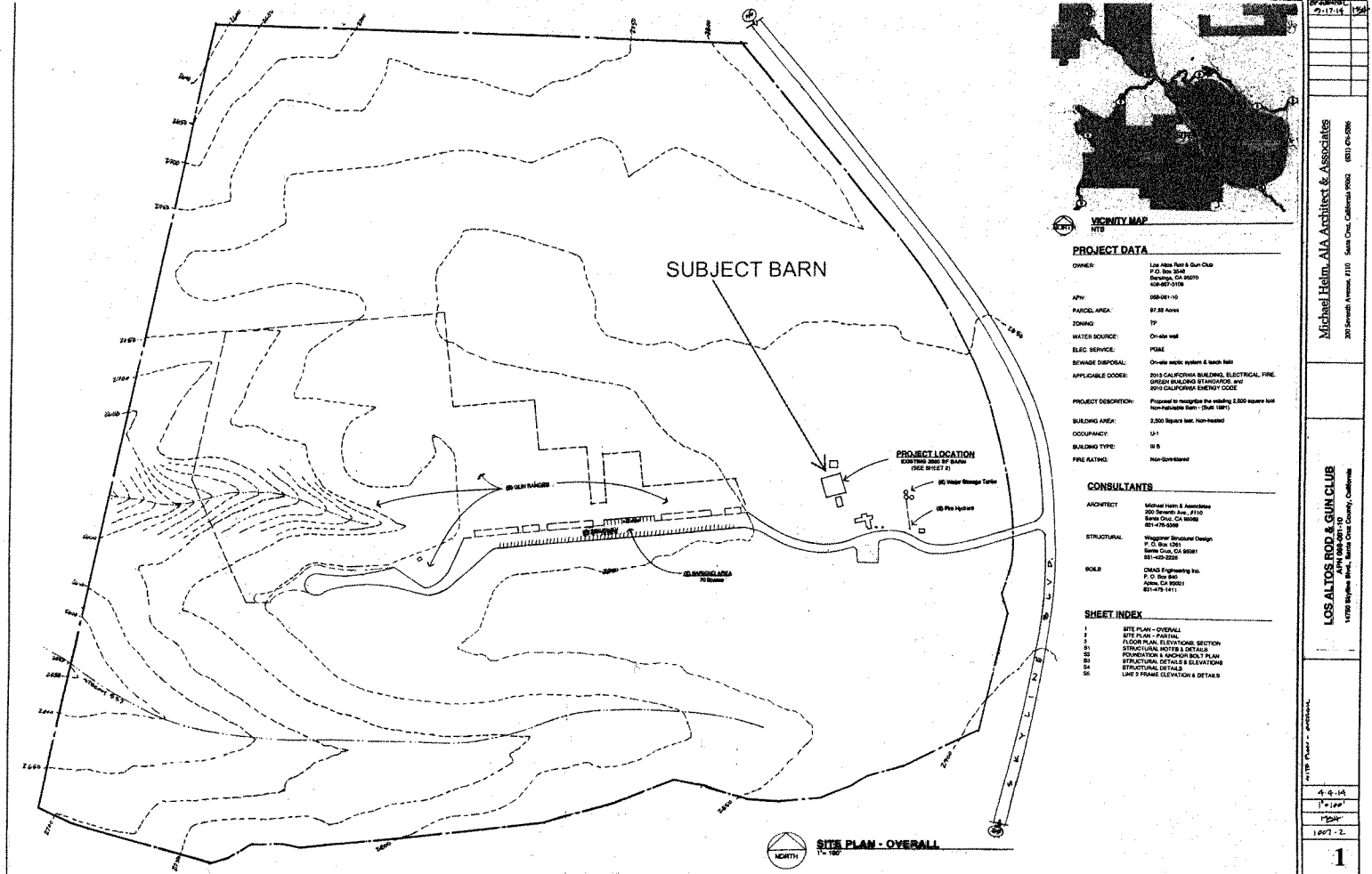
From a compatibility standpoint the barn has no real potential to interfere with or impact forest management. There is even less likelihood the barn's placement constitutes a substantive loss of timberland soils, or otherwise occupies land that capable of producing high quality timber. For these reasons, and in light of the analysis above, it is my professional opinion that the existing barn is compatible its TPZ zoning designation.

Please let me know if you have any questions.

A handwritten signature in dark ink, appearing to read "Cassady Bill Vaughan".

Cassady Bill Vaughan
Registered Professional Forester #2685
Certified Arborist # WE-10039A

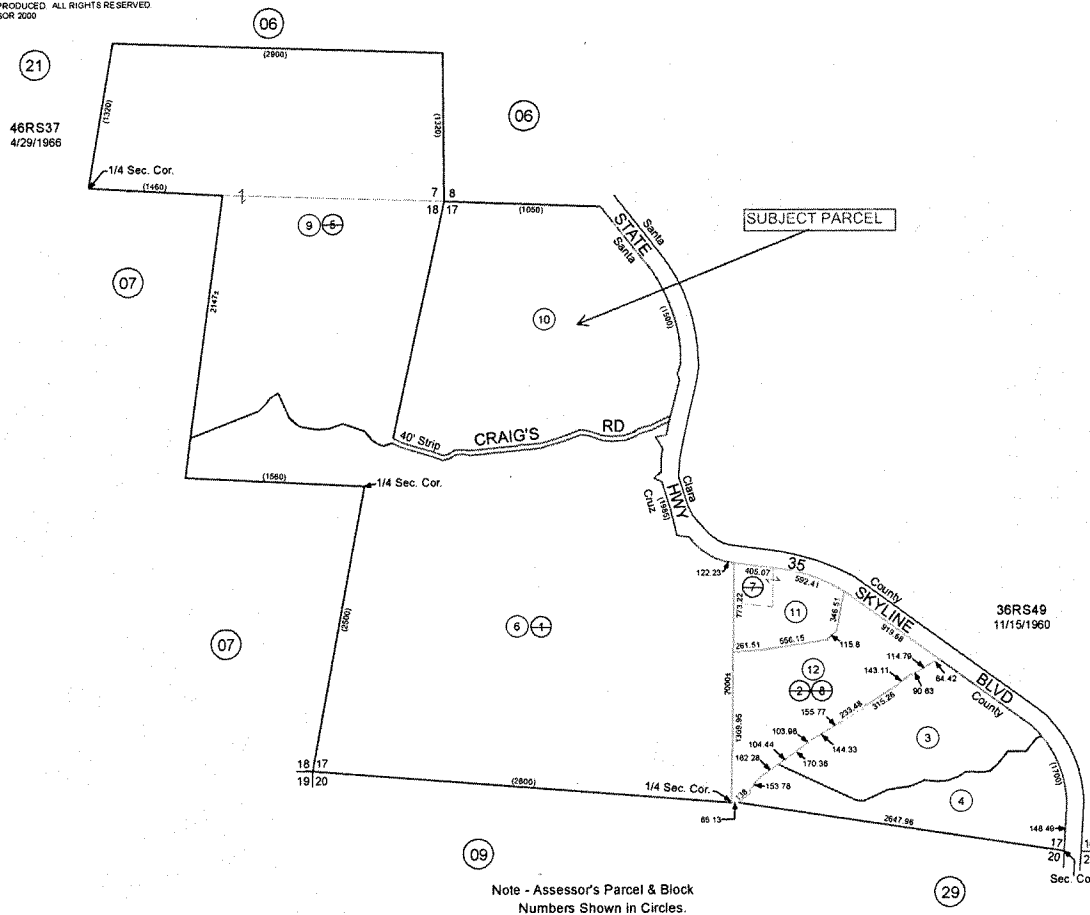
Figure 1: Site Map



THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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Tax Area Code
65-021

1" = 800'



Assessor's Map No. 88-08
County of Santa Cruz, Calif.
Jan., 2000

Electronically Redrawn 174100 mm
Rev 8/5/01 mm (changed page refs.)
Rev 6/1/08 mc (8-0016275, LBA 1-11 & 12)
Rev 3/14/13 CB (Cor linework on 1-3 & 12 as per 8-0018272)

Nathan MacBeth

From: Nathan MacBeth
Sent: Monday, April 06, 2015 8:45 AM
To: 'Ron Collins'
Subject: RE: appeal fee

Ron,

I assume you are referring to application 141231 for the Los Altos Rod & Gun Club.

If you wish to appeal the Zoning Administrator's determination from 4/3/15 you will need to submit a letter describing why the application is being appealed along with the appeal fee of \$1200 to the zoning counter. The appeal must be formally received prior to 5pm on 4/17/15.

Please contact me if you have additional questions.

Nathan MacBeth
Development Review Planner
County of Santa Cruz

From: Ron Collins [mailto:ron_lw_collins@yahoo.com]
Sent: Friday, April 03, 2015 1:48 PM
To: Nathan MacBeth
Subject: appeal fee

Hi Nathan,
Will you please let me know what the appeal fee is?

Thank You,

Ron Collins

Nathan MacBeth

From: Wanda Williams
Sent: Monday, April 06, 2015 9:13 AM
To: Nathan MacBeth; Elizabeth Hayward
Subject: FW: Los Altos Rod and Gun Club

For the file

From: Saratree@aol.com [<mailto:Saratree@aol.com>]
Sent: Friday, April 03, 2015 3:23 PM
To: Wanda Williams
Subject: Los Altos Rod and Gun Club

I understand there is a hearing about the gun club expansion. You have heard from many people who live up here who object. I too object. This club has turned our state park into what sounds like a battlefield **and** a toxic lead deposit site that has spread into the water supply. The only winners are the gun club and those who like to fire their weapons. I'm not against guns but I think it is plain stupid to allow this activity to continue in such a beautiful parkland environment. By allowing the continued activity, the County is sending the message that they really don't care. When this information becomes more public, and people are impacted by the toxic pollution, everyone will be wondering why this continued?

This whole thing is a "no-brainer". What is more important? The activities of one group--- or the greater good of the community and parkland?

Blair Glenn
Skyline Blvd. resident

Nathan MacBeth

From: Wanda Williams
Sent: Monday, April 06, 2015 9:14 AM
To: Nathan MacBeth; Elizabeth Hayward
Subject: FW: Thank You

For the file

From: John Perry [<mailto:jpfrlg@gmail.com>]
Sent: Friday, April 03, 2015 3:28 PM
To: Wanda Williams
Subject: Thank You

Dear Ms. Williams,

Thank you for holding today's hearing regarding Application 141231 to recognize the storage structure at the Los Altos Rod and Gun Club. Although I'm disappointed that you chose to allow this application to proceed, I appreciate your efforts to gather all relevant input and hear the neighbors' concerns.

I also appreciated your allowing some speakers to exceed the three-minute limit, myself included. One neighbor is rather hard of hearing, and I believe he did not understand that you were informing him that his time was up. Thank you for your patient and kind handling of this situation.

In my haste to cover a lot of subject matter in a short time, I neglected to mention that the Club long ago refused one very simple request by CALM that would offer partial mitigation to the lead-pollution problem: banning the use of lead shot. California Assembly Bill AB 711, signed into law in 2013 by Governor Jerry Brown, mandates this ban to take effect in 2019, anyway. The Club could easily have agreed to the use of steel shot on the trap range only, but they flat-out refused to do so. LARGC President Don Olson's characterization of all of the requests of CALM as "hard to do" is more than a little disingenuous when you consider how simple it would have been for the Club to agree to this suggestion. Speaking of disingenuous, he said that he wasn't President at that time. Well, guess what... he was VICE President of the Club at that time! His attempts to paint himself as someone who had little to do with the past history between the Club and CALM is pathetic.

I would encourage you to consider this vignette before accepting any statements by the Club at face value, especially statements about EHS monitoring and the water/soil analyses. Two independent, highly respected environmental consulting firms hired by CALM found serious flaws in the report that the Club's NRA-friendly consultant cooked up. This is why the Board of Supervisors mandated an extended period of water testing. And its another reason one must check the facts rather than rely on hearsay from LARGC management. Incidentally, all of this is in the public record related to the Club's withdrawn application for a clubhouse that is, coincidentally, the exact same size as the storage facility.

Thank you again for your earnest and fair-minded efforts to balance the interests of all parties. It was enlightening to participate in this process.

Best Regards,

John Perry
Los Gatos, CA.

Nathan MacBeth

From: Wanda Williams
Sent: Monday, April 06, 2015 9:15 AM
To: Nathan MacBeth; Elizabeth Hayward
Subject: FW: Thank you

For the file

From: kris Johnsgard [<mailto:krisjohnsgard@gmail.com>]
Sent: Friday, April 03, 2015 1:07 PM
To: Wanda Williams
Subject: Thank you

Hello Ms. Williams,

I wanted to let you know that I appreciated how you ran your meeting today. It was kind of you to allow us to use more time during our turn to talk. Although I am not happy that the club will be allowed to do anything on that property outside of lowering noise and pollution... I wanted to acknowledge that I was impressed at how well you assimilated a lot of information outside of the permit itself. CALM and the Club have a history now that goes back to November 2011 since the first application for the withdrawn club house permit. We have been in front of the BOS at least 5 times during that period... no pun intended but there has been a lot of "water under the bridge".

I did wish that I had a chance to retort to Mr Olsen's comments on where their effort to reduce noise wound up... This is just FYI. I paid \$3K dollars for a 6 day 2 location sound study in our community that clearly showed not only that the noise levels and number of gun reports were off the charts but also that the IOU was due to public use... not private member use. The BOS asked the club to work with us to come up with some compromise. Don was not President at the time, but was correct when he said that CALM was hosted a couple times at the club to discuss potential solutions. CALM spent many many hours of preparation researching, building mock up models etc. to share our potential suggestions on how LARGC could improve our quality of life at our homes by reducing noise emissions. We met with them and before they responded, they did their own sound study at a neighbor's home.

The study measured from one location and then calculations were done to guesstimate noise levels at other locations in the neighborhood. The report was generated and what was a farce about the conclusions that Don referred to today, was that the consultant used a noise averaging model that is specifically for airport noise studies. Due to the impulsive nature of gun shot noise, the imposed averaging brought the "average noise levels" to within county ordinance. At the next BOS meeting, the Board asked the club what they were doing about the noise... the club President at the time stood up and said in so many words "we meet county ordinance so we're doing nothing... make me".

I believe that all of the proposed ideas from CALM cost money they didn't want to spend. As you pointed out today, one compromise that CALM would be pleased with is less hours, less days and a cut back on certain weapons. As of now, they run 7 days a week, 362 days a year... I'm listening to them now as I write this. They did nothing on to reduce hours in any way as again, I think it cuts into their revenue. It was laughable today when Don said CALM couldn't decide what times they wanted changed... obviously that is the clubs decision and under their control. We are burr in their bonnet and they resent our efforts so they didn't do anything. Anyhow, I could go on and on but will leave it at that. Again, thank you for your efforts to re-engage talks about how they can give our community back some level of our "quality of life" by reducing their noise outputs as well as getting on public record what the club's plans are over the next 5 years and beyond.

Kindest regards,

Kris

Nathan MacBeth

From: Wanda Williams
Sent: Monday, April 06, 2015 9:16 AM
To: Nathan MacBeth; Elizabeth Hayward
Subject: FW: Los Altos Rod & Gun Club - Application # 141231

For the file

-----Original Message-----

From: Gretchen [<mailto:gretchen@cruzio.com>]
Sent: Friday, April 03, 2015 2:42 PM
To: Wanda Williams
Cc: Bruce McPherson; John Hodges; Kathy Previsich
Subject: Los Altos Rod & Gun Club - Application # 141231

Dear Ms. Williams,

I am very sorry to hear your decision to approve an illegal (per reasons listed in attorney Parkin's letter) structure on the Los Altos Rod and Gun Club's property without a CEQA permit. To add insult to injury I found out that you are requiring 3 CALM members, 3 club members and 2 attorneys to come up with a compromise for NOISE reduction. We have been through this exercise. The gun club will talk about it and then do nothing.

Let's not forget about the elephant in the room. The extreme amounts of hazardous LEAD leaching into our watershed and park. And getting worse and worse because they've just started dredging up decades old hazardous lead waste. Their extreme intensification is NOT sustainable. The trap range itself has landfill amounts of hazardous lead at our headwaters.

Have you been to Castle Rock State Park? It is a highly popular park with stunning views of the Santa Cruz Mountains and Monterey Bay. It is the premier rock climbing park of the bay area. What a shame our County of Santa Cruz is promoting increasing amounts of already hazardous lead waste into Castle Rock and the San Lorenzo River Watershed.

Good day.

Gretchen

Nathan MacBeth

From: Nathan MacBeth
Sent: Thursday, April 16, 2015 9:26 AM
To: 'William Parkin'
Cc: Jonathan Wittwer; Wanda Williams
Subject: RE: Los Altos Rod and Gun Club

Mr. Parkin,
I spoke with Wanda (ZA) regarding your comments and have received the following response:

*Nate,
I did indicate during the hearing that if they are not able to come up with a plan or do not have one that is being developed, they are not required to submit a plan. We cannot force the Club to develop a master plan if that is not on the horizon. However, if the Club fails to submit a master plan or other information after one year, I believe that they would potentially be restricted from requesting an amendment or expansion of use during the interim 1-5 years.*

We should contact the Club and indicate that the intent of the condition is pretty clear that attorneys are to be present. There is wording that states ". The cost of Legal Counsel and related costs shall be borne by each respective party." You can inform Mr. Parkin that we will speak to the Gun Club regarding this to ensure that they their legal counsel is present to discuss the noise issue. If Mr. Parkin is concerned regarding the wording of the conditions, he should indicate what his concern is and we will look into what is required to revise the conditions.

I have discussed this with Don Olson (President of the Gun Club) who agrees the Club's attorney be present during any discussions/negotiations regarding club activities or noise. The club would likely prefer their attorney handle the matter exclusively.

Below is the link to the audio from the hearing.

http://sccounty01.co.santa-cruz.ca.us/planning/plnmeetings/ASP/Display/SCCB_Meeting_Frame.asp?Type=Agenda&Date=20150403&MeetingType=2&ItemNumber=0

Thank you,

Nathan MacBeth
Development Review Planner
County of Santa Cruz

From: William Parkin [mailto:wparkin@wittwerparkin.com]
Sent: Wednesday, April 15, 2015 10:24 AM
To: Nathan MacBeth
Cc: Jonathan Wittwer
Subject: RE: Los Altos Rod and Gun Club
Importance: High

Dear Mr. MacBeth:

The added proviso that the Los Altos Rod and Gun Club may state after one year that they do not have a long term plan was not part of the ZA's condition at the hearing and leaves the Gun Club an out because of the wording of the condition. The Club could simply state that one has not been developed. Also, it was understood that all parties would meet with counsel present. The residents have wanted to meet with counsel present, but the Club has instead preferred to have meetings without counsel.

Can you please explain why the conditions were changed after the ZA hearing and what authority there is to change the conditions? I would be happy to discuss this further. I think the ZA's conditions went a long way towards a solution to the concerns and ongoing dispute, and I'm afraid that the sense in the community will be that the residents can never have a way towards a solution.

Thank you.

WILLIAM P. PARKIN

wittwer / parkin

WITTWER PARKIN LLP
147 S. RIVER ST., STE. 221
SANTA CRUZ, CA 95060
831.429.4055
WWW.WITTWERPARKIN.COM

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From: Nathan MacBeth [<mailto:Nathan.MacBeth@santacruzcounty.us>]
Sent: Tuesday, April 14, 2015 9:01 AM
To: William Parkin
Subject: RE: Los Altos Rod and Gun Club

Mr. Parkin,
Attached is a copy of the approved staff report with revised conditions.
Please let me know if you have any questions.
Thank you,

Nathan MacBeth
Development Review Planner
County of Santa Cruz

From: William Parkin [<mailto:wparkin@wittwerparkin.com>]
Sent: Monday, April 13, 2015 10:17 AM
To: Nathan MacBeth
Subject: Los Altos Rod and Gun Club
Importance: High

Dear Mr. MacBeth:

Could you please forward the final written conditions regarding the Zoning Administrator's approval on April 3 of the accessory building for the Los Altos Rod and Gun Club.

Thank you for your attention.

WILLIAM P. PARKIN

wittwer / parkin

WITTWER PARKIN LLP
147 S. RIVER ST., STE. 221
SANTA CRUZ, CA 95060
831.429.4055
WWW.WITTWERPARKIN.COM

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Nathan MacBeth

From: Nathan MacBeth
Sent: Friday, April 17, 2015 10:18 AM
To: 'Ron Collins'
Subject: RE: public notices
Attachments: Notice - 141231.pdf; Notice 141231.pdf

Ron,
Attached is a copy of the notices which were mailed on 3/20/15.

Nathan MacBeth
Development Review Planner
County of Santa Cruz

From: Ron Collins [mailto:ron_lw_collins@yahoo.com]
Sent: Tuesday, April 14, 2015 11:02 PM
To: Nathan MacBeth
Subject: public notices

Nate,
Could you please send me a list of the addresses you gave notice to regarding the LARGC' app. #141231, date, and copy of notice?
Thank You so very much.
Ron

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Friday, April 17, 2015 11:24 AM
To: Nathan MacBeth
Subject: Thank You

Nathan,

Thank you for you response with the addresses and notice.

Ron

Nathan MacBeth

From: Ron Collins [ron_lw_collins@yahoo.com]
Sent: Thursday, April 16, 2015 12:00 AM
To: Nathan MacBeth
Subject: Re: Appeal of approval for application 141231

Hi Nathan,

Thank you.

Could you please explain why (2) of 15060 doesn't apply to this building. I'm really trying to understand?

2) The **activity will not result in a direct or reasonably foreseeable indirect physical change in the environment;** or

Thanks,
Ron

On Wednesday, April 15, 2015 4:40 PM, Nathan MacBeth <Nathan.MacBeth@santacruzcounty.us> wrote:

Ron,
I have spoken with Wanda regarding your request. To clarify, justification for the appeal will need to be submitted to the Planning Department by 5PM on Monday the 20th. The fee and initial statement will need to be submitted by 5 PM on Friday the 17th. Please contact me if you have any questions.
Thank you,

Nathan MacBeth
Development Review Planner
County of Santa Cruz

From: Wanda Williams
Sent: Wednesday, April 15, 2015 9:38 AM
To: 'Ron Collins'
Cc: Nathan MacBeth
Subject: RE: Appeal of approval for application 141231

Yes, if you pay the appeal fee and submit a statement to indicate that the justification for the appeal will be submitted at a later date, we can begin to process the item. We prefer to have a hard copy original signed appeal application. Thanks.

From: Ron Collins [mailto:ron_lw_collins@yahoo.com]
Sent: Tuesday, April 14, 2015 10:56 PM
To: Wanda Williams
Subject: Appeal of approval for application 141231

Dear Ms Williams

I, and others would like to appeal the approval of LARGC's application # 141231 to construct a building. Is it possible that if we pay the appeal fees before Fri. we could submit the supporting letter the following week? As you know we've had very short notice of this issue. You and staff have probably been working on it for months. Is email a sufficient document?

Thank You for your consideration.

Sincerely,

Ron Collins

Nathan MacBeth

From: Nathan MacBeth
Sent: Wednesday, April 22, 2015 2:00 PM
To: 'Ron Collins'
Subject: RE: appeal

Ron,
I received your email on Monday.
Thank you,

Nathan MacBeth
Development Review Planner
County of Santa Cruz

From: Ron Collins [mailto:ron_lw_collins@yahoo.com]
Sent: Wednesday, April 22, 2015 10:10 AM
To: Nathan MacBeth
Subject: appeal

Hi Nathan,

Just wanted to make sure you received the appeal justification Mon. pm?
Thanks,
Ron

Nathan MacBeth

From: Gretchen [gretchen@cruzio.com]
Sent: Tuesday, June 02, 2015 4:22 PM
To: Nathan MacBeth; Wanda Williams; Bruce McPherson; John Hodges; Kathy Previsich
Cc: Tim Fillmore; cbard@parks.ca.gov; 'Roques, Dominic@Waterboards'; 'Greg Pepping'; gholson.greg@epa.gov; wampler.david@epa.gov; Melissa.farinha@wildlife.ca.gov; Mike.McMenamy@parks.ca.gov; 'Stuart Langdoc'; 'Shelley Ratay'; 'Laura McLendon'; 'Miles Standish'; 'Rule, Jason@Parks'; 'Knapp, Tyler@Parks'
Subject: Item # 6 Appeal for approval of application # 141231 for the LARGC (088-081-10)
Attachments: (492012) Thea Tryon - RE Los Altos Rod & Gun Club Status.pdf; Los Altos Rod and Gun Club (UNCLASSIFIED); Complaint Investigation and Proposed Environmental Action Plan.pdf; Table 1 Off-Site Sampling Results and Action Levels -- 2012 - 2014.jpg; LARGC_Onsite_Testing_2012.pdf; LoghryWoods.docx; CastleRockMapWithLables4.jpg

Dear Mr. MacBeth and Ms. Williams:

Please include the following comments plus attachments for Agenda Item # 6 for June 10th's hearing -

Re-construction of a 2,500 sq. ft. storage building at the Los Altos Rod and Gun Club (LARGC) is clearly intensification of Hazardous Lead Waste Pollution into our Castle Rock State Park and the San Lorenzo River Watershed. This building would be storage for Clay Targets used for shooting at the Trap Range.

No Best Management Practices (BMPs) had been implemented for over 50 years at this shooting range until the second half of 2012. Please see public records email "(492012) Thea Tryon - RE: Los Altos Rod & Gun Club Status.pdf" for verification.

The LARGC is in **Violation of Section 402 of the Clean Water Act**. Please see email attached from the Army Corps of Engineers with the subject of "Los Altos Rod and Gun Club (UNCLASSIFIED).msg". Waterboards have are requiring NPDES permitting to begin July 15th 2015.

They are also in **Violation of Section 7.79.060 of the County Runoff and Pollution Prevention Ordinance and Section 7.100.170 of the County Hazardous Materials ordinance**. Please see "Complaint Investigation and Proposed Environmental Action Plan.pdf" from the Health Service Agency of Santa Cruz.

BMPs implemented in the past 2 years have Worsened Stormwater Runoff Exponentially because they have disrupted the environment by dredging up cubic yards of hazardous soil at the border of the park. Please see "Table 1 Off-Site Sampling Results and Action Levels -- 2012 - 2014.jpg" This table is from a report compiled by the LARGC's consultants.

Currently there are no plans to clean out the Trap Range hillside containing 48,000 mg/Kg Lead Pb. (Hazardous level is 1,000 mg/Kg). Shooting more clay targets into this already extremely hazardous hillside and creek, leaching into our park and watershed's aquifer is of great concern. **Enforcement needs to happen regarding the Trap range's clean up instead of approval for a building that would warehouse clay targets used for shooting lead directly into our headwaters!** This shooting range has done enough damage, they provide no energy or product, they pollute for amusement.

Thank you for your service. Please reject the approval of this storage building at the Los Altos Rod and Gun Club.

Respectfully,

Gretchen Bronstein
Concerned Tax Payer for Castle Rock State Park
and the San Lorenzo River Watershed

From: Tim Fillmore <ENV110@co.santa-cruz.ca.us>
To: 'Thea Tryon' <ttryon@waterboards.ca.gov>
CC: Jose DeAnda <ENV102@co.santa-cruz.ca.us>, John Ricker <ENV012@co.santa-c...
Date: 4/5/2012 11:24 AM
Subject: RE: Los Altos Rod & Gun Club Status
Attachments: sample location map-data table.pdf

Thea,

I will be out on vacation next week but Jose DeAnda will be attending the task force meeting in my absence. Feel free to give him a call to discuss your take on the data prior to the meeting if you wish - (831) 454-2759. I've attached a site map and data table for all data collected so far and comparing it with various screening levels. The data indicates quite elevated lead levels in both water and stream sediments being discharged from the gun club property. Pending results of the waste extraction tests (due back next week) it looks likely that the stream bed sediments from the gun club property line all the way to the limit of our investigation (about 1.5 miles downstream) exceed hazardous waste criteria. No BMPs have been put in place to prevent ongoing discharges from occurring. It would seem that WDRs would be applicable in this case. Our water quality group is also taking a look at it in terms of a potential violation of our local runoff and pollution control ordinance that was recently enacted here.

Tim Fillmore, REHS
Hazardous Materials Program Manager
Santa Cruz County Environmental Health
701 Ocean St., Room 312
Santa Cruz, CA 95060
831-454-2761
fax -831-454-3128
tim.fillmore@co.santa-cruz.ca.us

-----Original Message-----

From: Thea Tryon [mailto:ttryon@waterboards.ca.gov]
Sent: Thursday, April 05, 2012 9:47 AM
To: Tim Fillmore
Subject: RE: Los Altos Rod & Gun Club Status

Hi Tim,

The people that usually attend these meetings are on vacation next week (spring break here). I can talk to you about it before the meeting and perhaps you wouldn't mind communicating what we discuss. A general industrial permit won't work because a gun club is not considered an industry so if stormwater management is required it would be ordered in the form of a WDR. However, depending on your results it may be so low priority that we won't get to it for a while.

Hope that helps.

Thea S. Tryon, P.G.
Senior Engineering Geologist
Land Disposal & Site Cleanup Programs
RWQCB - Central Coast Region
895 Aerovista Place, Suite 101
San Luis Obispo, CA 93401

EXHIBIT F

Direct: (805) 542-4776
Fax: (805) 788-3503

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>>> Tim Fillmore <ENV110@co.santa-cruz.ca.us> 4/3/2012 2:48 PM >>>
Thea,

The Tri-County Task Force meeting is coming up next week (see attached announcement) and we'll be bringing up the Gun Club case for discussion there. It might be good if someone from your office attended in light of the possible applicability of stormwater requirements there. I see Harvey Packard is on the group routing list but not sure if he typically attends these. We should have the results of our more recent downstream sampling back by then also. Fish & Game usually attends this meeting as well.

Tim Fillmore, REHS
Hazardous Materials Program Manager
Santa Cruz County Environmental Health
701 Ocean St., Room 312
Santa Cruz, CA 95060
831-454-2761
fax -831-454-3128
tim.fillmore@co.santa-cruz.ca.us

-----Original Message-----

From: Thea Tryon [mailto:ttryon@waterboards.ca.gov]
Sent: Tuesday, April 03, 2012 10:59 AM
To: Gretchen Bronstein
Subject: Re: Los Altos Rod & Gun Club Status

Hi Gretchen,

My name is Thea Tryon and I am the site cleanup program manager at the Central Coast Water Board. Santa Cruz County Environmental Health is the lead agency and they are currently waiting for some additional sampling data. The County is keeping us informed on the status of this case and also Fish and Game. We are currently not actively working on this case. The County will determine whether they need our involvement after they review the additional sampling data. Let me know if you have any additional questions.

Thea S. Tryon, P.G.
Senior Engineering Geologist
Land Disposal & Site Cleanup Programs
RWQCB - Central Coast Region
895 Aerovista Place, Suite 101

EXHIBIT E 1

San Luis Obispo, CA 93401
Direct: (805) 542-4776
Fax: (805) 788-3503

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>>> Gretchen Bronstein <glroth@hotmail.com> 4/2/2012 11:56 AM >>>

Hi,
Can I get a status update for the clean up of the Los Alto Rod & Gun Club. Attached are the test results.
Thank you.
Gretchen B.408-307-0786

Nathan MacBeth

From: Costa, Holly N SPN [Holly.N.Costa@usace.army.mil]
Sent: Tuesday, November 19, 2013 2:13 PM
To: Dyer, Julia@Waterboards
Cc: Keylock, Ryan@Wildlife; Farinha, Melissa@Wildlife
Subject: Los Altos Rod and Gun Club (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Julia,

The Corps' Office of Counsel is of the opinion that this is a solid waste discharge, not a fill discharge; and therefore not a 404 violation, but a 402 violation. The EPA handles 402 violations, so it doesn't look like we are going to get involved after all. David Wampler is the supervisor of the EPA's stormwater and wetlands enforcement group (Wampler.David@epa.gov). I have emailed him all of the pertinent documents that I have received from you and Gretchen Bronstein and passed on your and CDFW's contact information.

Sorry I couldn't be of more help.

Holly

Classification: UNCLASSIFIED
Caveats: NONE

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Classification: UNCLASSIFIED
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County of Santa Cruz

HEALTH SERVICES AGENCY

ENVIRONMENTAL HEALTH

701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060-4073

(831) 454-2022 FAX: (831) 454-3128

<http://www.co.santa-cruz.ca.us/>

May 24, 2012

Los Altos Rod and Gun Club
14750 Skyline Blvd.
Los Gatos, CA 95033
Attn: Steve Caserza, President

Re: Complaint Investigation and Proposed Environmental Action Plan

As you know our Department received a complaint in November 2011 alleging that shooting activities at the gun club had resulted in elevated levels of lead and possibly other heavy metals along with debris such as plastic shot wads and broken pieces of clay targets being deposited onto the neighboring Castle Rock State Park property. Subsequently our staff conducted an investigation to determine the validity of the allegations. As part of our investigation, surface water and drainage sediments were collected after rain events on January 24, 2012 and March 20, 2012 at four locations in a seasonal drainage swale and a spring fed creek downstream from the trap shooting range. To measure background levels, an additional two sample locations were chosen on the spring fed creek upstream from the drainage swale. All sample locations were on State Park property.

Sample results indicate that elevated levels of lead exceeding California hazardous waste criteria are present in the sediments at the 4 sample locations in the drainage channel and in the creek downstream from the trap shooting range. In addition, the water samples taken at the same locations exceed the current environmental screening levels for lead in potential drinking water sources.

These conditions constitute violations of Section 7.79.060 of the County Runoff and Pollution Prevention Ordinance and Section 7.100.170 of the County Hazardous Materials ordinance. This is to notify you that you must take appropriate corrective action to prevent future off site discharge of elevated lead and clean up lead and associated contamination on State Park lands to an extent that will not pose an unacceptable risk to human health and ecologic receptors. Since it is apparent that the contaminants of concern, along with the litter and debris described above are being carried offsite along with stormwater after rain events, we require that approved corrective actions be fully implemented by September 1, 2012, prior to the start of the next rainy season.

EXHIBIT E

As a first step towards implementing corrective actions, we met with Dwight Hoenig, of Turner/Maclane Environmental Consulting, Inc. on May 1, 2012 to discuss a draft "Proposed Environmental Action Plan" that has been approved in concept by your Board of Directors for potential implementation. As you know, the draft plan was prepared under the direction of the law firm of Michel and Associates, counsel to the Los Altos Rod and Gun Club at the request of the Club. The draft plan proposes several stormwater best management practices (BMPs) that could be implemented in order to minimize the potential for future offsite migration of ammunition and clay target constituents or other debris. It also includes ongoing stormwater monitoring to determine the effectiveness of the implemented BMPs. We have since provided comments and recommendations for inclusion in the final plan. In order for the plan to be implemented in a timely manner, we request that it be finalized and submitted for our review no later than July 1, 2012. The final action plan should include a schedule which provides specific time frames and dates for completion of each activity conducted under the plan.

In accordance with Santa Cruz County Code Section 7.100.280, which allows the Health Officer to recover costs for the oversight and cleanup of unauthorized releases, our Department will be billing the Los Altos Rod and Gun Club for our staff time spent on this project.

Please feel free to contact me at (831) 454-2761 with any questions or concerns you may have.

Sincerely,



Tim L. Fillmore, REHS
Hazardous Materials Program Manager

Cc: Dwight Hoenig, Turner/Maclane Environmental Consulting, Inc.
W. Lee Smith – Michel & Associates
Sheila Branon, Mountain Sector Superintendant
Thea Tryon, Regional Water Quality Control Board
Bob Kennedy, Environmental Health Director

LOST ALTOS ROD AND GUN CLUB
 LABORATORY ANALYTICAL RESULTS: **Soil and Sediment Samples**
 Collected by Turner/Maclane Environmental
 Analysis by Test America Laboratories, Pleasanton, California.

Sample ID	Location	Date Collected	Matrix	Method	Lead Concentration (mg/kg)
Grove #1	Trap Range-forested hillside area	2/29/2012	Soil	6010B	48,000*
GPS #2	Trap Range – forested area	2/29/2012	Soil	6010B	29
100 Yd. Range	Target area	2/29/2012	Soil	6010B	17,000
Lower Bridge	Loghry Woods Trail Bridge	2/29/2012	Soil/Sediment	6010B	160
Lower Weir	Lower Weir	4/20/2012	Soil/Sediment	6010B	5,100
Lower Weir	Lower Weir	4/20/2012	Soil/Sediment	6010B- Citrate (STLC)	360
Creek Sed #1	Lower Weir + 100 Ft.	6/07/2012	Soil/Sediment	6010B	2,400
Creek Sed #2	Lower Weir + 630 ft.	6/07/2012	Soil/Sediment	6010B	3,300
Creek Sed #3	Lower Weir + 850 ft.	6/07/2012	Soil/Sediment	6010B	1,500
Loghry Woods Bridge	Loghry Woods Trail Bridge	4/20/2012	Soil/Sediment	6010B	550

- Lead fragments observed in sample container

LOS ALTOS ROD AND GUN CLUB
 LABORATORY ANALYTICAL RESULTS: **Storm Water Samples**
 Collected by Turner/Maclane Environmental
 Analysis by Test America Laboratories, Pleasanton, California

Sample ID	Location	Date	Matrix	Method	Reported Lead Concentration ug/l	pH
L-1	Upper Weir	2/28/2012	Water	6010B	580	
L-2	Rifle Range Culvert Outfall	2/28/2012	Water	6010B	890	
L-3	Lower Weir	2/28/2012	Water	6010B	270	
L-4	Loghry Woods Trail Bridge		Water	6010B	170	
L-5	Loghry Woods Trail Bridge + 100 ft.	2/28/2012	Water	6010B	220	
L-6	Creek Below Trap Firing Line	2/28/2012	Water	6010B	170	
R-1	Rifle Range Culvert Outfall	4/06/2012	Water	9040B	NA	7.90
R-2	Rifle Range Culvert Outfall	4/06/2012	Water	6010B	450*	
W-1	Upper Weir	4/06/2012	Water	9040B	NA	7.63

*Post installation of storm water wattles and inlet filters on upper ranges

LOST ALTOS ROD AND GUN CLUB
 LABORATORY ANALYTICAL RESULTS: **PNA/PAH in Debris and Sediment Samples**
 Collected by Turner/Maclane Environmental
 Analysis by Test America Laboratories, Pleasanton, California

Sample: R-3: Clay Debris. Location: Clay Accumulation Area below Trap Firing Line

Constituent	Concentration	Units	Date Collected
Benzo(a)anthracene	1700	ug/kg	4/6/2012
Benzo(a)pyrene	2600	ug/kg	4/6/2012
Benzo(b)fluoreanthene	2000	ug/kg	4/6/2012
Benzo(g,h,i)perlene	1500	ug/kg	4/6/2012
Benzo(k)fluoranthene	820	ug/kg	4/6/2012
Chrysene	2400	ug/kg	4/6/2012
Dibenzo(a,h)anthracine	480	ug/kg	4/6/2012
Fluoranthene	860	ug/kg	4/6/2015
Indeno(1,2,3-cd)pyrene	920	ug/kg	4/6/2012
Phenanthrene	320	ug/kg	4/6/2012
Pyrene	1700	ug/kg	4/6/2012

Sediment Sample: Lower Weir

Constituent	Concentration	Units	Date Collected
Benzo(a)anthracene	420	ug/kg	4/20/2012
Benzo(a)pyrene	720	ug/kg	4/20/2012
Benzo(b)fluoreanthene	630	ug/kg	4/20/2012
Benzo(g,h,i)perlene	360	ug/kg	4/20/2012
Benzo(k)fluoranthene	230	ug/kg	4/20/2012
Chrysene	510	ug/kg	4/20/2012
Dibenzo(a,h)anthracine	120	ug/kg	4/20/2012
Fluoranthene	240	ug/kg	4/20/2012
Indeno(1,2,3-cd)pyrene	240	ug/kg	4/20/2015
Phenanthrene	90	ug/kg	4/20/2012
Pyrene	510	ug/kg	4/20/2012

Sediment Sample: Loghry Woods Bridge

Constituent	Concentration	Units	Date Collected	
Benzo(a)anthracene	47	ug/kg	4/20/2012	
Benzo(a)pyrene	76	ug/kg	4/20/2012	
Benzo(b)fluoreanthene	65	ug/kg	4/20/2012	
Benzo(g,h,i)perlene	42	ug/kg	4/20/2012	
Benzo(k)fluoranthene	21	ug/kg	4/20/2012	
Chrysene	52	ug/kg	4/20/2012	
Dibenzo(a,h)anthracene	12	ug/kg	4/20/2012	
Fluoranthene	23	ug/kg	4/20/2012	
Indeno(1,2,3-cd)pyrene	28	ug/kg	4/20/2015	
Naphthalene	5.4	ug/kg	4/20/2012	
Phenanthrene	8.8	ug/kg	4/20/2012	
Pyrene	49	ug/kg	4/20/2012	

LOS ALTOS ROD AND GUN CLUB
 LABORATORY ANALYTICAL RESULTS: **Lead Analysis; Clay Residuals and Debris**
 Collected by Turner/Maclane Environmental
 Analysis by Test America Laboratories, Pleasanton, California

Sample ID	Location	Date Sampled	Matrix	Method	Lead Concentration
Composite #1	Center of Trap Fallout Area	5/01/2012	Clay Residual and Ammunition Debris	6010B*	37 mg/kg
Clay #2	West End, Trap Fallout Area	6/07/2012	Clay Residual and Ammunition Debris	6010B*	28 mg/kg
Clay #2	West End, Trap Fallout Area	6/07/2012	Clay Residual and Ammunition Debris	6010B-STLC Citrate*	ND
Clay #3	East End, Trap Fallout Area	6/07/2012	Clay Residual and Ammunition Debris	6010B*	43 mg/kg

*All samples were prepped by crushing and homogenizing prior to extraction per DTSC protocol.

Here is what's going on at Castle Rock State Park. Hazardous Lead Pollution from the Los Altos Rod and Gun Club. Below is data from Stormwater test result for this and last year.

Action Levels	Lead Pb (Total)
CWA NPDES	262 ug/L (Clean Water Act, National Pollutant Discharge Elimination System) Permit
Waterboards	81 ug/L
Aquatic Life	30 ug/L
Drinking Water	15 ug/L

After 3 years of Drought.

Water sample collected **March 31st 2014** above and below the Loghry Woods Trail Bridge.
12,000 ug/L Total Lead, **760 ug/L** Dissolved Lead, **560 mg/L** Total Suspended Solids

Last years high amount **March 6th 2013:**
520 ug/L Total Lead, **31 ug/L** Dissolved Lead, **14 mg/L** Total Suspended Solids

Sampling performed by Weber Hayes & Associates per Santa Cruz County Environmental Health Services specifications.

Would you want your kids/grandkids playing in this water?
(It's easy to climb right in there above and below the bridge)

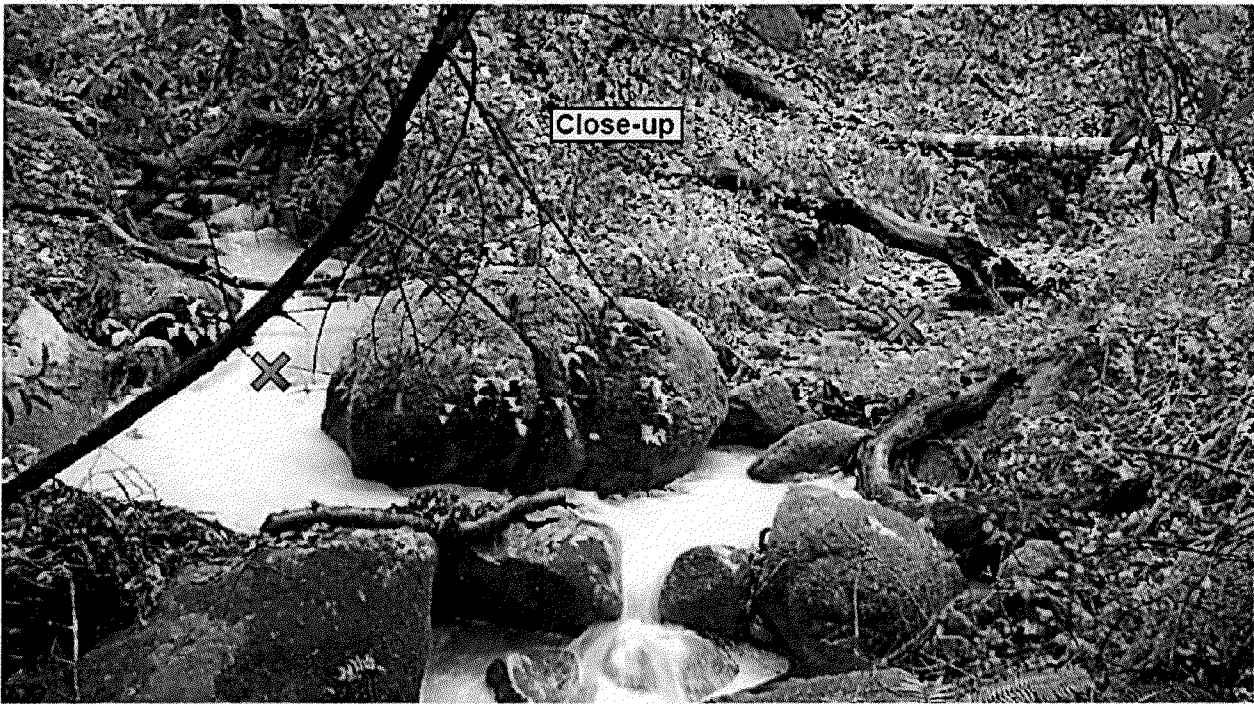


Photo from Weber Hayes "Stormwater Runoff Sampling Report (2014) Page 21.

Soil is also hazardous levels above the bridge.

If this raises concern to you, Please contact regulators working on this case listed on the following page.

Express concern to Waterboards for the need of NPDES Clean Water Act Permitting!!!!

Waterboards:

Julia Dyer

Julia.Dyer@waterboards.ca.gov

Central Coast Regional Water Quality Control Board Storm Water / 401 Water Quality Certifications

Environmental Scientist QSD/QSP #24434 CPESC #7477

Ph: 805-542-4624

www.waterboards.ca.gov/centralcoast

895 Aerovista Place, Suite 101

San Luis Obispo, CA 93401-7906

Express concern to Fish & Wildlife that the Trap range needs to be shutdown now!

Fish & Wildlife:

Melissa A. Farinha

Melissa.Farinha@wildlife.ca.gov

California Department of Fish and Wildlife Environmental Scientist - Santa Cruz County

7329 Silverado Trail

Napa, CA 94558

Express concern to State Parks for Castle Rock to place a warning sign at Loghry Woods Trail Bridge!

Castle Rock State Park

Chet Bardo

District Superintendent Santa Cruz

cbard@parks.ca.gov

Mike McMenamy

Mike.McMenamy@parks.ca.gov

Mountain Sector Superintendent / Interim Public Safety Superintendent Santa Cruz District

831-335-6316 Office

831-901-7977 Cell

831-335-7051 Fax

Express concern to the County of Santa Cruz Public Health, warning sign needed Loghry Woods Trail Bridge! Can also provide reports.

County of Santa Cruz

Tim Fillmore, REHS

Hazardous Materials Program Manager

Santa Cruz County Environmental Health

701 Ocean St., Room 312

Santa Cruz, CA 95060

831-454-2761

fax -831-454-3128

Tim.Fillmore@santacruzcounty.us

For more info and reports contact Gretchen at gretchen@cruzio.com or 408-307-0786

Thank you!

EXHIBIT E