

MEMORANDUM

Date: March 2, 2015

To: Wanda Williams, Zoning Administrator

From: Annette Olson, Project Planner

Re: 141001 Devine Ranch, APN 108-161-67

Project Description

Proposal to allow ten special events per year at a private residence between the months of April and October with a maximum of 150 guests present.

This item was heard at the January 16, 2015 Zoning Administrator hearing. Staff provided an oral staff report; the public hearing was opened and closed (no member of the public was present); and the Zoning Administrator continued the item at the request of the applicant, Steve Graves, to March 20, 2015 in order to consider additional information.



Staff Report to the Zoning Administrator

Application Number: **141001**

Applicant: Steven Graves
Owner: Richard & Victoria Devine
APN: 108-161-67

Agenda Date: January 16, 2015
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to allow ten special events per year at a private residence during the months of April through October with a maximum of 150 guests present.

Location: Property located off of Pleasant Valley (164 Pleasant Valley).

Supervisory District: Second District (District Supervisor: Friend)

Permits Required: Home Occupation Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141001, 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:	24.43 acres
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential and Commercial Agriculture
Project Access:	Pleasant Valley
Planning Area:	Eureka Canyon
Land Use Designation:	RR (Rural Residential, and a small portion of AG (Agriculture)
Zone District:	CA (Commercial Agriculture) and a small portion of A (Agriculture)
Coastal Zone:	☐ Inside ☒ Outside

Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	No soils report required.
Fire Hazard:	State Response Area- Moderate
Slopes:	0-5% in the area where the home occupation is proposed
Env. Sen. Habitat:	No construction proposed
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	No change to drainage or new impervious area proposed
Archeology:	Not mapped/no physical evidence on site and no ground disturbance

Services Information

Urban/Rural Services Line:	☐ Inside ☒ Outside
Water Supply:	Well
Sewage Disposal:	Septic
Fire District:	Pajaro Valley
Drainage District:	Zone 7

History and Project Setting

The subject parcel is located southwest of central Corralitos in an area that has pockets of rural residential properties intermixed with commercial agriculture properties. The subject parcel is one of four contiguous parcels owned by the Devine family. Together, these parcels total about 80 acres.

Drivers enter the property from the gated main driveway which is located on Pleasant Valley Road about 400 feet north of Freedom Boulevard. Once on the property, drivers pass horse facilities as the driveway begins to ascend the slope to the house. The house, which was constructed in 2005, is located on the top of a knoll and is surrounded by open fields. It is on the grounds of this home that the proposed special events would take place.

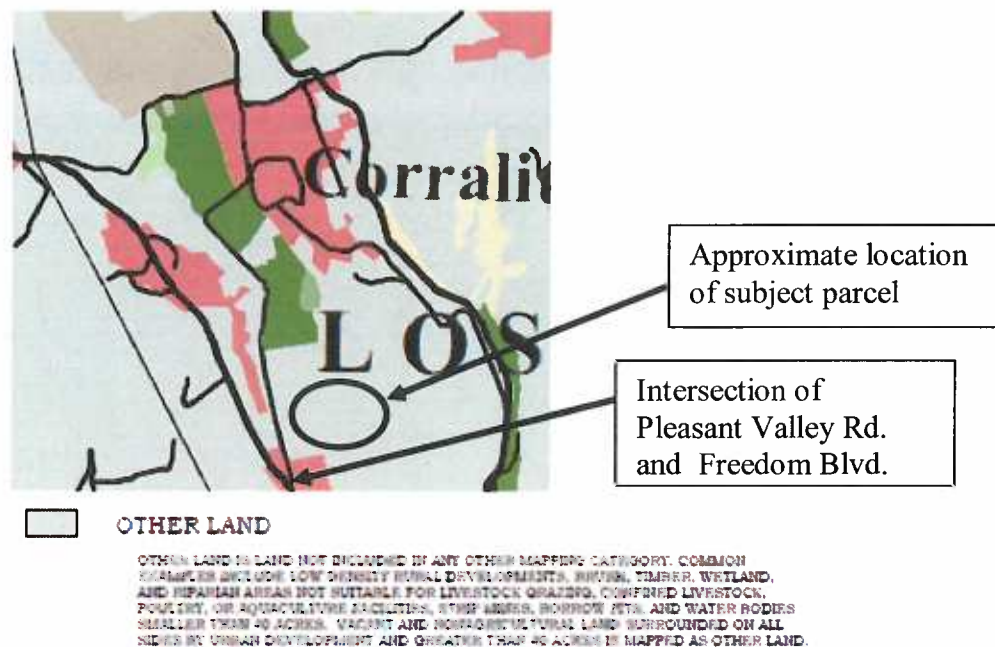
The property owner hosted seven events this past year between May and the end of the October. The County did not receive any complaints from neighbors about these events.

Zoning & General Plan Consistency

The subject property is approximately 25 acres and is located in the CA (Commercial Agriculture) zone district, a designation which allows home occupation uses which are consistent with the Home Occupation ordinance. The subject parcel has a split General Plan designation with the majority of the parcel—including the area where the home occupation would take place—being designated as Rural Residential and a small part of the parcel designated as AG

(Agriculture).

Although the land is zoned as Commercial Agriculture, there is no mapped agricultural resource on the parcel. In addition the State of California's Farmland Mapping and Monitoring shows the subject parcel as "Other Land," i.e. not agricultural land.



From: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/scr10.pdf> Accessed on 10/30/14

Regardless of whether or not the subject parcel is mapped as having an agricultural resource, County Code 13.10.314(A) requires that additional findings be made. These findings are intended to protect the agricultural potential of the subject parcel and surrounding area and are included as Exhibit B of this report.

Home Occupation

As noted above, this parcel is zoned Commercial Agriculture (CA). Most home occupations occur on residentially-zoned parcels, however home occupations are allowed on CA-zoned parcels when they are consistent with County Code 13.10.613 (Home Occupations). The home occupation ordinance allows limited, income producing activities on a parcel without a development permit. When the income producing activities exceed the limits allowed without a development permit, a Residential Development Permit is required for the home occupation.

Below, the applicant's request is detailed followed by staff's analysis of the request and proposed modifying conditions of approval.

Applicant's Request. In this case, the primary home occupation is event coordination at the subject parcel. The applicant has submitted a program statement requesting 10 special events per year during the months April through October and between 9 AM and 11 PM (see Sheet 1A of Exhibit D). Events are proposed to occur on the grounds of the home, i.e. the area in the immediate vicinity of the home. Limited use of the house would be allowed. Two rooms of the

house and their associated bathrooms would be used as changing rooms for the bride and groom during weddings. The kitchen would be available for food warming and plating, but no food would be cooked in the kitchen. Besides these uses of the house, events would occur outside. Parking would occur on the existing paved surfaces and, as necessary, on the mowed fields north of the house. For events with more than 50 attendees, a valet parking service would be required.

Staff Analysis. Staff evaluated the proposed program statement for its consistency with the Home Occupation ordinance and its compatibility with the neighborhood. There are five sections of the ordinance which are relevant to this proposal: (1) for home occupations that occur outside, the property owner must apply for a permit to be heard at a public hearing; (2) limitations on visual impacts; (3) the requirement that the home occupation be carried out by a full-time resident of the dwelling with no more than five employees; (4) for home occupations where more than 20 percent of the house is used, a public hearing is required; and (5) the requirement that noise be contained within the boundaries of the site. Each of these requirements has been reviewed and addressed in the attached Residential Development Permit findings (Exhibit B).

One of the two purposes of the home occupation ordinance (13.10.613(A)(2)) is to protect nearby residential properties from potential adverse effects of the home occupation by prohibiting those uses that would create excessive noise, traffic, public expense or nuisance. A home occupation such as this one is unlikely to be appropriate on most parcels. However, given the characteristics of the subject parcel, the proposed home occupation, as conditioned, is anticipated to have minimal impacts to neighbors.

As noted earlier, the subject parcel is about 25 acres in size and the Devine family owns three adjacent parcels; the four parcels together are about 80 acres. This large size buffers neighbors. In addition, the house and grounds where the special events would be located is about 140 feet higher than Pleasant Valley Road where most neighbors are located. Together, these characteristics of the property will substantially protect the neighborhood from any adverse effects of the home occupation.

In terms of traffic, the main driveway's location 400 feet from Freedom Boulevard, a major arterial roadway connecting Aptos and Watsonville, will insure that the impact of event traffic will be minimized for neighbors living on Pleasant Valley. Attendees and contractors will pass just one parcel before turning into the Devine Ranch driveway. A condition of approval is included requiring that the Devine Ranch website and contracts stipulate that attendees use Pleasant Valley's southern entrance at Freedom Blvd. rather than an alternative route such as Hames Rd. to Pleasant Valley.

Although the events are not anticipated to have negative impacts to neighbors, several conditions of approval are included to further insure that the neighborhood is not negatively impacted by the home occupation. First, staff proposes to limit the size of events to 100 attendees and the number of events to eight. In addition, staff recommends that the frequency of events be limited to two per month so that the impact of the events are not, for example, concentrated into two months, which would result in an event occurring every weekend. Although the applicant has requested events until 11 PM, staff recommends that events end no later than 9 PM, with clean-up ending by 10 PM. Finally, staff recommends that, in one year, the property owner report back on the home occupation, with notice given to neighbors to enable them to provide feedback on the

home occupation. The report back on the home occupation would include a log detailing the event dates, hours during which the events occurred (including when set-up and break-down of events occurred), number of people on-site (including guests and contractors), and any complaints from neighbors. Based on staff review of the report back, neighbor comments, and any identified compliance issues, a public hearing could be scheduled to review the use approval. Below is a table summarizing the applicant's request and staff's recommendations.

	Applicant's Proposal	Staff's Recommendation
Number of Attendees	150	100
Number of Events	10	8
Frequency of Events	--	2 per month maximum
Hours of Events	9 AM to 11 PM	10 AM to 9 PM (including set-up and clean-up)
Set-up/break-down Hours	9 AM to 11 PM	No earlier than 9 AM, no later than 10 PM
Check back in one year	--	Included as condition of approval
Amplified Music	None	None

Finally, it is worth noting that the subject parcel's CA zoning allows it to have commercial agriculture uses. Many of these uses could have impacts to neighbors that could be similar to those resulting from the home occupation. For example, on-site consumer harvesting (i.e. "you picks") are allowed as a principally permitted use without limitations on numbers of attendees or frequency of harvesting.

California Environmental Quality Act

This project is categorically exempt from further environmental review under the California Environmental Quality Act. It is consistent with the categorical exemption 15304 Minor Alterations to Land, Class 4 because it is a temporary use of land having negligible or no permanent effects on the environment. The proposed eight events a year is analogous to a carnival or Christmas tree lot, examples provided in the CEQA guidelines. Christmas tree lots typically are open to the public every weekend between Thanksgiving and Christmas (approximately 12 weekend days). Carnivals typically have multiple events attracting crowds of people. In both cases, the use generates traffic and there is no new construction.

Conclusion

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

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141001**, 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

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Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the home occupation (the coordination of weddings and other special events on the subject parcel) will be conducted in a portion of the recently-constructed home and on its grounds which are located at a distance from neighbors. Safe access to the home is available from Freedom Boulevard and Pleasant Valley Road, both which are County-maintained roads. Portable restrooms in compliance with Environmental Health standards shall be provided and all food consumed at the event shall be prepared off-site in an approved food preparation facility.

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 home occupation and the conditions under which it would be operated will be consistent with all pertinent County ordinances. Home occupations are an allowed use in dwellings located on CA (Commercial Agriculture) zoned land as long as the findings under County Code 13.10.314(A) are made (see next set of findings) and the home occupation is consistent with the County Code section regulating home occupations (13.10.613).

County Code 13.10.613 (Home Occupations) allows limited, income producing activities on a residential property without a development permit. When the income producing activities exceed the limits allowed without a development permit, a residential development permit is required for the home occupation.

Staff evaluated the program statement (Sheet A1 of Exhibit D) for its consistency with the Home Occupation ordinance and its compatibility with the neighborhood. The sections of the ordinance which are relevant to this proposal are as follows:

- 1) *Outdoor Activity: Without an approval at a public hearing, no outdoor operations or activity are allowed (13.10.613(B)1 & 2).*

Because the events will be held outside, the property owner has applied for a development permit requiring a public hearing.

- 2) *Visual impacts: There shall be no visible or external evidence of the home occupation other than one unlighted sign not exceeding one square foot in area.*

No new signage is proposed as a part of this application. The home occupation shall be conducted on the grounds of the home, which is not clearly visible due to its distance from other properties, topographic change and screening vegetation (13.10.613(B)2).

- 3) *The home occupation shall be carried out by a full-time inhabitant of the dwelling and no more than five additional employees may be used for the home occupation (13.10.613(B)3).*

Event coordination will be provided by Katrina Devine, a full-time inhabitant of the dwelling. No more than five additional employees will be used for the home occupation. Caterers, musicians, florists, and other service providers are not considered to be employees as they are contractors.

- 4) *The home occupation shall not involve the use of more than 20% of the house's floor area without an approval at a public hearing. (13.10.613(B)4).*

The property owner has applied for a permit to be heard at a public hearing.

- 5) *All noise shall be contained within the boundaries of the site (13.10.613(B)9).*

The location of the nearest neighbor appears, based on the County's Geographic Information System, to be approximately 500 feet away from the property line and approximately 775 feet away from the event activity area. Additionally, the event activity site is approximately 140 feet higher than most surrounding properties. These characteristics, together with a recommended condition of approval prohibiting amplified music, makes it unlikely that any audible noise will leave the site.

In addition to the limits described in the program statement, several conditions of approval are recommended to further protect surrounding residents from any adverse impacts of the home occupation. No more than eight events will be allowed and those events shall not occur any more frequently than twice a month. Rather than end at 11 PM as requested in the program statement, staff recommends that events end by 9 PM and event clean-up end by 10 PM. Similarly, events would begin no earlier than 10 AM with set-up allowed no earlier than 9 AM. Finally, the property owner would be required to report back in one year to staff and the Zoning Administrator, with notice given to neighbors, to provide an opportunity to evaluate condition compliance and general compatibility with the neighborhood.

Given the characteristics of the parcel—its large size, the topographic change, and screening vegetation—the proposed home occupation as conditioned, with events occurring just eight times a year and no more frequently than twice a month, staff anticipates that the home occupation will be compatible with the surrounding neighborhood.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed home occupation is consistent with the County General Plan. The County's General Plan has numerous policies to protect Commercial Agriculture-zoned lands and agricultural resources. Although the parcel is zoned as Commercial Agriculture, it is not mapped as having an agricultural resource. Regardless, General Plan Policy 5.13.6 requires that findings be made to demonstrate that the proposed conditional use does not negatively impact agricultural on the subject parcel or in the surrounding area. Those findings have been made (see next set of findings).

In addition, the General Plan has two policies regarding home occupations. Policy 2.10.1 (Home Occupations as Accessory Uses) permits home occupations in residential areas and residential

zone districts as accessory uses to the primary residential use of the property. In this case, just eight events are proposed to be allowed. The primary use of the dwelling will remain as a private residence. The second policy, Policy 2.10.2 (Siting and Administration of Home Occupations) requires that the implementing ordinance protect surrounding properties from adverse effects of the home occupation. As detailed above under Finding 2, the characteristics of the subject parcel and the proposed limits on the home occupation, will protect neighboring properties from adverse effects of the home occupation.

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 home occupation will occur no more than eight times a year during the months of April through October. The driveway to the home is located just 400 feet from the intersection of Pleasant Valley Road and Freedom Boulevard, both of which are County-maintained roads. Freedom Blvd. is a major arterial roadway connecting the Highway 1 corridor and Watsonville. Attendees will pass just one residential parcel before entering the driveway which will minimize the impacts of traffic on the neighborhood. Eight events a year will have only a minimal impact on the road network.

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 home occupation would occur at an existing home that is buffered from neighbors by the subject parcel's large size (25 acres), topographic change (the house sits on a knoll), and vegetation. The proposed home occupation, as conditioned by this approval, would be limited to eight events of no more than 100 people each per year. Events shall end by 9PM to ensure that neighbors can quietly enjoy their property during hours when people typically sleep. No more than two events shall occur per month and no amplified music or voice will be allowed. These requirements, in addition to the limits already in the program statement, are anticipated to protect the surrounding neighborhood.

Findings Santa Cruz County Code Section 13.10.314(a)

For parcels within the "CA" Commercial Agriculture zoning, the following special findings must be made in addition to the findings required by Chapter 18.10 in order to approve any discretionary use listed under Section 13.10.312 which requires a Level V or higher Approval except Agricultural Buffer Determinations:

1. That the establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

There is no commercial agricultural use on the subject parcel. The proposed home occupation use will not reduce, restrict or adversely affect agricultural resources as the subject parcel is not mapped by the County of Santa Cruz or the State of California as having agricultural resources. The surrounding area is a mix of commercial agriculture uses and pockets of rural residential uses. The proposed eight special events per year would not adversely affect agriculture in the area because of the subject parcel's large size and higher elevation which buffers surrounding properties from impacts of the home occupation. In addition, nearby agricultural uses will be protected by the limited frequency of the events, and the access to the property which will enable attendees to reach the property without passing any agricultural properties. Events will take place in and around the existing house with overflow parking occurring on nearby grassy fields. This overflow parking will not require any surfacing and, therefore, will have no permanent effect on that land.

2. That the use or structure is (a) ancillary, incidental or accessory to the principal agricultural use of the parcel, or (b) that no other agricultural use is feasible for the parcel, or (c) that the use consists of an interim public use which does not impair long-term agricultural viability; and

The proposed home occupation is incidental to the potential agricultural use of the parcel. The use would occur within the existing single-family dwelling and on the grounds in the immediate vicinity of the home. The home occupation would occur no more than eight times per year. Given the low frequency of events and the fact that they would occur on the grounds of an existing home, there will be no impact to the potential agricultural use of the parcel.

3. That single-family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The proposed home occupation would occur within the existing single-family dwelling and on the grounds immediately surrounding the home. The potential for conflicts between nearby agricultural operations and the proposed home occupation are minimized by the characteristics of the subject parcel. The subject parcel is 25 acres and the Devine family owns three other parcels which total about 80 acres. This large size together with the

Application #: 141001
APN: 108-161-67
Owner: Richard & Victoria Devine

topographic change of about 140 feet, will provide a buffer between the proposed home occupation and nearby agricultural operations.

4. That the use will be sited to remove no land from production (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

As noted above, the subject parcel is not mapped by the County of Santa Cruz or the State of California as having an agricultural resource and the proposed special events would occur within and around a dwelling that is already developed. This means that no land would be removed from potential production.

Conditions of Approval

Exhibit D: 2 sheets by Morrish Designs, dated 8/18/14

- I. This permit authorizes a home occupation to occur in part of the existing home and on the home's grounds. 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. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
 - C. Obtain a building and/or grading permit for any work that is not included in the exempted work section of Santa Cruz County Code 12.10.315 and/or for any work required by the fire department. If a building and/or grading permit is required, all required fees must be paid and all inspections completed prior to the commencement of the home occupation.
- II. 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. No more than eight (8) events are allowed between April 15 and October 15. Events shall be only one day long and shall occur on Friday, Saturday or Sunday.
 - C. No more than two (2) events may occur within any month.
 - D. Events may be held between 10 AM and 9 PM. Set-up and break-down of events may occur between 9 AM and 10 PM.
 - E. Events are limited to 100 attendees.
 - F. The Divine Ranch website and contract for events shall direct attendees to use Freedom Blvd. to access the southern end of Pleasant Valley Road.
 - G. Events shall occur primarily outside. Two bedrooms and their associated bathrooms may be used by the bride and groom as dressing rooms. The kitchen may be used as a caterer's kitchen as noted below.

- H. No cooking is allowed in the kitchen. The kitchen is to be used as a “caterer’s kitchen.” All food shall be made or brought from offsite, and only food preparation in an approved food facility shall be allowed; all dishware/silverware/glassware shall be brought onsite and cleaned offsite.
 - I. No amplified music or voice of any kind is allowed.
 - J. Overflow parking areas shall be kept mowed when in use for parking. For events over 50 persons, a valet parking service shall be provided.
 - K. ADA-compliant portable restrooms at the ratio required by Environmental Health shall be provided.
 - L. All Fire Department requirements shall be complied with, including the requirement that, prior to an event being held, the sprinkler system shall be inspected by a licensed C-16 contractor and the paperwork shall be submitted to the fire department upon completion. No event shall be held until the fire department has accepted this paperwork as being in compliance with fire protection requirements.
- III. Not later than one year from the permit effective date, the property owner shall submit a report with a log containing the following information: event dates, hours during which the events occurred (including when set-up and break-down of events occurred), number of people on-site (including guests and contractors), and any complaints from neighbors. If warranted, a public hearing will be scheduled to review the use approval.
- IV. 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 if a building permit is required to comply with accessibility or fire department requirements: 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.

If no building permit is required: this permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Annette Olson
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 141001

Assessor Parcel Number: 108-161-67

Project Location: 164 Pleasant Valley Rd., Aptos

Project Description: Proposal to allow 10 events per year at a single-family dwelling; no new construction.

Person or Agency Proposing Project: Steven Graves

Contact Phone Number: 831-661-5451

- 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: 15304 Minor Alterations to Land, Class 4

F. Reasons why the project is exempt:

This project is a temporary use which will have a negligible or no effect on the environment. No construction is proposed.

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


Annette Olson, Project Planner

Date: 1/2/15

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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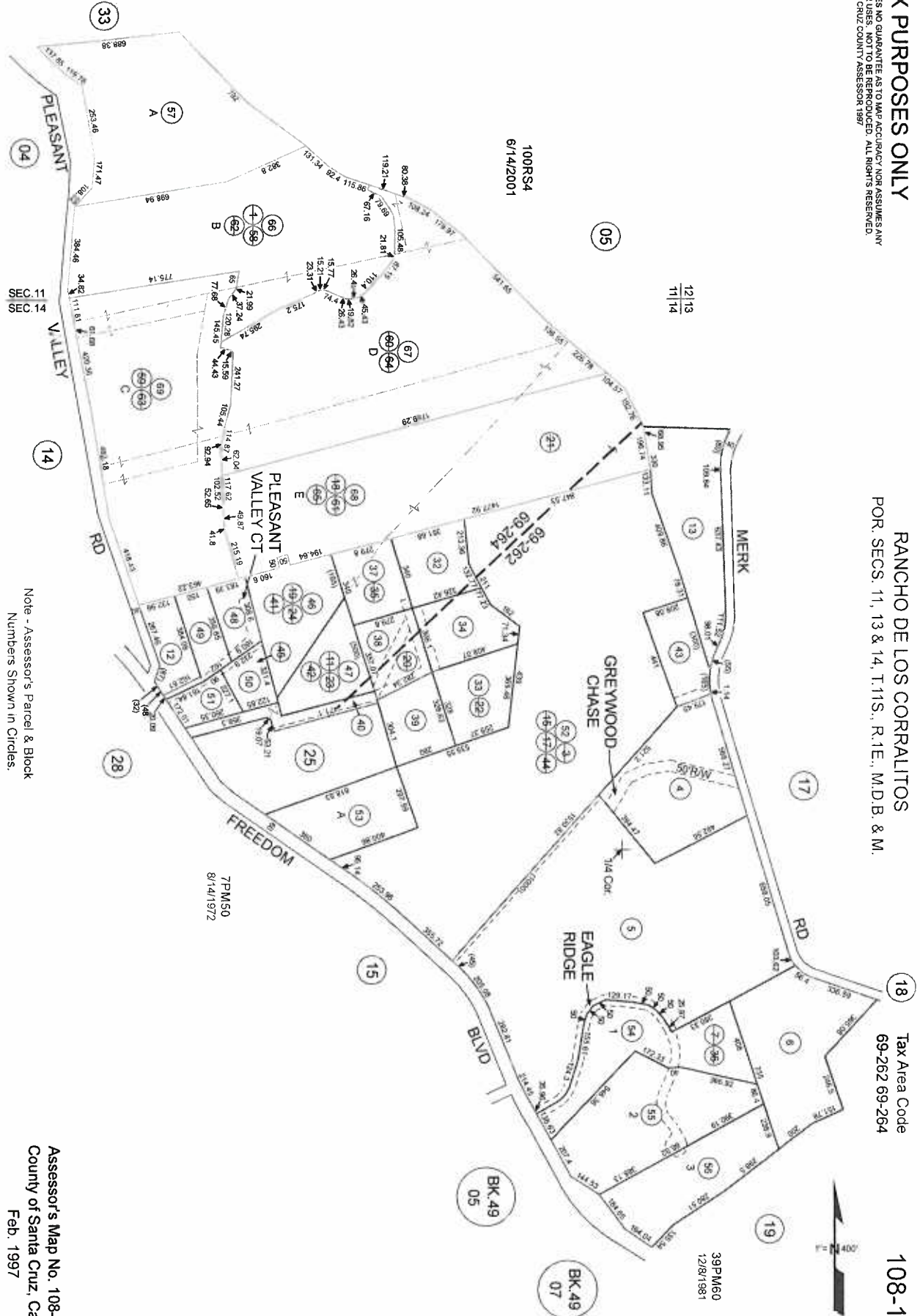
RANCHO DE LOS CORRALITOS
 POR SECS. 11, 13 & 14, T.11S., R.1E., M.D.B. & M.

18 Tax Area Code
 69-262 69-264

108-16

Electronically Redrawn 2/7/97 by
 Rev. 5/20/97 CG (add page ref. 33)
 Rev. 4/6/98 CB (Tax Consolidation)
 Rev. 8/2/01 CB (100RS4)
 Rev. 10/10/01 mvm (changed page refs.)
 Rev. 1/31/02 mvm (st. name)
 Rev. 3/20/02 mvm (st. name)
 Rev. 2/24/03 DD (2-0093781 to 83, LBA 1-62 to 65)

Rev. 4/20/05 mvm (added Pleasant Valley Ct)
 Rev. 2/13/05 mc (9-0002005 to 14, LBA 1-66 to 69)

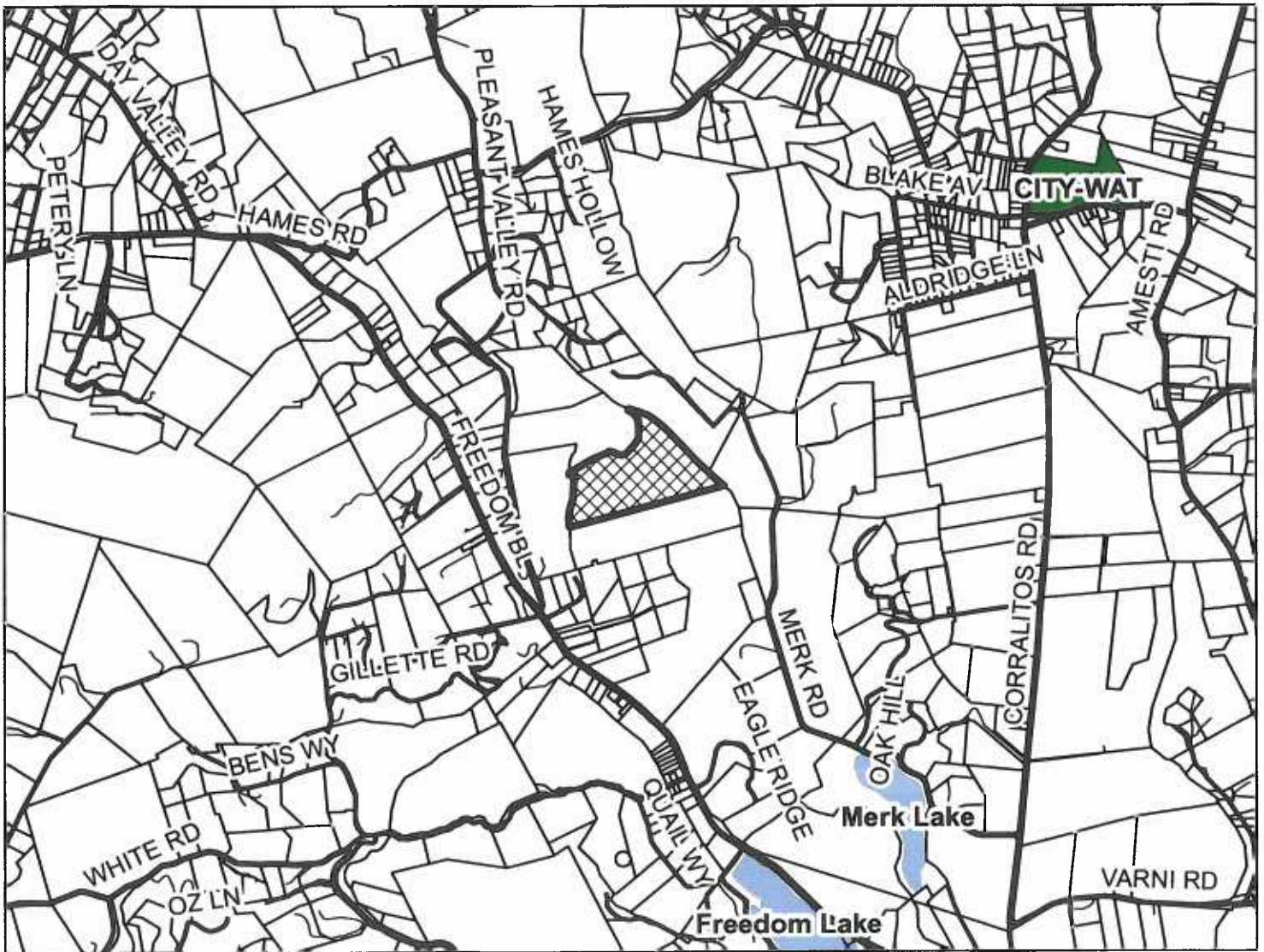


Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 108-16
 County of Santa Cruz, Calif.
 Feb. 1997

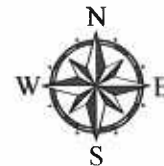


Location Map



LEGEND

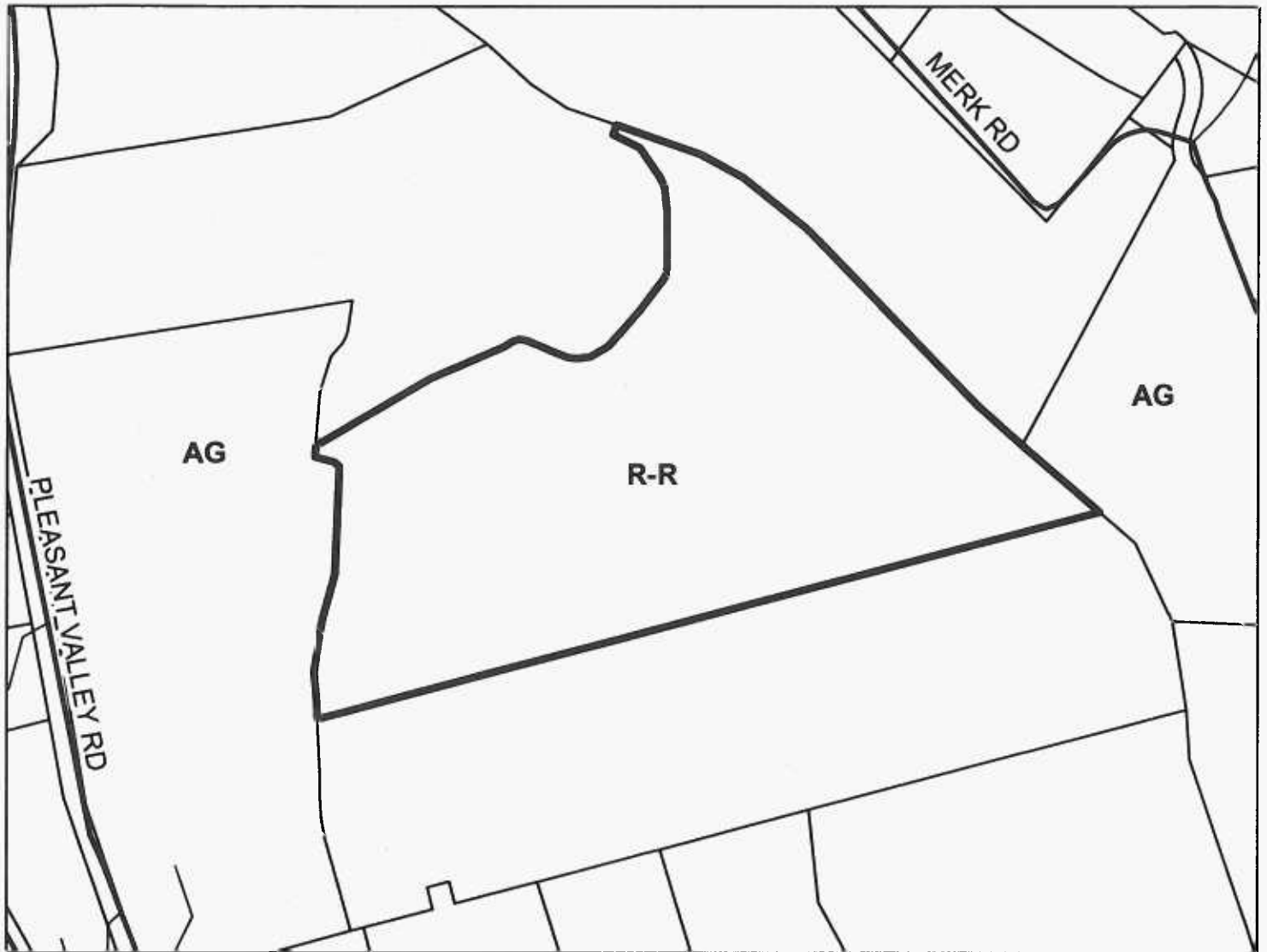
-  APN: 108-161-67
-  Assessors Parcels
-  Street
-  CITY OF WATSONVILLE
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
February 2014



General Plan Designation Map



LEGEND

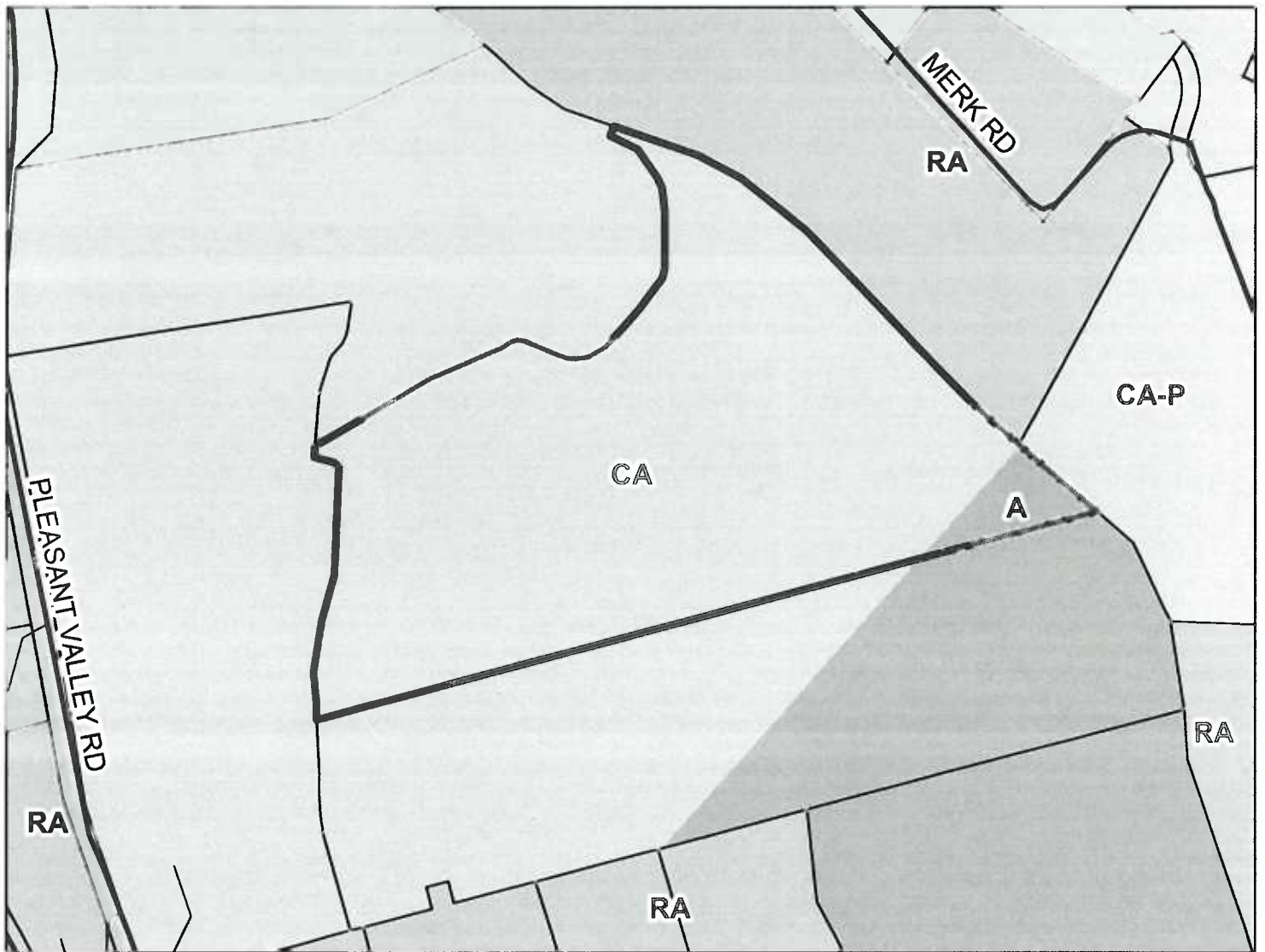
-  APN: 108-161-67
-  Assessors Parcels
-  Street
-  Residential-Rural
-  Agriculture



Map Created by
County of Santa Cruz
Planning Department
February 2014



Zoning Map



LEGEND

APN: 108-161-67

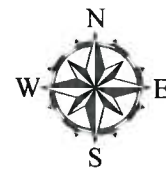
Assessors Parcels

Street

AGRICULTURE COMMERCIAL

AGRICULTURE RESIDENTIAL

AGRICULTURE



*Map Created by
County of Santa Cruz
Planning Department
February 2014*



Accessibility Review

Routing No: 1 | Review Date: 02/03/2014

LAURA BRINSON (LBRINSON) : Incomplete

Incompleteness Comments

Provide an accessibility plan to show compliance with the California Building Code Chapter 11B-245. Include show following on revised plans:

- Accessible parking [CBC 11B-208]
- Routes to the entrance of the home where the events will take place need to be accessible. This entrance shall be the same used by all other attendees.[CBC 11B-206.4]
- Routes to events on-site shall be accessible. [CBC 11B-206]
- Restrooms that will serve the events shall be accessible. The restrooms in the house shall be made accessible if the public (attendees or employees) will be using them. If these restrooms will be closed off to the public, please specify how this will be accomplished. Accessible portable restroom(s) shall be provided.[11B-213}
- Doors, landings and maneuvering clearances within the house areas to be used at the planned events shall be shown to comply with accessibility requirements. [CBC 11B-404]

Building Permit Requirements

· A change in occupancy from a residence to an assembly building will require upgrades to the area where the assembly occupancy is located. This not only includes accessibility requirements, but fire and life safety features, as well. Building plans will need to be prepared by a California licensed professional.

· Include complete details for accessibility requirements to include signage and dimensions associated with the completeness comments.

If you have any questions regarding these comments, please contact Laura Brinson at 831-454-3151 or email laura.brinson@co.santa-cruz.ca.us .

Routing No: 2 | Review Date: 04/30/2014

LAURA BRINSON (LBRINSON) : Incomplete

Completeness Comments

Application is incomplete

- Provide a plan that clearly shows the accessible routes of travel from the accessible parking and passenger loading zone (for valet) to the dressing rooms and outdoor wedding area. [11B-245.3, 11B-206]
- Please clarify the use of the bathrooms in the residence, as the Operations Statement (revised May 6, 2014) and the Environmental Concepts memo from Ken Mabie conflict. The bathrooms may not be used by the wedding party, guests or employees unless they remodeled to comply with accessibility requirements. [11B-245.3]
- Locate the valet parking area to include room for a 5' wide passenger loading zone. [CBC 11B-209.4]

Compliance Comments



Accessibility Review

Routing No: 2 | Review Date: 04/30/2014

LAURA BRINSON (LBRINSON) : Incomplete

Based on the number of parking spaces indicated on the plans, a minimum 5 accessible parking spaces shall be provided. CBC Table 11B-208.2 requires 5 accessible spaces for 101 to 150 spaces provided.

Building Permit Requirements

Plans shall include the following:

- Door and landing details and specifications for the doors serving the dressing rooms. Doors shall provide minimum 32 inches clearance. Thresholds shall be not more than ½" above landing levels. Door hardware shall be lever type or equivalent so as not to require grasping, pinching or twisting of the wrist. [CBC 11B-404]
- Parking details to include signage at the accessible spaces and the passenger drop off area for valet parking. [CBC 11B-208]
- If the bathrooms in the existing house need to be remodeled to make them accessible (see completeness comment), complete details and specifications shall be provided. [CBC 11B-604]
- Elevation marks along walking surfaces, 48" wide widths, and specifications for materials (firm, stable and slip resistant). [CBC 11B-403]

If you have any questions regarding these comments, please contact Laura Brinson at 831-454-3151 or email laura.brinson@santacruzcounty.us.

Routing No: 3 | Review Date: 09/15/2014

LAURA BRINSON (LBRINSON) : Complete

Project is complete

No compliance issues

Building Permit

- Obtain building permits for any work that is not included in the exempted work section of Santa Cruz County Code 12.10.325

Environmental Health Review

Routing No: 1 | Review Date: 01/30/2014

JIM SAFRANEK (JSafranek) : Incomplete

RE Septic Disposal:



Environmental Health Review

Routing No: 1 | Review Date: 01/30/2014

JIM SAFRANEK (JSafraneK) : Incomplete

A septic consultant will need to assess and generate a report on the SFR's existing onsite septic system function and capacity which is proposed to be part of the home occupation use (for up to 10 commercial events per year). Portable restrooms and handwash shall be provided at the ratio required by EH for special events only.

RE Water Supply:

The proposed use for commercial events may require a change in the existing individual well water system (for a SFR) to a community water system permit which is regulated by County EH. The applicant's land use consultant should contact the County Planner to determine the maximum number of allowed guests per year. That number can be used to determine water permitting reqs. and calculate septic disposal capacity which must be completed/approved by EH as part of the discretionary permit approval process.

RE Proposed Catering Operation for Special Events:

No food preparation will be permitted within the existing kitchen. Caterers for special events must prepare food in an offsite food facility, approved by EH/Consumer Protection.

Routing No: 2 | Review Date: 04/30/2014

JIM SAFRANEK (JSafraneK) : Incomplete

The septic consultant's letter provided in the latest submittal does not provide sufficient detail regarding the anticipated maximum number of guests and staff per event. Without this number, it's not possible to determine the impact on either the existing septic system or determine the proper ratio of required portable toilets to guests & staff.

Non-prep use of the kitchen is proposed; it's not clear how event caterers would only use 'bottled water' for sanitation purposes while serving and removing food at special events.

It's highly unlikely only 2 guests (for special events) will use the toilets serving the proposed dressing rooms. A more reasonable figure for toilet use is 5 guests per dressing room throughout an 8 hour event.

A recent passing septic pumper's report was never submitted; based on EH file records the septic tank has not been pumped since installation; an assessment of the current performance of the septic system is required to determine overall impact for the proposed use.

Routing No: 3 | Review Date: 09/17/2014

JIM SAFRANEK (JSafraneK) : Complete

Environmental Planning

Routing No: 1 | Review Date: 02/06/2014

ROBERT LOVELAND (RLOVELAND) : Incomplete

Incompleteness Items:



Environmental Planning

Routing No: 1 | Review Date: 02/06/2014

ROBERT LOVELAND (RLOVELAND) : Incomplete

1. Clearly delineate the two proposed parking areas with clear dimensions on "Sheet 1".
2. Clearly identify if grading/base rocking/ paving, etc. are planned for the proposed parking areas. If no grading is proposed, then identify that on "Sheet 1".

Routing No: 2 | Review Date: 04/24/2014

ROBERT LOVELAND (RLOVELAND) : Complete

Fire Review

Routing No: 1 | Review Date: 01/28/2014

COLLEEN BAXTER (CBAXTER) : Complete

OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / CALFIRE

CAL FIRE SAN MATEO-SANTA CRUZ UNIT

6059 HIGHWAY 9
P.O. DRAWER F-2
FELTON, CA 95018
Phone (831) 335-6748
Fax # (831) 335-4053

SCOTT JALBERT
FIRE CHIEF

Date: 2/4/14

Planning Department
County of Santa Cruz
Attention: SAMANTHA HASCHERT
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 108-161-67 / B-141001
ADDRESS: 164 PLEASANT VALLEY RD



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 141001

APN 108-161-67

Fire Review

Routing No: 1 | Review Date: 01/28/2014

COLLEEN BAXTER (CBAXTER) : Complete

OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / CALFIRE

CAL FIRE SAN MATEO-SANTA CRUZ UNIT

6059 HIGHWAY 9
P.O. DRAWER F-2
FELTON, CA 95018
Phone (831) 335-6748
Fax # (831) 335-4053

SCOTT JALBERT
FIRE CHIEF

Date: 2/4/14

Name : STEVEN GRAVES
Address : 164 PLEASANT VALLEY RD
City: APTOS, CA

Subject: APN: 108-161-67 / B-141001
Street Address

Dear Property Owner:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project, **APPROVAL IS DENIED**. We require the additional information listed below in order to complete our review.

Please add the appropriate NOTES, DETAILS and INFORMATION on your plans and **RESUBMIT with an annotated copy of this letter. All changes to drawings will require "clouding of the change"**.

NOTE on the plans "these plans are in compliance with California Building and Fire Codes (2013 edition) and Santa Cruz County Amendments".



Fire Review

Routing No: 1 | Review Date: 01/28/2014

COLLEEN BAXTER (CBAXTER) : Complete

SHOW on the plans TO BE DETERMINED gallon water tank for domestic and fire protection service with a "residential hydrant" as located by the Fire Department if your building is not serviced by a public water supply meeting the fire flow requirements. For information regarding where the water tank and fire department connection shall be located, contact the Santa Cruz County Fire Marshals Office at 335-6748. A separate permit is required for tank/hydrant installation. **Call our office to make an appointment with the deputy fire marshal Chris Walters.**

SHOW on the plans, **DETAILS** of compliance with the access road requirements. The access road shall be **20** feet minimum unobstructed width and maxi-mum twenty percent slope. The access road fronting the project property corner to property corner shall conform to the minimum width standard.

ACCESS ROAD / DRIVEWAY REQUIREMENTS

· The access road / driveway shall be an "all weather" surface. "All Weather Surface" is defined as a minimum 6" of compacted aggregate base rock, Class II or equivalent, and certified in writing by a licensed engineer to 95% compaction for grades up to and including 5%. For grades in excess of 5% but not exceeding 15%, oil and screeds shall be applied to a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95% compaction. For grades exceeding 15%, 2" of asphaltic concrete shall be applied over a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95%.

· The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time.

· The access road shall have a vertical clearance of 13'-6" for its entire width and length, including turnouts.

· An approved turn-a-round shall be provided for access roads and driveways in excess of 150 feet in length.

· Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.

· All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

· The driveway shall be thereafter maintained to these standards at all times.

ADDITIONAL ACCESS INFORMATION IS NEEDED, SHOW THE GRADE OF ROAD



Fire Review

Routing No: 1 | Review Date: 01/28/2014

COLLEEN BAXTER (CBAXTER) : Complete

ALONG ENTIRE LENGTH. APPROVED TURNOUTS AND A TURNAROUND ARE REQUIRED, THE DIMENSIONS ARE AVAILABLE ON OUR WEBSITE;
www.santacruzcountyfire.com.

NOTE on the plans “the job copies of the building and fire systems plans and permits must be on-site during inspections.”

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Should you have any additional concerns, you may contact our office at (831) 335-6748.

Routing No: 2 | Review Date: 04/29/2014

COLLEEN BAXTER (CBAXTER) : Incomplete

OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / CALFIRE

CAL FIRE SAN MATEO-SANTA CRUZ UNIT

6059 HIGHWAY 9
P.O. DRAWER F-2
FELTON, CA 95018
Phone (831) 335-6748

SCOTT JALBERT
FIRE CHIEF



Fire Review

Routing No: 2 | Review Date: 04/29/2014

COLLEEN BAXTER (CBAXTER) : Incomplete

Fax # (831) 335-4053

Date: 4/29/14

Planning Department
County of Santa Cruz
Attention: SAMANTHA HASCHERT
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 108-161-67 / B-141001
ADDRESS: 164 PLEASANT VALLEY RD

Dear PLANNER'S NAME:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project, **APPROVAL IS DENIED**. We require the additional information listed below in order to complete our review.

Please add the appropriate NOTES, DETAILS and INFORMATION on your plans and **RESUBMIT with an annotated copy of this letter. All changes to drawings will require "clouding of the change"**.

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

NOTE on the plans "these plans are in compliance with California Building and Fire Codes (**2013 edition**) and Santa Cruz County Amendments".

NOTE on the plans "all underground piping systems shall comply with the County Standard FPO-006 and shall require plan submittal and permit approval prior to installation. The standard is available at the Santa Cruz County Fire Marshals Office upon request".

NOTE on the plans "All buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 D and adopted standards of Santa Cruz County."

SHOW on the plans **DETAILS** of the Fire Department Turn-a-round in compliance with



Fire Review

Routing No: 2 | Review Date: 04/29/2014

COLLEEN BAXTER (CBAXTER) : Incomplete

FPO-015 standard.” Include dimensions. (See attached).

NOTE on the plans “the driveway / access road shall be in place prior to any framing construction, or construction will be stopped.”

SHOW on the plans, **DETAILS** of compliance with the access road requirements. The access road shall be **20** feet minimum unobstructed width and maxi-mum twenty percent slope. The access road fronting the project property corner to property corner shall conform to the minimum width standard.

ACCESS ROAD / DRIVEWAY REQUIREMENTS

- The access road / driveway shall be an "all weather" surface. “All Weather Surface” is defined as a minimum 6" of compacted aggregate base rock, Class II or equivalent, and certified in writing by a licensed engineer to 95% compaction for grades up to and including 5%. For grades in excess of 5% but not exceeding 15%, oil and screeds shall be applied to a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95% compaction. For grades exceeding 15%, 2" of asphaltic concrete shall be applied over a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95%.
- The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time.
- The access road shall have a vertical clearance of 13'-6" for its entire width and length, including turnouts.
- An approved turn-a-round shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times.

NOTE on the plans “the job copies of the building and fire systems plans and permits must be on-site during inspections.”



Fire Review

Routing No: 2 | Review Date: 04/29/2014

COLLEEN BAXTER (CBAXTER) : Incomplete

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Should you have any additional concerns, you may contact our office at (831) 335-6748.

ALL REQUIREMENTS FROM FIRST FIRE REVIEW SHALL ALSO BE MET . THE REQUIREMENTS OF A "B" OCCUPANCY SHALL ALSO BE MET . BECAUSE THE HOUSE WILL BE OPEN TO THE PUBLIC, A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED ALONG WITH HARD WIRED ILLUMINATED EXIT SIGNS AND PANIC HARDWARE AT EXIT DOORS . IF THE NUMBER OF OCCUPANTS EXCEEDS 50 INDIVIDUALS, THE REQUIREMENTS WILL THEN CHANGE TO THAT OF AN "A" OCCUPANCY.

Routing No: 3 | Review Date: 10/16/2014

COLLEEN BAXTER (CBAXTER) : Complete

OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / CALFIRE

CAL FIRE SAN MATEO-SANTA CRUZ UNIT

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SCOTT JALBERT
FIRE CHIEF



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 141001

APN 108-161-67

Fire Review

Routing No: 3 | Review Date: 10/16/2014

COLLEEN BAXTER (CBAXTER) : Complete

Phone (831) 335-6748

Fax # (831) 335-4053

Date: 10/16/14

Planning Department
County of Santa Cruz
Attention: CAROLYN BURKE
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 108-161-67 / Appl # 141001
Address: 164 PLEASANT VALLEY RD

Dear Name:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project and has no objections as presented.

- **Any other requirements will be addressed in the Building Permit phase.**
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT.**

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

NOTE on the plans “the job copies of the building and fire systems plans and permits must be on-site during inspections.”



Fire Review

Routing No: 3 | Review Date: 10/16/2014

COLLEEN BAXTER (CBAXTER) : Complete

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

THE AREAS OF THE HOUSE THAT ARE BEING USED FOR THE EVENTS SHALL HAVE PANIC HARDWARE AND ILLUMINATED EXIT SIGNS INSTALLED AT ALL EXITS. PRIOR TO ANY EVENTS BEING HELD, THE SPRINKLER SYSTEM SHALL BE INSPECTED BY A LICENSED C -16 CONTRACTOR, THE PAPERWORK SHALL BE SUBMITTED TO OUR OFFICE UPON COMPLETION.

Project Review

Routing No: 1 | Review Date: 02/18/2014

SAMANTHA HASCHERT (SHASCHERT) : Incomplete

See letter in file

Routing No: 2 | Review Date: 05/02/2014

SAMANTHA HASCHERT (SHASCHERT) : Incomplete

see letter

Routing No: 3 | Review Date: 10/16/2014

ANNETTE OLSON (AOLSON) : Complete

See letter in file.

Road Engineering Review

Routing No: 1 | Review Date: 02/04/2014

RODOLFO RIVAS (RRIVAS) : Complete