



Staff Report to the Zoning Administrator

Application Number: **181006**

Applicant: Deidre Hamilton
Owner: Haggloff
APN: 041-281-58

Agenda Date: June 15, 2018
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to allow outdoor special events of up to 120 people in two phases. In the first phase, 10 events per year would be allowed, and in the second phase, 24 events per year would be allowed. Amplified music is proposed for both phases. Off-site parking with shuttle service will be provided for events with over 40 attendees.

Location: Property located on the east side of Freedom Blvd. (6901 Freedom Blvd.)

Supervisory District: Second District (District Supervisor: Friend)

Permits Required: Amendment to Permit 97-0604

Technical Reviews:

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181006, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------------------------|
| A. Categorical Exemption (CEQA determination) | F. Comments & Correspondence |
| B. Findings | G. History of Property |
| C. Conditions | H. Program Statement |
| D. Project plans | I. Acoustical Study |
| E. Assessor's, Location, Zoning and General Plan Maps | J. Permit 97-0604 |
| | K. Parking Agreement |

Parcel Information

Parcel Size: 10 acres
Existing Land Use - Parcel: Bed & Breakfast/residential
Existing Land Use - Surrounding: Residential

Project Access: Freedom Blvd.
Planning Area: Aptos Hills
Land Use Designation: R-R (Rural Residential)
Zone District: RA-L (Residential Agriculture with a historic landmark combining district)
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 for discretionary permit
Fire Hazard: High
Slopes: ~0-15% in the area proposed for events
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Less than 100 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Aptos / La Selva Fire Protection District
Drainage District: Outside Drainage District

History

The subject parcel was designated as an historic resource in 2001 by the County's Historic Resource Commission and is known as Sand Rock Farm. The dwelling on the subject parcel was constructed in about 1905 with an addition constructed circa 1920. The then-owners, Brian Denny and Susan Van Horn, applied for a permit to use the historic dwelling as a five-bedroom bed and breakfast inn. The permit was approved in 1998, and a letter from the County issued in 1999 confirmed the implementation of the permit.

Mr. Denny and Ms. Van Horn sold the property in 1999 to the Sheehan's who continued to operate the bed and breakfast inn and also host weddings. In 2014, they sold the property to the current owners, the Haggloffs, who purchased both the property and the wedding business which, at the time of purchase, had been in operation under the Sheehan's for about 15 years. In 2017, the County received a complaint about the wedding business and subsequent research showed that no permit had formalized the wedding business.

Although there is some evidence that the property was used as a wedding and special event venue prior to when the County began issuing use permits in the late 1950s, the history is not sufficiently documented to confirm a pre-existing wedding use (see Exhibit G for a history of the property). Given this, the Haggloffs applied to the County to amend their bed and breakfast inn permit to allow for outdoor events.

Project Setting

The subject parcel is about 10 acres in size and is located along Freedom Boulevard, an arterial roadway that connects the Aptos and the Highway 1 corridor with Corralitos and Watsonville. Most of the uses in the vicinity are residential but Aptos High School and several churches are located nearby along Freedom Boulevard. The ambient noise from Freedom Boulevard traffic is significant.

The subject property is located on the east side of Freedom Boulevard. From Freedom Boulevard, the parcel slopes up. After entering the subject parcel, a one-way driveway loops around the property, providing access to the bed and breakfast inn and the outdoor event site. Substantial tree cover screens the site from neighbors and Freedom Boulevard.

The bed and breakfast inn is located on a flat terrace. Four parking spaces, including an accessible parking space, are located directly adjacent to the inn. Twelve overflow parking spaces are available in a parking area uphill of the inn and nine parking spaces are located further along the loop driveway. From the terrace where the inn is located, the loop driveway descends a relatively gentle slope to the terrace where the events are held. From the driveway, a pathway passes an existing barn and leads to the reception area. The wine cellar, which is enclosed by cement walls but has no roof, is located to the east of the open reception area.

The current proposal is to allow for outdoor events for up to 120 guests with amplified music in two phases. Phase one would be limited to 10 events and in phase two would be limited to 24 events. Only minor improvements are proposed to meet accessibility requirements, including the installation of a van accessible parking space and a cement pad for the temporary restrooms used in phase one.

Zoning & General Plan Consistency

The subject property is approximately 10 acres and is located in the RA-L (Residential Agriculture with a Historic Landmark Combining District) zone district. The existing five-bedroom bed and breakfast inn is a principally permitted use in the RA zone district, a zone district which is consistent with the site's R-R (Rural Residential) General Plan designation. The bed and breakfast inn was authorized under Commercial Development Permit 97-0604 (Exhibit J). This application would be an amendment to that permit to allow for outdoor weddings/events for guests of the bed and breakfast inn. This is similar to winery operators that request weddings and other special events as a part of their use permit. In particular, this permit would eliminate the condition of approval that prohibits outdoor uses, conferences, and meetings (Condition of Approval V. B. 10).

Program Statement

The property owner provided a program statement describing how the wedding / special event aspect of the bed and breakfast inn is proposed to occur (Exhibit H). The property owner proposes to recognize the wedding / special event use in two phases. In phase one, up to 10 events per year would be allowed. In phase two, up to 24 events would be allowed. For both phases, the maximum number of guests would be 120 people. Besides the number of events, the only difference between phase one and two is that in phase two, permanent bathrooms are required to be constructed. The following are the main elements of the program statement.

Use of the Bed and Breakfast Inn: Wedding (and other special events) rent the inn for the weekend, checking in on Friday and checking out on Sunday with the weddings/special event held on Saturday. According to the property owner, during the high season between May and October, occupancy is about 40 percent. The program statement outlines a typical weekend's schedule (Exhibit H).

Number of Events: Weddings have been held on the subject parcel for the past 19 years. Prior to this application, the current owners have hosted about 18-25 events per year with an average attendance of 70 people. This application requests up to 24 events with a maximum of 120 attendees. No events are booked on major public holidays (New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, or Christmas).

Event Hours: Typically, guests arrive on Saturday at about 2:30 PM. The ceremony begins at 3 PM, with cocktails and dinner ending at 6:30 PM. Dancing with acoustic or amplified music continues until 9 PM. All guests leave the property by 9:30 PM, with vendors departing by 10 PM.

Music: Although many of the inn's events do not include amplified music, some guests request amplified music for dancing. A noise study was submitted that calculated the noise impacts of an amplified band located in the wine cellar. The study found that, given the existing ambient noise and the noise attenuation provided by the parcel size and topography, no additional sound attenuation is required for the wedding / special event use to conform to the County's noise element.

Lighting: Event lighting consists of light strands in the wine cellar area, two lamp posts and rope light lining the path leading to the wedding / special event area, and a few yard lights. This is lighting that could be associated with a single-family dwelling, i.e., it is not commercial in nature. Given the distance from adjacent properties and the substantial tree cover, this lighting has not been identified as a problem and, therefore, is not anticipated to be a concern for neighbors in the future.

Bathrooms: Guests staying in the bed and breakfast have access to the six bathrooms in the inn. Because of accessibility regulations, event guests that are not staying the inn may not use those bathroom facilities. In phase one, portable bathrooms, including an ADA-compliant bathroom, would be used. Because the Environmental Health Department requires permanent bathrooms for facilities hosting more than 10 events a year, a bathroom structure would be constructed near the outdoor wedding area. The property owner anticipates that phase two would occur no sooner than 18 months after commencement of phase one. The bathroom structure would be required to be evaluated for its compatibility with the property's historic resource designation as a part of a Minor Variation to this permit.

Parking: Adequate parking for events up to 40 people can be accommodated in the 25 on-site parking spaces. Average vehicle occupancy for special events like weddings is typically between two and two and one-half people per vehicle. A 40-person event would require between 16 and 20 parking spaces. The 25 space that are available would accommodate this parking demand.

For events with more than 40 people, the property owner proposes the use of a shuttle for all guests. Guests would park at New Hope Community Church, located at 7200 Freedom Boulevard, and would be shuttled to and from the subject parcel. A letter from the church acknowledging the agreement is included as Exhibit K and a formal agreement would be required as a condition of approval.

Food Service: A licensed caterer prepares food in an off-site location and delivers it to the project site. No cooking occurs on-site for events.

Noise

The applicant provided a noise study by Jeffrey K. Pack of Edward L. Pack Associates, Inc (Exhibit I). The study included sound monitoring of the ambient noise (i.e., the existing noise without a wedding), actual sound measurements of an on-site wedding, and the calculated sound level of a band located within the wine cellar.

The proposed wedding / special event use was evaluated for conformance with the County's noise element which is intended to protect nearby properties from noise impacts. The acoustical study found that the event use (e.g. reception, cocktails etc.) as well as the use of an amplified band located within the wine cellar complies with the County's noise element. As a result, no sound attenuation is required.

Conclusion

The primary considerations for application such as this one is the compatibility of the proposal with the surrounding residential neighborhood. Traffic, parking and noise are the issues that typically effect a wedding venue's compatibility with the surrounding neighborhood. In this case, the property owner has submitted a program statement that includes a plan to shuttle guests from an off-site location for events with more than 40 guests in order to minimize traffic and parking impacts. The property owner also submitted a noise study which documents that the wedding use, including an amplified band, complies with the County's noise element. Given this, staff supports the expansion of the bed and breakfast inn use to include outdoor weddings.

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 **181006**, 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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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: 181006

Assessor Parcel Number: 041-281-58

Project Location: 6901 Freedom Blvd., Aptos

Project Description: Proposal to allow up to 24 outdoor special events of up to 120 people in two phases.

Person or Agency Proposing Project: Deidre Hamilton

Contact Phone Number: 831-423-9992

- 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. X **Categorical Exemption**


Specify type: Class 3 – New Construction or Conversion of Small Structures (Section 15303)
Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

(15301, Class 1) Existing facilities (Class 1) includes of the operation of existing private structures. Weddings have occurred on the subject parcel for approximately 19 years. No new impacts beyond this existing baseline will result from this project. Traffic occurs at non-peak times and a noise study indicates that the noise from weddings will comply with the General Plan noise element. No adverse change in the significance of the historic resource will occur as a result of this project since no changes are proposed to the bed and breakfast structure. Any future bathroom structure will be evaluated for conformance with the historic preservation ordinance (see below).

(15303, Class 3) The proposed restroom structure that is required prior to implementation of phase two of the project will be accessory to the existing bed and breakfast inn. It will be reviewed as a part of a discretionary application for conformance with the County's historic preservation ordinance (16.42).

In addition, none of the conditions described in Section 15300.2 apply to this project. As noted above, no substantial adverse change in the significance of a historic resource would occur as a result of this project.


Annette Olson, Project Planner

Date: 6/4/18

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 along an arterial roadway which provides easy and safe access to the subject parcel. The proposed wedding / event use, as conditioned, will not be detrimental to the health safety, or welfare of persons residing or working in the neighborhood or the general public in that the project will not create excessive traffic during peak traffic periods; ready and safe access is available to the subject parcel via Freedom Boulevard; and the project will not exceed the maximum and average noise thresholds intended to protect the area from noise impacts. Construction of the permanent restroom building in phase two will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the location of the wedding / special event use and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the Residential Agriculture (RA) zone district in that the primary use of the property will remain residential. The property supports a five-bedroom bed and breakfast inn which was authorized by Permit 97-0604. During the high season, the inn has an average occupancy during the peak season of about 40% (i.e. most of the time, there is no commercial use occurring on the property). The current application proposes an expansion of the existing approved bed and breakfast inn. The RA zone district allows a number of commercial uses, including churches (which often host weddings), country clubs, fraternal lodges, and wineries. This expansion of use is similar to wineries that host weddings and special events.

The proposal was evaluated to ensure that it will be compatible with the surrounding neighborhood. An acoustical study found that amplified music located in the wine cellar will comply with the County noise limits. Traffic and parking were evaluated. Because wedding trips will occur during non-peak times, the surrounding road network and intersections will not be significantly affected. Freedom Boulevard provides ready and safe access to the subject parcel. For events with over 40 guests, guests will park at a nearby church and be shuttled to and from the site to ensure that neighbors are not negatively affected by wedding guest traffic and that parking will be easily accommodated.

Conditions are included to ensure that the use remains compatible with the residential neighborhood and RA zone district. Some of those conditions are a requirement that all music end by 9 PM; that guests must depart by 9:30 PM, and vendors must depart by 10 PM; and that events with 40 guests or more must use off-site parking and a shuttle (as described above).

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 use, as conditioned, is consistent with the use and density requirements specified for the R-R (Rural Residential) land use designation in the County General Plan. The property will continue to be used primarily as a residential property. Bed and breakfast inns are principally permitted uses within the RA zone district which implements the R-R general plan designation. As conditioned, the proposed expansion of the bed and breakfast inn use to include events is consistent with the RA zoning and, therefore, the R-R General Plan designation.

The report evaluates this information relative to the County's General Plan noise maximums. For the residential properties to the north, east, and south, that maximum is 70 dBA Lmax and 50 dBA Leq(h)¹. When the ambient noise exceeds these limits, however, the County Code allows noise to be raised to the ambient noise levels. For the neighboring property to the west which is located between Freedom Boulevard and the subject parcel, the ambient noise—primarily from traffic along Freedom Boulevard—raises the maximum noise level to 71 dBA Lmax and 61 dBA Leq.

Table V of the acoustic study (page 14) shows the result of the sound monitoring for the measured noise impacts, and Table VI (page 15) shows the results of the calculated impacts of a band located in the wine cellar. In both cases, the noise levels comply with the County's noise element and no additional attenuation was recommended.

The only structure proposed as a part of the wedding / special event use is a bathroom to be constructed prior to the commencement of phase two. That structure will be reviewed as a part of a Minor Variation for conformance with the County's historic preservation ordinance, consistent with General Plan Policy 5.20.3 (Development Activities). This project also complies with General Plan Policy 5.20.5 (Encourage Protection of Historic Structures) in that the policy encourages private efforts to continue the use of historic properties as an integral part of the community. The bed and breakfast inn and related wedding / event use ensures that the historic resource on the subject parcel remains a part of the community.

The restroom's future location will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that it will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

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 wedding use at the existing bed and breakfast inn will generate trips during off-peak periods and therefore will not negatively impact the surrounding road network or intersections. Given that weddings have occurred on the subject parcel for the past 19 years, no

¹ For an explanation of these standards, see page 2 of the acoustical study (Exhibit I). In general, the dBA Lmax measurement indicates the maximum noise allowed while the dBA Leq(h) indicates the average noise allowed.

new impacts are anticipated. The proposed use will not overload utilities, in that the weddings are held outside and require a minimum use of utilities.

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 wedding use, as conditioned, was evaluated to ensure compatibility with the surrounding neighborhood. The primary considerations for a special event venue located within a residential neighborhood is the parcel's access, traffic and parking, visual impacts, and noise.

Freedom Boulevard is an arterial roadway providing ready and safe access to the parcel. Access within the parcel is provided by a one-way loop driveway that the fire department has accepted as providing adequate access. Traffic and parking will be managed by requiring that all events with more than 40 guests to park off-site at a church (7200 Freedom Boulevard) and be shuttled to and from the event. This will minimize the number of trips to and from the property and also minimize any impacts resulting from parking (e.g., door slamming). For events with fewer than 40 guests, parking will be provided on-site where there are 25 parking spaces. Special events typically have an average vehicle occupancy of between two and two and one-half. For 40 guests, the parking demand would be 16 and 20 parking spaces which could be accommodated on-site.

The event site is not visible from neighboring properties or Freedom Boulevard as it is buffered by both topography and trees. Given this, the physical design aspect (i.e., the visual impact) of the project will be insignificant to neighbors.

The proposed event use, including an amplified band located within the wine cellar, was evaluated for its compliance with the County's noise element. The acoustical engineer found that the project noise would comply with the maximum and average limits of the noise element. Given these considerations, the event use is anticipated to be compatible with the neighborhood.

The only structure that is proposed as a part of this application is the permanent restroom required for phase two of this permit. The restroom design would be reviewed for its compliance with the County's historic preservation ordinance (16.42) as a part of a Minor Variation. This will ensure that the structure complements and harmonizes with the existing and proposed land uses in the vicinity and, in particular, will be compatible with the physical design aspect of the property and neighborhood. There is no question about the feasibility of the structure, since it will be designed to comply with the County Code 16.42.

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 for phase two, when the permanent bathroom is required to be constructed, the property owner is required to apply for a Minor Variation to allow for the review of the restroom structure. At that time, the structure will be evaluated for conformance with the County's historic resource ordinance which will ensure that it is compatible with the historic

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Owner: Haggloff

resource. The restroom will not be visible from neighboring properties or Freedom Boulevard. Given these considerations and the small size of the structure, the structure will be an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Project plans, six sheets, prepared by Ifland Engineers, revised to 3/15/18.

- I. This permit authorizes an amendment to Permit 97-0604 to allow outdoor events at an existing bed and breakfast inn with a maximum of 10 events in the first phase and 24 events in the second phase. No more than 120 guests are allowed per event. 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.
 - C. 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.
- 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. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. Grading, drainage, and erosion control plans, as required.
 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.
 4. For Phase 2 of the project, the property owner shall apply for a Minor

Variation to construct a permanent restroom facility to serve event guests. The proposed restroom shall conform with the requirements of the Historic Resources Ordinance. If required, the building shall be reviewed by the Historic Resources Commission.

- B. Meet all accessibility requirements, including the following:
 - 1. Obtain a building permit for change of occupancy and/or built accessible features. Include an accessible route to the stage via a ramp or other method. [CBC 11B]
 - 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.
 - 1. Before Phase 2 can begin, a permanent restroom structure that conforms to the requirements of Environmental Health must be constructed.
 - 2. Phase 2 requires a sewage disposal upgrade application, current pumpers reports for all systems.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos / La Selva Fire Protection District.
 - F. Provide required off-street parking for 25 cars as shown in Exhibit D. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 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. **Number of events and guests:** In Phase One: No more than 10 events with a maximum of 120 guests may be held. In Phase Two: Once a permanent restroom is constructed and operational, no more than 24 events of 120 guests may be held.
- C. **Log:** The event operator shall keep a log of events that details the date, number of attendees, and any calls from neighbors. This log shall be made available to Planning staff as requested.
- D. **Holidays:** No events are authorized on New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving or Christmas.
- E. **End Time:** All music shall stop at 9 PM. All guests shall be off the premises by 9:30 PM. All vendors shall be off the property by 10 PM.
- F. **Amplified Music:** Amplified music must comply with the General Plan noise maximums. Amplified music is authorized in the wine cellar which is the location where the acoustic study assumed a band would be located. Unless an acoustical study is provided for another location that demonstrates that it too would comply with the County's noise element, no other location may be used for amplified music.
- G. **Use of the bed and breakfast inn:** Use of the interior of the bed and breakfast inn shall be limited to guests of the inn, i.e. people who are staying in the inn. Event guests that are not staying in the inn are not allowed in the inn. This is to ensure compliance with accessibility requirements.
- H. **Location of Events:** Events shall be held in the area shown on Exhibit D, i.e., the northern area of the parcel, including the wine cellar and the informal socializing area. The barn shall not be used for events unless this permit is amended.
- I. **Neighbor Communication:** All neighbors within 300 feet of the subject parcel shall be given the contact number of the event operator to be used in case of emergency or to voice concerns about impacts from the event use. Interested neighbors shall be given a calendar of scheduled events or a link to an online calendar showing the scheduled events.
- J. **Driveway:** The driveway through the property shall remain unobstructed at all times. At no time shall the driveway be blocked.

- K. **Parking / Shuttle Service:** For events with more than 40 guests, a shuttle service to off-site parking shall be provided. If at any time, the New Hope Community Church no longer agrees to allow event parking in their parking lot, no events with over 40 guests are allowed until a new off-site parking agreement is made. Any new parking agreement requires approval from the Planning Department and a note to this file documenting the new location. If there are concerns about the new off-site parking lot, an amendment to this permit may be required.

Parking for events with 40 or fewer guests shall be provided on-site in the parking areas shown in the project plans.

- L. **Noise:** Events shall comply with the noise limits established in the General Plan noise element. At the north, east and south property lines, the noise limit is 70 dBA Lmax and 50 dBA Leq(h), and for the property to the west, the noise limit is 71 dBA Lmax and 61 dBA Leq; this is due to the higher ambient noise resulting from traffic on Freedom Boulevard.

- M. **Food Preparation:** Food shall be prepared off-site by a licensed caterer.

- N. **Alcohol Service:** The service of alcohol to event guests shall comply with the requirements of the California Department of Alcoholic Beverage Control.

- 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

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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: _____

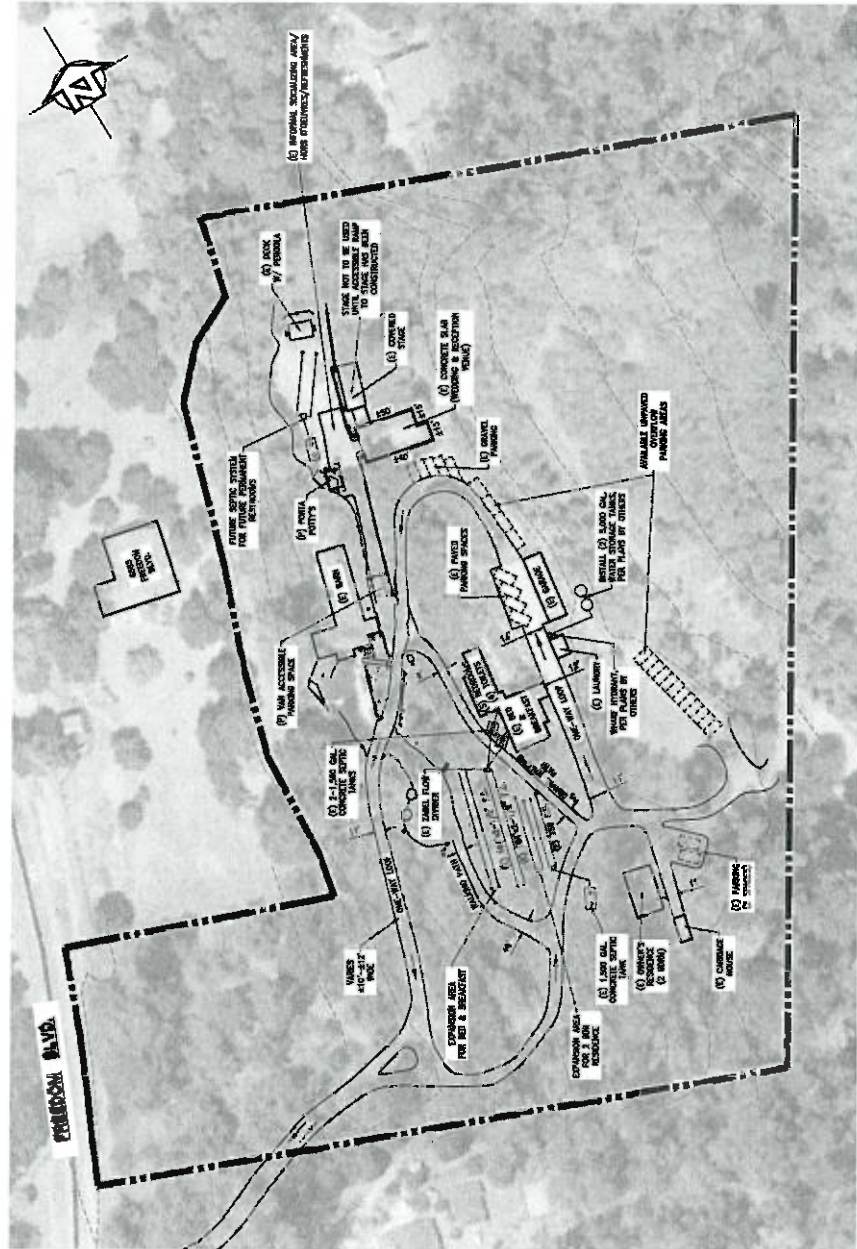
Effective Date: _____

Expiration Date: _____

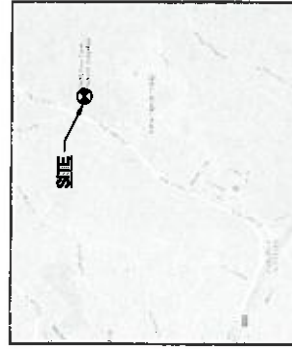
Jocelyn Drake
Deputy Zoning Administrator

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.

SITE ACCESSIBILITY IMPROVEMENTS FOR SAND ROCK FARM 6901 FREEDOM BOULEVARD APTOS, CALIFORNIA



SITE PLAN
N.T.S.



VICINITY MAP
N.T.S.

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INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	NOTES & SPECIFICATIONS
C3.0	DETAILS
C4.0	IMPROVEMENT PLAN
C5.0	STANDARD CONTROL PLAN
C6.0	STANDARD CONTROL NOTES & DETAILS
C7.0	STANDARD CONTROL PLAN



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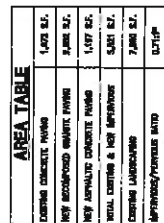
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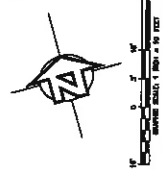
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99	RELIGION	99	EDUCATION
100	OCCUPATION	100	INCOME

1. NAME OF THE PARTY _____

EXISTING DISCONNECTED INFRASTRUCTURE ADAPTED TO SELF-TREATING MICROBIAL
MANUSCRIPT DRAFTS TO SELF-TREATING MICROBIAL
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786770 221. 30 1225 2011A

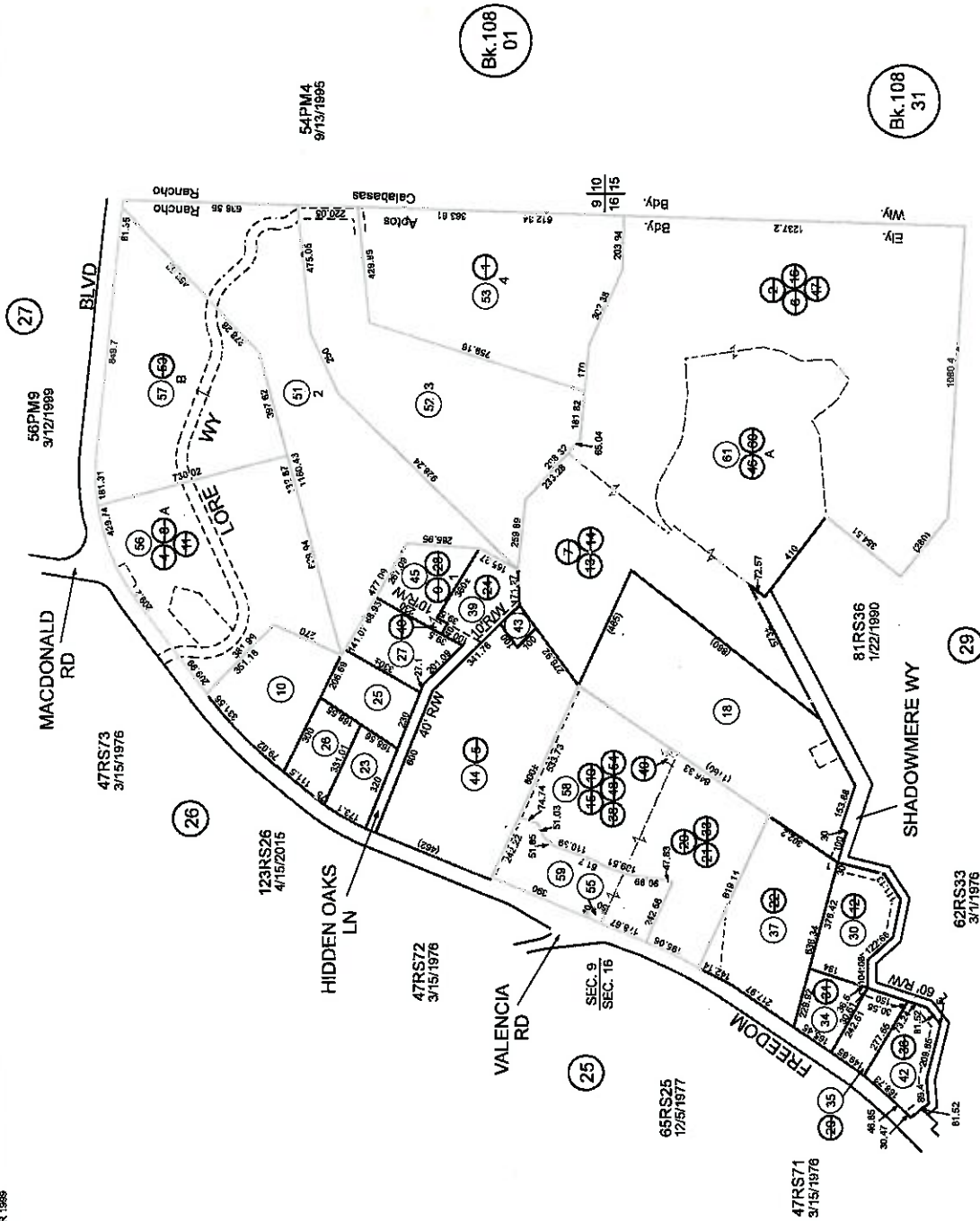


AREA HATCHING LEGEND

EXISTING CONCRETE PAVING	NEW REINFORCED CONCRETE PAVING
EXISTING ASPHALTIC LANDSCAPING	NEW ASPHALTIC CONCRETE PAVING

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Tax Area Code
69-108



Assessor's Map No. 41-28
County of Santa Cruz, Calif.
Jan. 1999

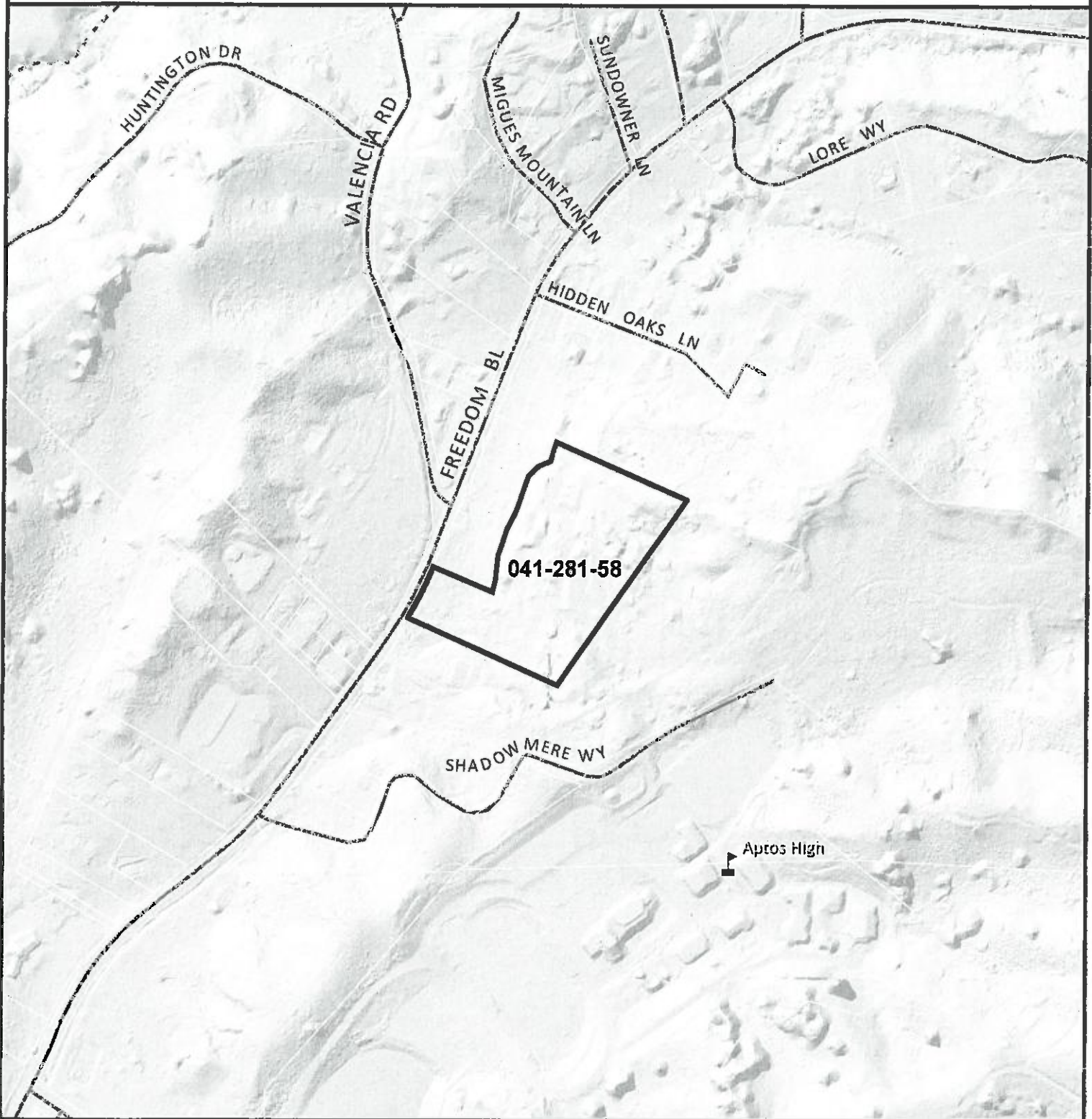
Note - Assessor's Parcel & Block Numbers Shown in Circles.



Parcel Location Map

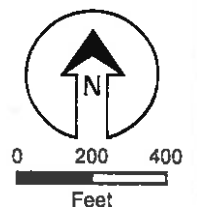
Santa Cruz County Planning Department

Parcel Number
041-281-58
May. 21, 2018



Symbol Key

- School
- Street
- Perennial Stream

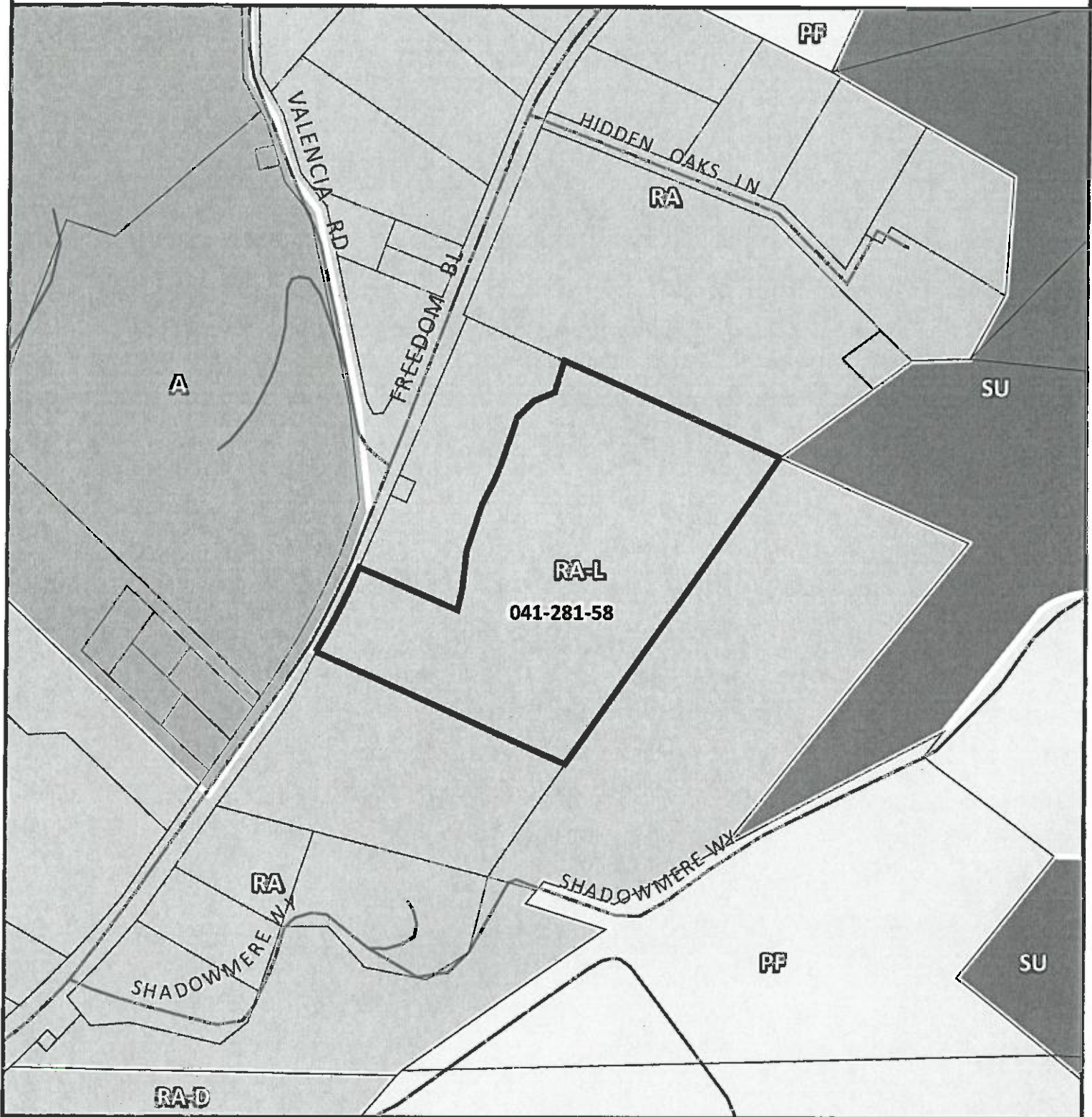








Parcel Zoning Map

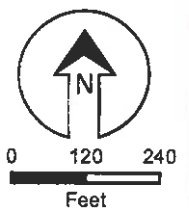
Santa Cruz County Planning Department

Parcel Number
041-281-58
May 21, 2018



Zoning

-  (A) Agriculture
-  (PF) Public & Community Facilities
-  (RA) Residential Agricultural
-  (SU) Special Use





Parcel General Plan Map

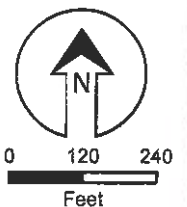
Santa Cruz County Planning Department

Parcel Number
041-281-58
May. 21, 2018



General Plan

- AG - Agriculture
- P - Public Facilities
- R-R - Residential-Rural



6471 Hidden Oaks Lane
Aptos, CA 95003
April 24, 2017

To whom it may concern:

My husband, Michael Wemp, and I, Jane Czarnecki Wemp, have resided at 6471 Hidden Oaks Lane in Aptos since 1988. Our home is close to Sand Rock Farm Bed and Breakfast. In all the years that we've lived here, we have never once heard any music at all from Sand Rock events.

Sincerely,
Jane Czarnecki Wemp

From: Jacqueline Hinds <jackiehinds09@gmail.com>
Subject: Letter
Date: January 4, 2018 6:49:23 PM PST
To: derek@sandrockfarm.com

To whom it may concern,

We are home owners at 6690 Freedom Blvd in Aptos, Ca. We live across the street from San Rock Farm. We understand they have events/weddings there. The events do not bother us what so ever and we support their business. We have gotten to know Jen and Derek Hagglof and think they have been very respectful to their surrounding neighbors. We wish them much success with continuing the Sand Rock Farm business.

Best,

Jackie and Tim Hinds

Sent from my iPhone

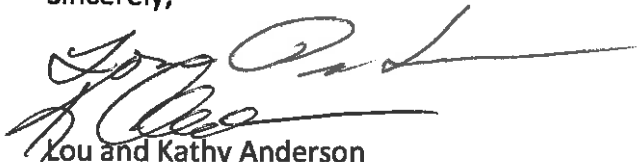
August 3rd, 2017

Dear Derek and Jen,

Thank you for the invitation to the neighborhood meeting. We are not able to make it to the meeting, but we support you in continuing the business as you have been doing and we enjoy having you as neighbors.

We have lived at 6501 Freedom Boulevard in Aptos since 1972 and we have never had any complaints about the events at Sand Rock Farm. Events have been going on there as long as we have owned our property.

Sincerely,



Lou and Kathy Anderson
(831)688-2129

Subject **Fwd: Sand Rock Farm weddings**
From Jen Hagglof <jen@sandrockfarm.com>
To <jen@sandrockfarm.com>
Date 2017-07-31 15:17

Sent from my iPhone

Begin forwarded message:

From: Maria Medina <maria515medina@gmail.com>
Date: March 28, 2017 at 10:15:48 AM PDT
To: jen@sandrockfarm.com
Cc: derek@sandrockfarm.com
Subject: Re: Sand Rock Farm weddings

Good morning Jen and Derek, It was a pleasure talking to you last night. Like I said over the phone, having you and your business next to our property does not bother us at all. We purchased our land about 19 years ago, it took us almost 2 years to get all the construction done, moved in and are very happy in this area. Never had any issues with any of our neighbors in the past until about a year ago more or less the neighbor below your property came over to our house asking if we could sign a petition he had going on to get rid of some of the activities you have with your property / business, but we told him we couldn't help him with his request because that did not bother us at all. Thank you and yes, definitely we will plan on coming to meet with you when we get back from our trip! Good Luck, Maria and Angel Medina 6905 Freedom Blvd. Aptos, CA 95003 (831) 685-8340 or (831) 247-5253

On Mar 28, 2017, at 9:50 AM, <jen@sandrockfarm.com> <jen@sandrockfarm.com> wrote:

Hi Maria,

Thank you so much for your phone call last night! It is great to finally talk to you and I hope we can meet in person as soon as you return from your trip. Derek and I would like to invite you and Angelo over for breakfast.

If you could send an email or letter just stating your name, address, length of time you have been at your address and any comments with regards to the Sand Rock Farm wedding business, we would be truly appreciative. It would be helpful to include the information about the neighbor who approached you and asked you to sign something.

We are trying to work through some issues with the county that have started because of another neighbor who also borders the Sand Rock Farm property on Freedom. He has been working hard to get us shut down and he claims to represent "others" in the neighborhood.

I have reached out to Barbara Palmer, as you know, in addition to Lou and Kathy Anderson, all of whom are also bordering neighbors. They have kindly lent their support to us and are helping us through this process.

Velma W. Arledge
3665 Valencia Rd.
Aptos, CA 95003

To: City/County officials

Re: Sand Rock Farm - Bed & Breakfast
6901 Freedom Blvd
Aptos, CA 95003

I am writing about concerns that have been shared about Sand Rock Farm that I do NOT share.

As a resident who has lived here for 43 years, I find no problem with this establishment. The infrequent events held there do not disturb me what-so-ever. Any sound I experience is no more or less than neigh of horses or the car noise on Freedom Blvd. I believe they keep their events within a reasonable timeframe in the day.

I am glad to have this lovely Bed & Breakfast as a neighbor so visitors can enjoy this beautiful area.

Please allow the Hagglofs to contin-

ue to operate their B & B as they have
for the past years.

Sincerely,

Vel Arlidge

Velma Arlidge
3665 Valencia Rd.
Aptos, CA 95003

May 1, 2017

To whom it may concern:

Re: Sand Rock Farm

I am writing this letter in support of Sand Rock Farm, Aptos, CA.

Sand Rock Farm is an ideal site for wedding and special event programs. The 10+-acre property is rich in history with previous vineyard and cattle operations, old growth redwoods and an exquisite turn of the century Craftsman farm home and barn.

The proprietors, Derek and Jenifer Hagglof, with their background in catering and event planning are the perfect couple to promote this Santa Cruz County gem.

The property location, close to freeway access, South county beaches, golf, dinning and shopping and centered between Monterey, San Benito and Santa Clara County make it ideal for this type of use.

I have lived in Aptos and Corralitos almost 40 years. I am a graduate of Aptos High School, Class of 82. I have had good friends, family and business associates living on this property at various times. I can think of no better use for this property than the current business activities of Derek and Jennifer Hagglof. It is good for Aptos and it is good for Santa Cruz County, with positive economic gains for the many small businesses that support this type of operation. I strongly support the continued operations of Sand Rock Farm as a bed and breakfast and wedding and special event location.

Sincerely,



Bret Zischke, Realtor
175 Browns Valley Road
Watsonville, CA

April 14, 2017

To Whom It May Concern,

I lived and managed the residences, barn, and properties encompassed at 6901 Freedom Blvd. from early 1979 until summer of 1989. During that time I operated my landscape business and nursery in and around the estate, leased from the Waugaman family. The residents and myself entertained and had social events on a regular basis. There were several festivities that were popular and well attended. These included weddings, reunions, and many theme parties, complete with live music. There was a stage and seating area constructed for regular entertaining and guests.

The location and acreage located at 6901 Freedom Blvd. was ideal for entertaining. Its seclusion from the highway made it an excellent venue for parking as well as minimizing noise and impact on the neighboring community.

If you have any question or concerns regarding the time I lived at 6901 Freedom Blvd., Aptos, CA, please contact me at (775)392-0800.

Respectfully submitted,

Ace Anderson

From: David Zischke <dizischke@yahoo.com>
Subject: Re: Sand Rock Farm
Date: April 19, 2017 11:15:15 AM PDT
To: Derek Hagglof <derek@sandrockfarm.com>

To whom it may concern,

I wanted to let concerned parties now that I lived at the above address (now Sand Rock Farm), for several years back in the late 1980 's. During that time both livable homes or dwellings on the property were occupied by a fun and outgoing group of young individuals and families. We had many great gatherings which included live music, big barbecues dancing and the like, many of which were attended by friends and family from the surrounding community of greater Santa Cruz.

I applaud the current owner, Derek Hagglof and his wife for keeping this treasured historic property in such beautiful condition and maintaining some of its historic uses as a gathering place for community and celebration.

Should you have any questions regarding the property or my experience there please do not hesitate to contact me at your earliest convenience.

Sincerely,

David Zischke
530 863-8377



Jennifer Gogan <goganlandplanning@gmail.com>

Voicemail from Neighbor RE: Sand Rock Farms

1 message

Jennifer Gogan <goganlandplanning@gmail.com>

Mon, Nov 27, 2017 at 10:44 AM

To: Deidre Hamilton <deidre@hamiltonlandplanning.com>

Received Friday 11/24/2017 @ 3:10pm from Lou Andersen_

"We don't have any objections to whatever you want to do. You are landowner and feel free to do anything you want to do, that's our thought, just like we like to do do what we do. Seems like there is always somebody complaining. I have pneumonia so I cant attend your program, anything you want to do if fine with us. Please. Thank you. Give us a call, 688-2129. Bye bye."

Jennifer Gogan

jennifer@hamiltonlandplanning.com

Please note that I am not in the office on Fridays.



911 Center Street, Ste. E

Santa Cruz, CA 95060

(831) 423-9992

Please consider the environment before printing this email.

EXHIBIT F

next door neighbor
called - Support - 11/24/17
Property Detail

Subject Property : **6501 Freedom Blvd Aptos CA 95003**

Owner Information

Owner Name : **Andersen Kathleen G (te)**
Mailing Address : **6501 Freedom Blvd, Aptos CA 95003-9626**
Vesting Codes : **// Trustee**

Location Information

County : **Santa Cruz, Ca** APN : **041-281-44-000**
Census Tract / Block : **1224.00 / 6** Subdivision : **Aptos Rho**
Township-Range- Sect : **11-01E-16** School District : **Pajaro Vly**
Market Area : **49** Munic/Township : **Pajaro Valley**

Owner Transfer Information

Recording/Sale Date : **04/19/2004 / 04/08/2004** Deed Type : **Grant Deed**
Document # : **25790**

Property Characteristics

Gross Area : **1,272** Bedrooms : **3** Year Built / Eff : **1952 / 1952**
Living Area : **1,272** Bath(F/H) : **1** Roof Material : **Wood Shake**
Total Rooms : **6**

Property Information

Land Use : **Rural Homesite** Lot Acres : **8.98** Sewer Type : **Septic Tank**
County Use : **Rural 5-19.99 Acres** Lot Size : **390,995** State Use : **(D)**
Zoning : **RA** Water Type : **Public**

Tax Information

Total Value : **\$189,893** Homeowner **Homeowner** 2013 A REF 2002 **\$16.64/.00898**
Exemption : PAJARO SCH BD
Land Value : **\$93,764** Fire Dept Tax : **APTOS LA SELVA** Tax / Rate :
COUNTY- **\$16.60/0.00**
HIGHWAY



Property Detail

Improvement \$96,129 Value :	Water Tax : CENTRAL SANTA CRUZ	LIGHTING CSA 9 Tax / Rate :
Total Taxable \$185,393 Value :	COUNTY-REFUSE \$56.94/0.00 CSA 9C.Tax / Rate :	642589 CABRILLO COLLEGE 2016 R Tax / Rate : \$13.60/.00734
Assessed Year : 2017	9D2- ROAD \$56.40/0.00 REPAIR Tax / Rate :	CABRILLO COLL DEBT SVC 2004A Tax / Rate : \$13.42/.00724
Improve % : 51%	CFD NO. 2016-1 \$49.50/0.00 LIBRARY FACILIT Tax / Rate :	CABRILLO COL DS 1998 SER B Tax / Rate : \$11.82/.00638
Tax Year : 2017	2012 C PAJARO \$35.92/.01939 VLY SCH DIST BON Tax / Rate :	MOSQUITO ABATE/VECTOR CONTROL Tax / Rate : \$11.58/0.00
Property Tax : \$2,245.42	2013 B REF 2002 \$35.24/.01901 PAJARO SCH BD Tax / Rate :	CSA 53 MOSQUITO CONTROL ASSM Tax / Rate : \$10.48/0.00
Tax Rate Area : 69108	2012 A PAJARO \$34.34/.01853 VALLEY SCH BND Tax / Rate :	OTHER MISC Tax / Rate : \$29.02/0.00
		TOTAL OF SPECIAL ASSESSMENT Tax / Rate : \$391.50/0.00

Deidre Hamilton

From: Deidre Hamilton [deidre@hamiltonlandplanning.com]
Sent: Tuesday, November 28, 2017 2:06 PM
To: 'Robert Cornejo'
Subject: RE: 6885 Freedom_Sand Rock Farm Invitation

Hi Robert and Lisa,

Thanks so much for responding to the flyer. I'm sorry that the new owners won't be able to make the meeting but since we have already mailed out the flyers, I feel we need to proceed with the meeting. However, I would be happy to talk with the new owners once they get settled if they have any questions or concerns. Feel free to share the flyer with them and have them contact me once they get settled. Again, thanks for your response and good luck to you in your new home.

Deidre

Deidre Hamilton
deidre@hamiltonlandplanning.com



911 Center Street, Ste. E
Santa Cruz, CA 95060
(831) 423-9992
www.hamiltonlandplanning.com

From: Robert Cornejo [<mailto:robert.vox@icloud.com>]
Sent: Tuesday, November 28, 2017 9:04 AM
To: deidre@hamiltonlandplanning.com
Subject: 6885 Freedom_Sand Rock Farm Invitation

Hello Deidre,

We received an invitation to attend Neighborhood Meeting #2 with Sand Rock Farm.

The letter stated to contact you with comments.

We are no longer the property owners at [6885 Freedom Blvd.](#)
Our vacate date is [December 6](#), with the new owners taking occupancy [on December 6](#).

Our assumption is that the new owners will be busy with moving into their house [on December 6](#), so attending a neighborhood meeting may be challenging.

Of course, we will pass along the meeting invitation promptly. If there can be consideration to postpone the meeting, that may be more beneficial for all parties.

Best Regards,

Robert and Lisa Cornejo



Historic Sand Rock Farm

By John Hibble

What is Sand Rock Farm and where is it located? I first learned of Sand Rock Farm in 1997 when the new owners, Susan Van Horn and Brian Denny showed my wife Karen and me the property at 6901 Freedom Blvd, which they wanted to turn into a bed and breakfast inn. It needed a lot of work. It had been a long-term rental property and was red-tagged following the 1989 earthquake. There was a large house, a winery ruin and a large barn where Brian said musicians such as Carlos Santana, the Grateful Dead members, and others, used to jam in the early 1960s. That may or may not be true but it makes for a good story. William Francis, my endodontist said that he attended concerts in the barn around 1970. He said the Dooby Brothers gave house concerts all around this area at the time. So, what is the history behind this property?

The history of Aptos includes the stories of some people who are well known and some people who are not well known. In 1872, Claus Spreckels, the sugar millionaire, purchased 2,590 acres of the Aptos Rancho, mostly east of Aptos Creek, from Raphael Castro for \$81,000. Twelve years later in 1884, Spreckels sold 1,000 acres, almost 40% of his property, to Dr. August Liliencrantz of Oakland. I am guessing, but I would bet that Spreckels recovered his entire investment to Castro through this sale. Aptos was no longer a two day buggy ride from San Francisco; it had direct rail service from Alameda.

Although Dr. Liliencrantz was in Oakland's high society, I have only read a paragraph or two about him before now. The 1,000 acres that we are talking about was all on the east side of Freedom Boulevard, (formerly called the Santa Cruz Watsonville Road). The property stretched from Seascapes Boulevard east of San Andreas Road up to McDonald Road and included the land where Aptos High School is today.

Dr. August Liliencrantz was a physician and surgeon who moved his family to California from Milwaukee, Wisconsin, in 1874 to settle in Oakland where he practiced medicine as a very prominent physician for fifty years. He was born in Sweden about 1848 and came to America in 1866.

Remember, California was only recently acquired from Mexico and became a state in 1850. Twenty five years later, Doctor and Mrs. Eva Liliencrantz were trying to help provide medical care and hospital accommodations in their community. Oakland did not have a hospital and the Relief Home did not have any more room for patients.

Mrs. Eva Liliencrantz was a board member of the Ladies Relief Society who organized to finance the Oakland Homeopathic Hospital and Dispensary. Dr Liliencrantz was very progressive and had traveled extensively in Europe to study homeopathy which is based on the idea that the body has the ability to heal itself using drugs, given in minute doses, which would produce, in a healthy person, symptoms similar to those of the disease. Dr. Liliencrantz was considered a leader in this field. His progressivism got him in to hot water.

Dr. Liliencrantz also practiced standard allopathy which treats disease by the use of agents or drugs that produce effects different from those of the disease being treated, the kind of prescription drugs medical doctors prescribe today. Dr Liliencrantz supported the union of the two societies but when he applied for membership in the Alameda County Medical Association in 1882, he had to publicly renounce homeopathy in order to be accepted. He later delivered a paper which expressed that doctors should be free to choose.

In 1890, Oakland physicians formed a corporation to establish Oakland General Hospital. Dr. Liliencrantz was a trustee. He was also on the Board of Health and was instrumental in the dredging of Lake Merritt which was literally a sewer. In 1891 Dr Liliencrantz gave up his practice to specialize in surgery in San Francisco. He later resumed his practice in Oakland. Dr. Liliencrantz generously volunteered his time on committees and to help children and the poor. He wrote and delivered many papers on medical issues.

The Gentleman Farmer

Dr. Liliencrantz was a gentleman farmer, which means that Sand Rock Farm did not have to be profitable because his medical practice could sustain his lifestyle. Or the term gentleman farmer can also mean that his farm could support him so well that he could engage in other activities like George Washington or Thomas Jefferson whose farms,

Mount Vernon and Monticello, allowed them to spend time shaping America's future. It is obvious that Dr. Liliencrantz intended the farm to support itself handsomely.

Work on the farm began in the spring of 1886. Ten acres of olives and twenty five acres of wine grapes were planted. A large number of pines were set out on the roughest and sandiest portions of the tract and a dairy of fifty cows was established. Construction of the ranch house and water supply began the following year with redwood milled on the property. By 1887 three thousand fruit trees and an additional seventy acres of grape cuttings were planted. About 1900 a large carriage barn was built.

Dr. and Eva Liliencrantz had three children. Their daughter Edith became an architect and was a contemporary of Julia Morgan. She graduated sixth in her class from Boston Polytechnic Institute in 1900. Edith was married at Sand Rock Farm in 1906 to Dr. Lewis Thorpe, descending the main stairs upon rose petals strewn by her young nephew Eric.

Their son Guy reportedly left for Boston to take a 4 year course in civil engineering; however by 1901 he was a graduate of Bush Medical College in Chicago and had a medical practice with his father.

Their other son, Henry Tod Liliencrantz was educated at the University of California but Sand Rock Farm led him to become a rancher. While on vacation at the Aptos ranch in the 1880s he met Vicente Castro, Raphael's son. As a favor, Don Vicente and his sons came over to brand some of Dr Liliencrantz's cattle and Henry Tod was hooked. He loved being around real cowboys. When Vicente Castro moved his family south to the Santa Maria area in 1900, Henry got permission to ride his horse to visit them. It was a six day ride each way and he covered about 425 miles. He loved every minute of it.

Soon Henry was at Sand Rock Farm full time raising cattle and standard bred horses for driving, work and saddle. In addition, the farm was advertising Percheron draft horse breeding, thoroughbred Berkshire boars and pigs, grain, field peas, chickens, pumpkins by the ton, oat hay, and oak stove wood for sale.

In 1907, 130,000 gallons of cooperage, (wine barrels), were added to the winery. They had developed a steady demand in Europe for their wines. Their six horse team pulling an enormous barrel wagon was a common sight in Watsonville as their wine was shipped from Watsonville Junction. The winery closed during World War I, because their winemaker, Heinrich Schutter, was a German national and was removed from the coastal area as an enemy alien. There once was a boarding house on the property for winery workers but it later burned.

In 1908, August and Eva gifted almost half of the farm, 454 acres, to their son, Henry Tod. The following year they gifted 84 acres to their son Guy.

Between 1910 and 1915 the main house was substantially enlarged in the Arts and Crafts style and by 1917 a guest house was constructed. The apple orchard was removed in 1927.

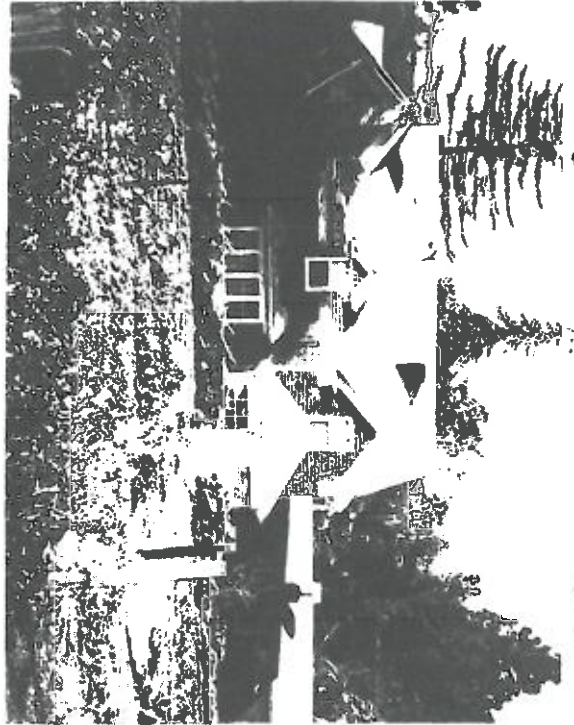
The Liliencrantz family lived on and farmed their country estate for over sixty years, selling the property for the first time in 1947 to Alvin and Florence Waugaman who used it as a ranch to raise beef cattle.

In 1999, Lynn Sheehan, a professional chef and Kris Sheehan, her mother and business partner purchased the property. They spent years restoring the property as a bed & breakfast inn and in 2001 Sand Rock Farm was included in the Santa Cruz County Historic Resource Inventory and is eligible for inclusion in the California State and National Historic Registers. It was purchased by Jen and Derek Hagglof in November of 2014 and they bring new energy to the property.

It is now 10 acres of quiet gardens and woodland. The Craftsman era home is a stunning example of the style and workmanship of the turn of the century. From the push button wall switches to the hand-printed wall paper and antique furnishings. The original front door is curly redwood, with beveled glass and original brass hardware. The acanthus leaf sconce in the hallway is one of the original light fixtures. The dining room table seats 18. The stained glass in the living room was carried from England. The Eastlake Style parlor mirror was an original furnishing of the Claus Spreckels mansion.

The walls of the original winery are also a feature of the property; the ivy covered walls enclose a magical space open to the sky. The Historic heart redwood carriage barn is an excellent example of its type and one of the few remaining in the county.

9/2015



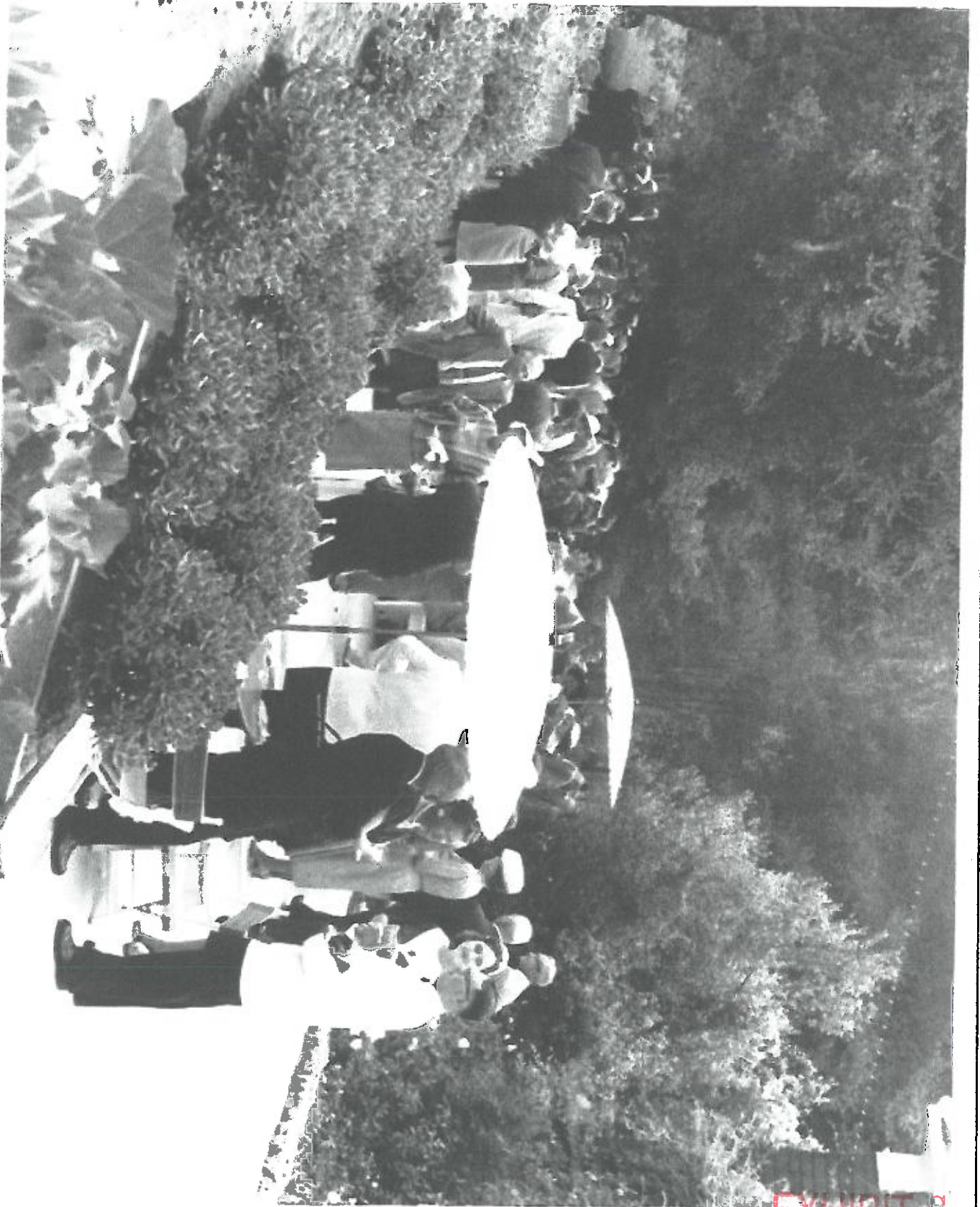
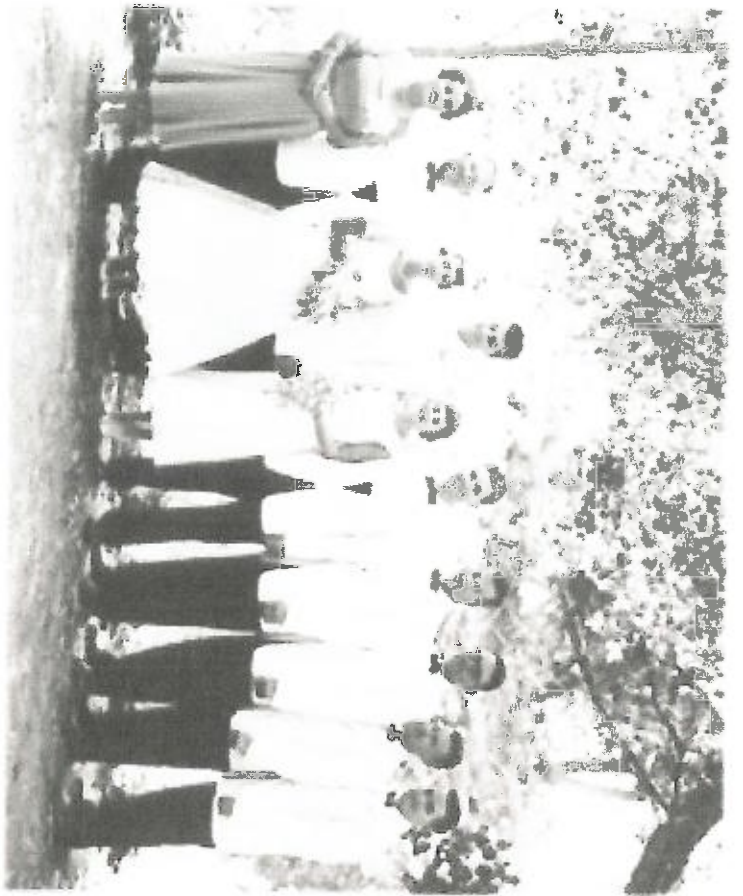






EXHIBIT G

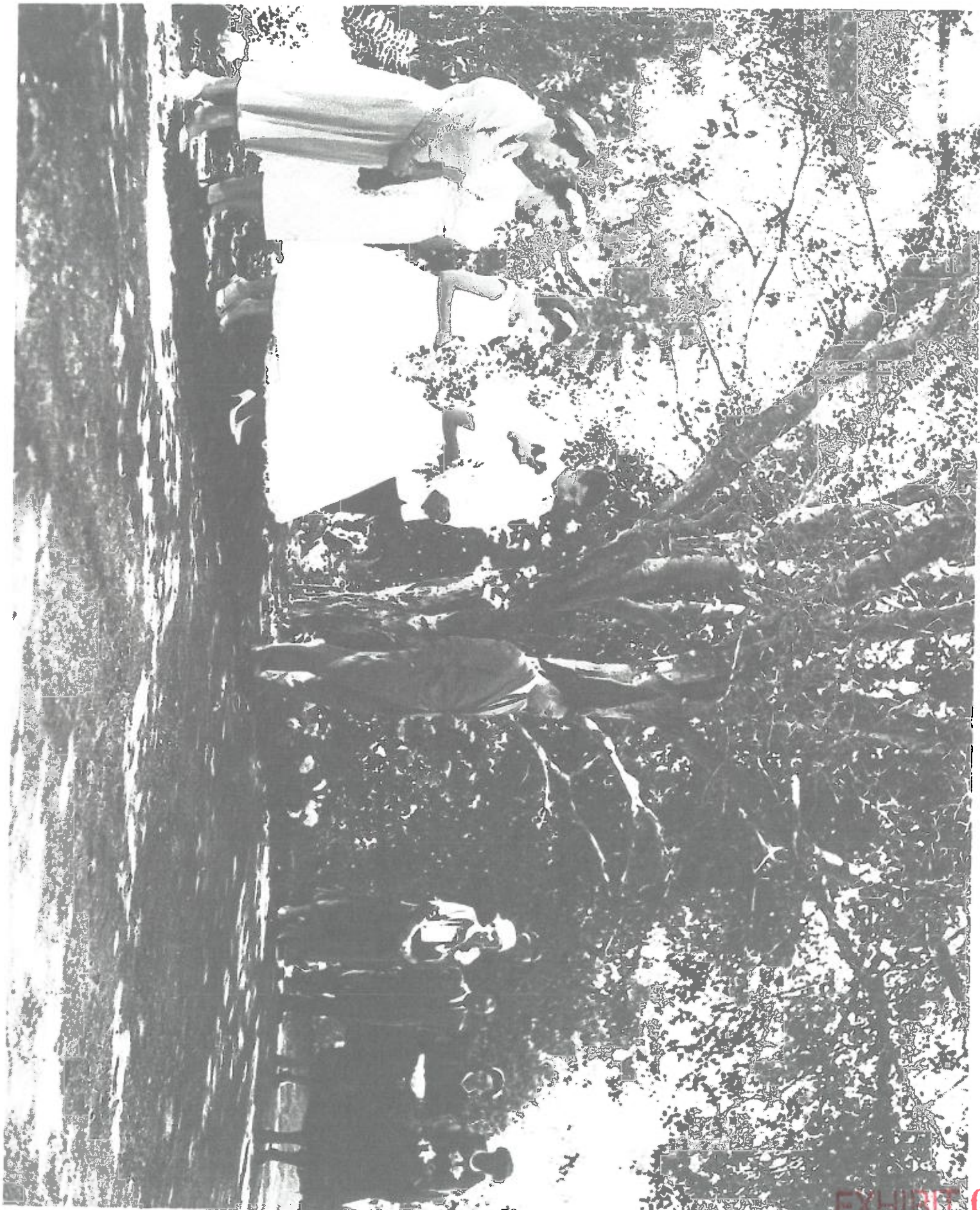




Receiving party, Aug. 24, 1957. Left to right: Florence and Avon Waugaman, Nan and Don Litz, Nan and Roland Mangiarini, and Wagner, Charles Waugaman, Dave Cobby, Don Adlerger.



Receiving party, Aug. 24, 1957. Left to right: same name, same name, Florence Waugaman, Lucille Litz, Nan Mangiarini, Nan and Don Litz.



Sand Rock Farm Bed and Breakfast Permit Amendment Proposal
Application for Amendment to Permit 97-0604
1/10/18

Owners Derek and Jennifer Hagglof
6901 Freedom Boulevard
Aptos, CA 95003
Business 831.688.8005 reservations@sandrockfarm.com www.sandrockfarm.com
Derek 530.318.6609 derek@sandrockfarm.com
Jen 530.318.2609 jen@sandrockfarm.com

Program Statement

We are Derek and Jen Hagglof, the owners of the property and the operators of the Sand Rock Farm Bed and Breakfast. We purchased this property in 2014. At the same time we purchased the bed and breakfast/wedding business which had been occurring on site for several years (see attached purchase agreement). We were not aware of the Use Permit or the limitations on outdoor events until we were notified by the County. It was never our intent to be in violation of the permit only to continue the business that we had purchased. Therefore, we are requesting an amendment to permit No. 97-0604 to allow indoor events and outdoor events which include amplified music and the installation of a handicapped van accessible loading and unloading area. We would also like to amend the Bed and Breakfast operational conditions as follows:

1. The operator shall reside on the property.
2. Guest stays shall be limited to 30 days
3. Adequate storage for clean and dirty linen shall be provided.
4. No cooking shall be allowed in the guest rooms
5. Food service for the bed and breakfast shall be limited to a continental type breakfast consisting of food items such as coffee, tea, juice and other beverages, fruit, and pastries, served exclusively to lodgers. Any meals connected to a wedding or other permitted public events shall be prepared off site in a kitchen that is in keeping with the requirements of Environmental Health for a commercial kitchen.
6. The Bed and Breakfast Inn is limited to a maximum of five (5) guest bedrooms.
7. One unlighted sign with a maximum size of six (6) square feet may be displayed as per County Code Section 13.10.619(b)(5). The words "hotel" or "motel" shall not be used. The sign shall be located out of the County right of way and may not block safe sight distance from driveways.
8. One (1) off street parking space shall be required for each of the five commercial guestrooms, plus 2 spaces for use by the inn owners. One space shall be handicap accessible. Parking for the outdoor weddings and events is described separately below.
9. All outdoor lighting shall be consistent with section 13.11.074(D)(1) of the County Code. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
10. Public outdoor events (weddings, meetings, conferences) and only permitted as described below. Public indoor events are allowed up to a maximum of 40 people.
11. All public outdoor events are subject to the following requirements and restrictions:
 - a. The maximum number of people allowed at any outdoor public event shall be 120.
 - b. Based on the use of porta pottys for these events, the maximum number of events annually shall be a maximum of ten (10). If permanent handicapped accessible bathrooms

are provided that meet the requirements of Environmental Health; or if the Environmental Health requirements change with regards to bathroom requirements, the number of events held annually shall be a maximum of 24.

c. No public events shall be held on New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving or Christmas.

d. Any public event with attendance greater than 40 is required to park off site and be shuttled to the property. A parking agreement shall be signed and recorded to provide offsite parking and shuttle vans shall be contracted by event users for service from the parking lot to the property. Vans shall provide handicap accessibility.

e. Outdoor public events shall only be allowed between the hours of 9:00 am - 9:00 pm.

f. Outdoor amplified music is permitted between the hours of 12:00pm and must end by 9:00pm. Noise levels shall conform to County General Plan section 6.9 and with the Noise Study prepared by Edward L. Packs and Associates dated 9/19/17. Operators shall monitor and record noise levels during the event to insure noise levels are not being exceeded. Any band contracted to play at an event must be made aware of the noise restrictions and be required to monitor their instruments to insure they are below the County standards.

g. Any meals connected to a wedding or other permitted public events shall be prepared off site in a kitchen that is in keeping with the requirements of Environmental Health for a commercial kitchen or in a permitted food truck. No meals shall be prepared on site.

h. All properties within 300 feet of the property shall be given minimum 30 days notice of any public outdoor event. This notice shall include the hours for the event and the number to call the day of the event if they have any concerns or problems.

i. Public events shall take place in the northwest portion of the property in the area of the existing concrete slab (the old wine cellar), the existing covered stage and the existing deck with pergola as shown on the plans prepared by Ifland Engineers dated 12/22/17.

History

Sand Rock Farm Bed and Breakfast is a five-bedroom, Craftsman-style house on over ten acres of RA-L-zoned land in Aptos, California. Originally developed as a commercial winery and vacation residence in 1887, the property has also been used for farming, as a cattle and horse ranch, for entertaining guests, as a bed and breakfast inn, as a long-term rental, and for special events (the earliest documented event was a 1906 wedding and another larger wedding, and one of the larger attended by two hundred guests, took place outside the house in 1957. There were public weddings, not related to the owners. A more detailed history (attachment 1) was provided in 2015 by John Hibble of the Aptos Chamber of Commerce, and followed up with an article in the Santa Cruz Sentinel (<http://www.santacruzsentinel.com/article/NE/20151122/NEWS/151129904>). Also, Rock Farm's house, cottage, barn and winery ruins have historical significance in Santa Cruz County and the property is designated historic level three (attachment 3).

Current Bed and Breakfast Operations

From 1999-present, Sand Rock Farm has been a bed and breakfast inn and wedding venue. The inn has five bedrooms, available to book online at www.sandrockfarm.com or by phone 831.688.8005. It is open year-round with some exceptions for owners' time off. During a wedding, the bride and groom and/or other friends and family members rent out the five bed and breakfast rooms. Check-in is generally 3:00pm and check-out is generally 11:00am. Occupancy averages thirty-five percent (approximately fifty room nights per month), however, high season is between May-October, when

the average occupancy is around forty percent. The owners and the one part-time employee do the bulk of the housekeeping and grounds maintenance. Supplementary housekeeping is done by a cleaning company and scheduled as needed. A landscaping maintenance company comes once a week. There is no use, storage or disposal of hazardous materials. There are no regular deliveries apart from mail. The owners live onsite in the caretaker's cottage, as did the previous owner.

Sand Rock Farm's private lodging, unusual historic features, and natural beauty attracts couples who desire a more intimate and leisurely wedding experience. Weddings or private events are hosted by couples and their families, and are invitation only. Sand Rock Farm facilitates events by requiring a wedding planner/coordinator and use of preferred vendors who are familiar with the property and respectful of the event policies (the preferred vendors are listed below). An event coordinator and owners are always present during event hours.

Sand Rock Farm has been hosting 15 events per year, ten *fewer* events per year than under the previous ownership. The current owners have implemented stricter rules with regards to event size and to sounds (attachments three and four). A typical wedding weekend schedule is as follows:

Friday

8:00am	Rental delivery
1:00pm	Lodging guest check-in
3:00pm	Wedding rehearsal

Saturday

noon-1:00pm	Wedding vendors arrive (coordinator, caterer, florist, etc...)
2:30pm-2:55pm	Guests arrive by shuttle
3:00pm	Ceremony
4:00pm	Cocktail hour and photos
5:30pm-6:30pm	Dinner
6:30pm-9:00pm	Dancing
9:00pm	Event end; music off
9:00pm-9:30pm	Shuttles depart
9:30pm-10:00pm	Vendors have departed

Sunday

11:00am	Guest check-out
noon	Guests have departed property

Restrooms

The inn has six bathrooms (one in each of the five guest rooms plus one in the common area). Portable restrooms, including ADA restrooms are rented and used for special events at the event area.

Employees and Vendors

The owners, Derek and Jen Hagglof are the only full-time employees. There is one part-time employee who averages twenty-five hours per week.

Vendors include, but aren't limited to a variety of hair, make-up, floral, photography, videography, and wedding officiating service providers as well as the following regular vendors:

Alexis Party Rentals

Viewpoint Events
Five Star Catering (food for events is prepared off-site and ready to serve)
E Events Co.
Ivy Hill Entertainment
Sound in Motion
Coastal Express Transportation
Santa Cruz Experience
D & G Sanitation
Magnolia Gardening
Lulu's Housecleaning Service

Proposed Number of Weddings Per Year

We are requesting an amendment to the use permit to allow ten (10) events per year with a maximum guest count of one hundred and twenty (120), and an increase to a maximum of twenty-four (24) events per year once permanent restrooms are installed. We request the following:

before permanent bathrooms are installed

A maximum of ten events (10); no events to be held on New Year's Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving or Christmas

after permanent bathrooms are installed

A maximum of twenty-four (24) events; No public events to be held on New Year's Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving or Christmas

Number of Attendees

The average event size is ninety (90). The maximum event size is one hundred and twenty (120).

Parking, Emergency Vehicle Access and Handicap Accessibility

There are twenty-four (24) parking spaces available for the business use as follows: four (4) parking spaces at the inn, including one (1) accessible space; an additional nine (9) spaces beyond the inn, and twelve (12) overflow spaces. A handicap accessible van parking and turn around area is being proposed to the west of the event area with a handicap path of travel to the public event areas. Vendor parking is available in the overflow gravel area or in any unused lodging spaces, however, some vendors deliver and depart prior to guest arrival, so there is no conflict with guest parking. (See attached site plan) Two (2) spaces are available to the owners at the owner's residence.

Shuttles are required *for all guests* for any event of forty (40) or more people. Shuttle parking has been and will continue to be provided at New Hope Community Church, located at 7200 Freedom Boulevard. The church has sixty (60) parking spaces and allows event guests to use their parking lot when church is not in service. Up to this point this has been an informal agreement, however, the owners have spoken with the church officials and will be formalizing this agreement upon approval of this amendment. Event guests will be required to contract shuttle service, including ADA shuttle services if the event is more than 40 people. When a shuttle service is used for the maximum event size of 150, only the guests lodging on property may park on property, with the exception of guests who might benefit by parking onsite due to accessibility needs (guests with walkers, wheelchairs or baby strollers). These guests have the option of parking right at the event area or being dropped off at the event area. Sand Rock Farm also has a golf cart to shuttle guests as needed. The large, circular driveway is kept clear at all times and all areas are accessible by emergency vehicles.

Noise

A Noise Study was prepared by Edward L. Pack Associates, Inc. on Saturday, September 19, 2017 and is included in this submittal. There were 120 guests in attendance for a wedding, dinner and reception during their site study. Both amplified and non-amplified music was played and the event lasted from 3:00 to 9:00pm. The conclusion of the study was that the event was within the standards set by the County of Santa Cruz Noise Element and that no mitigation measures are required. However, the owners do monitor the noise along their property line during events to insure adherence to the County requirements. Also, the preferred entertainment provider that the owners allow clients to choose from for any amplified music at events also are required monitor the sound levels and keep them to specific levels well below the county standards.

Events at Sand Rock Farm will either be either non-amplified or lightly amplified, with sounds contained within the immediate event areas. Outdoor events will occur in the old wine cellar area and in the adjacent open area. All outdoor events end no later than 9:00pm.

Lighting and Visibility

Event area is not visible to neighbors. Event lighting consists of bare-bulb strands in the Cellar cement slab area on the plans), two old-fashioned lamp posts and rope light lining the path to the event area.

Sanitation

Trash and recycling receptacles are located at the event area and trash/recycling is done by Sand Rock Farm. Catering trash is removed by catering companies.

Contact Person

A wedding coordinator and a property owner are always onsite for the duration of the event. The business phone number is on the sign at the entrance to the property and the number rolls to an owner's cell phone at all times.



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WEDDING NOISE MONITORING STUDY FOR

SAND ROCK FARM

**6901 FREEDOM BOULEVARD
SANTA CRUZ COUNTY**

**Prepared for
Sand Rock Farm**

**Prepared by
Jeffrey K. Pack**

**December 18, 2017
Project No. 49-046-1**

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I. Executive Summary

This report presents the results of a revised noise monitoring study of a wedding ceremony and reception at the Sand Rock Farm Bed & Breakfast facility located at 6901 Freedom Boulevard in Santa Cruz County. The purpose of this revision was to re-analyze live music sound levels generated during the reception portion of the event with the band located in the wine cellar.

The results of the noise monitoring, with the revision, reveal that the wedding ceremony, cocktail hour, dinner and reception sound levels, which included a live band, are within the limits of the Santa Cruz County Noise Element of the General Plan at all property line locations. Noise mitigation measures will not be required.

II. Background Information on Acoustics

Noise is defined as unwanted sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels (dB) with 0 dB corresponding roughly to the threshold of hearing.

Most of the sounds which we hear in our normal environment do not consist of a single frequency, but rather a broad range of frequencies. As humans do not have perfect hearing, environmental sound measuring instruments have an electrical filter built in so that the instrument's detector replicates human hearing. This filter is called the "A-weighting" network and filters out low and very high frequencies. All environmental noise is reported in terms of A-weighted decibels, notated as "dBA". All sound levels used in this report are A-weighted unless otherwise noted. Table I, below, shows the typical human response and noise sources for A-weighted noise levels.

Although the A-weighted noise level may adequately indicate the level of noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a mixture of noise from distant sources that create a relatively steady background noise from which no particular source is identifiable. To describe the time-varying character of environmental noise, the statistical noise descriptors, L_1 , L_{10} , L_{50} and L_{90} are commonly used. They are the A-weighted noise levels exceeded for 1%, 10%, 50% and 90% of a stated time period. The continuous equivalent-energy level (L_{eq}) is that level of a steady state noise which has the same sound energy as a time-varying noise. It is often considered the average noise level. The hourly average noise level is notated as $L_{eq(h)}$.

TABLE I

The A-Weighted Decibel Scale, Human Response,
and Common Noise Sources

<u>Noise Level, dBA</u>	<u>Human Response</u>	<u>Noise Source</u>
120-150+	Painfully Loud	Sonic Boom (140 dBA)
100-120	Physical Discomfort	Motorcycle at 20 ft. (110 dBA) Nightclub Music (105 dBA)
70-100	Annoying	Diesel Pump at 100 ft. (95 dBA) Freight Train at 50 ft. (90 dBA) Food Blender (90 dBA) Jet Plane at 1000 ft. (85 dBA) Freeway at 50 ft. (80 dBA) Alarm Clock (80 dBA)
50-70	Intrusive	Average Traffic at 100 ft. (70 dBA) Pass. Car, 30 mph @ 25 ft. (65 dBA) Vacuum Cleaner (60 dBA) Suburban Background (55 dBA)
0-50	Quiet	Normal Conversation (50 dBA) Light Traffic at 100 ft. (45 dBA) Refrigerator (45 dBA) Desktop Computer (40 dBA) Whispering (35 dBA) Leaves Rustling (20 dBA) Threshold of Hearing (0 dBA)

The effects of noise on people can be listed in three general categories:

- subjective effects of annoyance, nuisance, dissatisfaction;
- interference with activities such as speech, sleep, learning, relaxing;
- physiological effects such as startling, hearing loss.

The levels associated with environmental noise, in almost every case, produce effects only in the first two categories. Workers in industrial plants, airports, etc., can experience noise in the last category. Unfortunately, there is, as yet, no completely satisfactory way to measure the subjective effects of noise, or of the corresponding reactions of annoyance and dissatisfaction. This is primarily due to the wide variation in individual thresholds of annoyance and differing individual past experiences with noise.

The adding or subtracting of sound levels is not simply arithmetic. The sound levels, in decibels, must be converted to Bels, the anti-log's of which are then calculated. The manipulation is then performed (arithmetic addition or subtraction), the logarithm of the sum or difference is calculated. The final number is then multiplied by 10 to convert Bels to decibels. The formula for adding decibels is as follows:

$$\text{Sum} = 10\log(10^{SL/10} + 10^{SL/10}) \quad \text{where, SL is the Sound Level in decibels.}$$

For example, 60 dB + 60 dB = 63 dB, and 60 dB + 50 dB = 60 dB. Two sound sources of the same level are barely noisier than just one of the sources by itself. When one source is 10 dB higher than the other, the less noisy source does not add to the noisier source.

III. Noise Standards

A. Santa Cruz County General Plan Noise Element

The County of Santa Cruz Noise Element of the General Plan, Ref. (a), contains noise level limits for stationary noise sources, which are applied to non-transportation related noise sources, such as wedding events and music. The Noise Element limits both the hourly average noise level and the maximum sound level. The noise level limits are shown below.

Maximum Allowable Noise Exposure Stationary Noise Sources (1)		
	Daytime (5) (7 AM to 10 PM)	Nighttime (2,5) (10 PM to 7 AM)
Hourly Leq, dBA (3)	50	45
Maximum Level, dBA (3)	70	65
Maximum Level, dBA Impulsive Noise (4)	65	60
(1) As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.		
(2) Applies only where the receiving land use operates or is occupied during nighttime hours.		
(3) Sound level measurements shall be made with "slow" meter response.		
(4) Sound level measurements shall be made with "fast" meter response.		
(5) Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced by 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.		

The noise level limits at the residential properties to the north, east and south are 70 dBA L_{max} and 50 dBA $L_{eq(h)}$. The noise level limits at the property line to the west are 71 dBA L_{max} and 61 dBA L_{eq} . The noise limits at the west property line are higher due to the higher ambient noise levels generated by Freedom Boulevard traffic. The lowest hourly ambient noise levels were 61 dBA L_{eq} and 71 dBA L_{max} (just before and just after the event.

IV. Site, Event and Noise Measurement Descriptions

The Sand Rock Farm Bed & Breakfast is located at 6901 Freedom Boulevard in Santa Cruz County. The site is a mostly heavily wooded parcel that slopes up from west to east. There are slight terraces where the facility buildings are located and where events associated with the facility take place. The site is bounded by rural residential homes to the north, east, south and west. Freedom Boulevard is approximately 270 ft. to the west of the Sand Rock Farm westerly property line (near the barn).

Wedding events occur on Saturdays with the monitored event commencing at 3:00 PM and ending at 9:00 PM. The wedding ceremonies take place either in a wooded grove just west of the main building or in a larger open area (wine cellar) to the north of the barn. The cocktail hour, which occurs after the ceremony, takes place in this larger open area. This area contains a stage at the north end and a covered area along the east side. A former wine cellar is situated along east side of this area as well. The dinners and receptions will take place in the wine cellar. A barn is located along the west property line. The property line is approximately 14 ft. below the elevations of the grade at the barn and event area. The event that was monitored for this study had approximately 120 guests and the ceremony took place in the redwood grove. Live music with a violin, acoustic guitar and acoustic bass provided background music. At 4:00 PM, the attendees moved to the large event area for the cocktail hour. A vocalist and electric piano on the north stage provided music. At 4:30 PM the attendees moved into the wine cellar for dinner. The ceremony band with added vocals provided dinner music. At 7:00 PM the attendees moved to the barn. A small, general business band (piano, bass, guitar, drums and vocals) played popular rock, blues and jazz, typical of a wedding reception. The band was situated inside the barn along the west side of the room. Information on wedding and reception event operations was provided by the project sponsor, Ref. (b).

This revised study places the reception band in the wine cellar rather than in the barn. Music sound levels from previous analyses of live outdoor music were used for the calculations herein and applying sound attenuation rates and sound barrier data acquired at the site. Because the reception band was indoors, the noise data acquired outside and downslope at the property line is not accurate enough to use for the relocation of the band to the wine cellar.

V. Ambient Noise Conditions

To determine the ambient noise levels at the nearest and most impacted residential property lines for an evaluation against the standards of the Santa Cruz County Noise Element, continuous recordings of the sound levels were made at three property line (or close to them) locations. Location 1 was along the westerly property line between the barn and the neighbor immediately adjacent to the west. Location 2 was below the east property line as close to the nearest residence to the east as possible. The topography in the area is steeply sloping and heavily wooded. The precise location of the property line is unknown and access to the area was unattainable. Location 3 was at the northerly property line contiguous with the nearest residence to the north.

The measurement locations are shown on Figure 1, below. The approximate locations of the property lines, with the exception of the access driveway from Freedom Boulevard to the site, are shown by the yellow line.



FIGURE 1 – Noise Measurement Locations

The measurements were made from Saturday morning at 8:00 AM to Monday morning at 8:00 AM to capture the ambient conditions over a weekend period and during a large scale event for the facility. The measurements were made for 48 continuous hours to determine the existing background sound levels at the residences closest to the Sand Rock Farm wedding event sound-generating locations. The noise levels were recorded and processed using Larson-Davis Model 812 Precision Integrating Sound Level Meters. The meters yield, by direct readout, a series of descriptors of the sound levels versus time, which are commonly used to describe community noise, as described in Appendix B. The measured descriptors include the L_1 , L_{10} , L_{50} , and L_{90} , i.e., those levels exceeded 1%, 10%, 50% and 90% of the time. Also measured were the maximum and minimum levels and the equivalent-energy levels (L_{eq}). The sound level meters were calibrated before and after the tests to assure accuracy.

Tables II, III and IV include the measured hourly average and hourly maximum noise levels obtained for measurement Locations 1, 2 and 3, respectively. The data are shown graphically below each table.

As shown in Table III, there were some very high noise levels occurring in the 5:00 to 8:00 AM and 9:00 AM to 12:00 PM hours on Sunday morning. These were short bursts of noise that lasted for a few minutes each hour and were not associated with the project site. It is common for birds to chirp, squawk or caw during early morning hours. Given the nature of the environment and the number of crows noticed in the area during the wedding monitoring, it is likely that these high sound levels were from birds positioned very near (or possibly on top of) the noise monitoring meter at this location.

TABLE II				
West Property Line				
TIME	Leq Sound Levels		Lmax Sound Levels	
	Day 1	Day 2	Day 1	Day 2
8:00 AM	81.5	58.5	77.7	87.0
9:00 AM	61.9	76.9	80.5	108.8
10:00 AM	61.8	76.2	71.0	114.9
11:00 AM	61.8	76.3	79.8	114.9
12:00 PM	61.1	58.2	71.4	73.1
1:00 PM	60.9	58.8	71.8	74.0
2:00 PM	61.6	60.1	74.8	69.4
3:00 PM	61.4	60.6	74.1	72.4
4:00 PM	61.3	60.8	72.0	74.6
5:00 PM	62.2	61.8	73.7	80.0
6:00 PM	61.5	61.0	70.5	78.8
7:00 PM	61.0	60.2	72.6	80.9
8:00 PM	60.2	59.8	79.8	70.0
9:00 PM	58.5	58.3	70.9	82.8
10:00 PM	58.7	56.2	68.1	89.6
11:00 PM	53.7	53.5	68.1	68.5
12:00 AM	50.2	50.3	66.1	67.8
1:00 AM	47.0	49.2	63.5	68.7
2:00 AM	44.5	48.2	63.8	68.3
3:00 AM	45.0	47.2	66.7	65.5
4:00 AM	44.7	64.7	68.6	109.1
5:00 AM	74.4	56.0	109.5	88.3
6:00 AM	85.2	59.0	117.8	69.1
7:00 AM	76.1	59.7	116.4	76.6

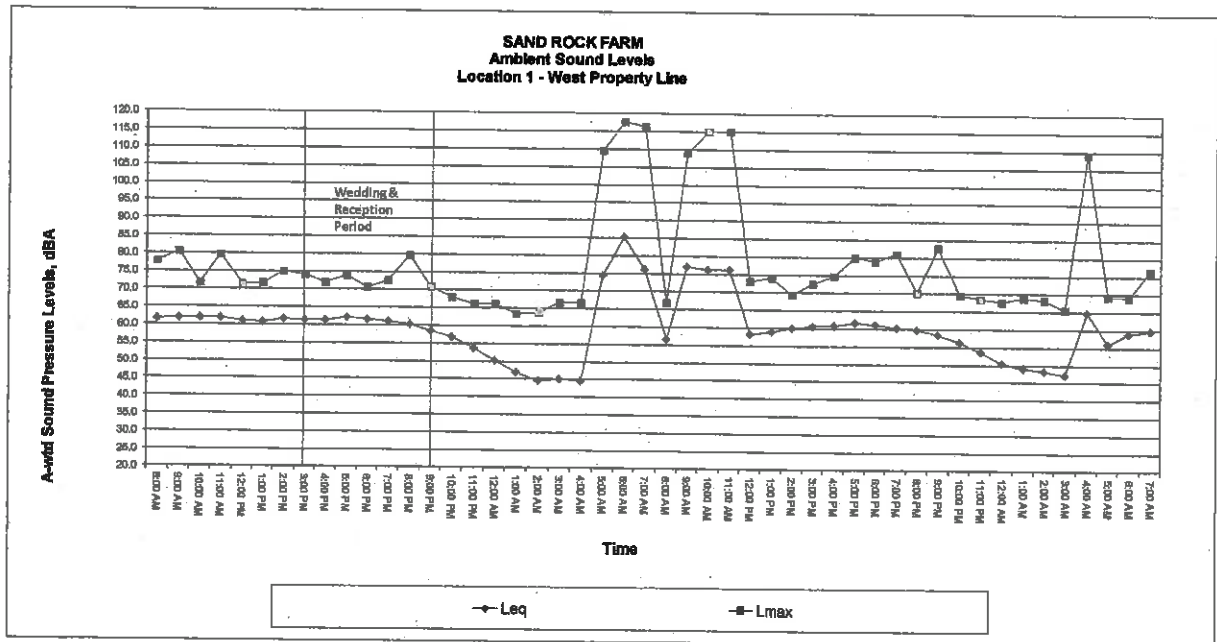


TABLE III				
East Property Line				
TIME	Leq Sound Levels		Lmax Sound Levels	
	Day 1	Day 2	Day 1	Day 2
	Leq	Leq	Lmax	Lmax
8:00 AM	53.5	53.1	63.2	61.5
9:00 AM	53.7	53.6	63.0	64.9
10:00 AM	53.7	53.6	60.0	61.7
11:00 AM	54.1	53.0	68.9	62.0
12:00 PM	53.6	54.0	60.4	65.8
1:00 PM	53.6	54.7	67.2	70.1
2:00 PM	54.4	53.3	65.2	69.6
3:00 PM	54.3	53.3	68.0	61.0
4:00 PM	54.2	53.4	61.7	61.1
5:00 PM	54.6	53.6	64.1	65.7
6:00 PM	53.4	53.3	60.6	74.1
7:00 PM	52.5	52.7	63.8	65.3
8:00 PM	52.0	52.1	64.0	65.6
9:00 PM	50.7	50.1	59.7	64.8
10:00 PM	49.4	48.2	58.5	59.8
11:00 PM	48.4	45.8	59.2	58.5
12:00 AM	46.5	42.6	60.2	58.2
1:00 AM	44.0	41.8	58.8	58.3
2:00 AM	40.6	41.7	57.7	62.3
3:00 AM	41.4	41.9	60.5	58.4
4:00 AM	41.3	45.3	60.3	65.0
5:00 AM	44.5	49.6	60.0	62.1
6:00 AM	47.9	53.4	61.0	62.2
7:00 AM	50.2	52.6	62.7	72.7

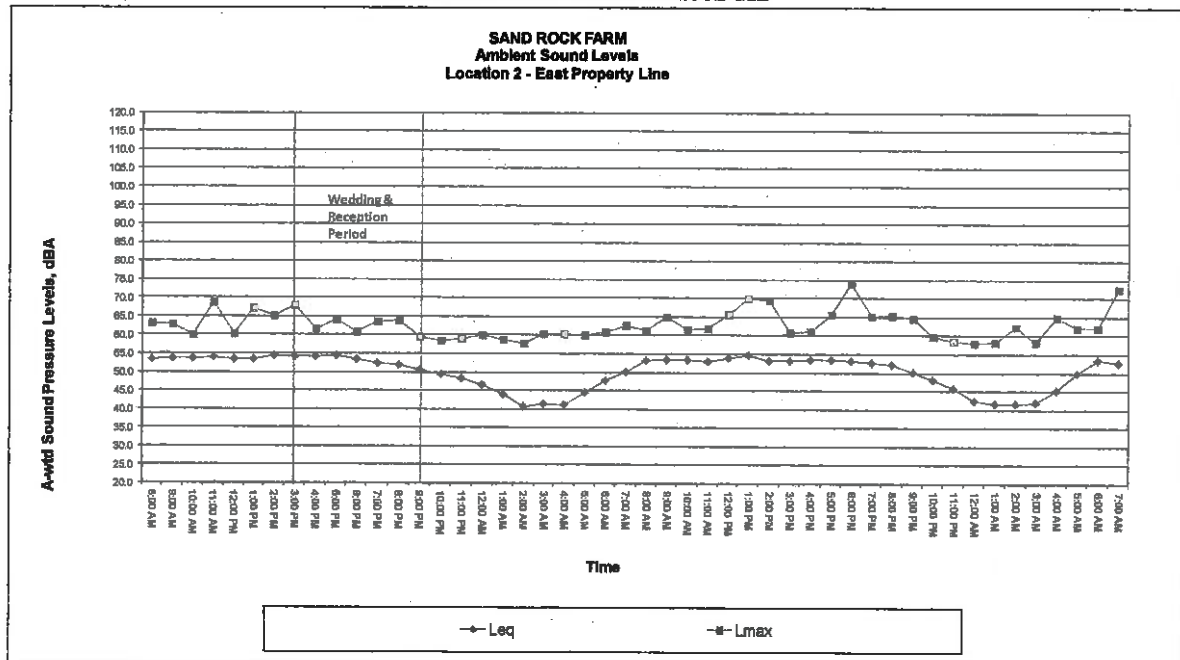
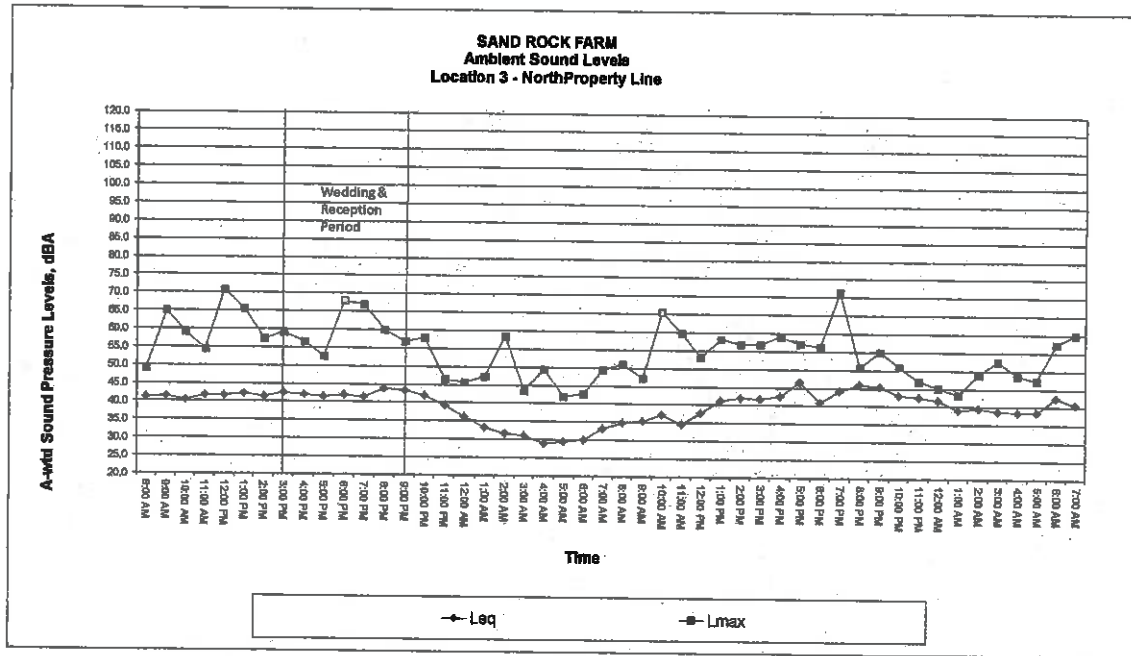


TABLE IV				
North Property Line				
TIME	Leq Sound Levels		Lmax Sound Levels	
	Day 1	Day 2	Day 1	Day 2
	Leq	Leq	Lmax	Lmax
8:00 AM	41.2	34.9	49.0	51.1
9:00 AM	41.5	35.3	65.1	47.2
10:00 AM	40.5	37.3	59.3	65.5
11:00 AM	41.6	34.6	54.4	59.7
12:00 PM	41.8	37.8	70.8	53.0
1:00 PM	42.3	41.3	65.6	58.1
2:00 PM	41.5	41.9	57.3	56.7
3:00 PM	42.6	41.8	59.1	56.8
4:00 PM	41.9	42.6	56.5	58.9
5:00 PM	41.5	48.4	52.7	57.2
6:00 PM	42.0	41.0	68.0	56.2
7:00 PM	41.5	44.1	66.9	71.5
8:00 PM	43.7	45.9	60.0	50.7
9:00 PM	43.2	45.4	56.7	54.9
10:00 PM	42.0	43.1	57.8	51.0
11:00 PM	39.3	42.4	48.4	46.9
12:00 AM	36.1	41.6	45.7	45.2
1:00 AM	33.3	39.1	47.4	43.2
2:00 AM	31.5	39.7	58.5	48.8
3:00 AM	31.0	36.7	43.5	52.5
4:00 AM	29.0	38.6	49.4	48.5
5:00 AM	29.5	38.6	42.0	47.2
6:00 AM	30.1	42.5	42.8	57.3
7:00 AM	33.2	40.7	49.4	60.0



VI. Wedding Event Noise Levels

Noise level monitoring of a wedding event took place on Saturday September 9, 2017. Noise levels of each part the wedding ceremony and reception were recorded using a Larson Davis 831 Precision Integrating Sound Level Meter. The meter was acoustically calibrated before and after the tests. The event noise monitoring was performed separately but concurrently with the measurements being made at the three ambient noise measurement locations described in the previous section. Guests began arriving at approximately 2:00 PM. The wedding ceremony was scheduled for 3:00 PM. However, the ceremony did not begin until 3:14 PM. The reception started at approximately 3:55 PM, with a cocktail hour, then dinner. The reception events and dancing started at approximately 7:40 PM. The reception ended at 9:00 PM. Figure 2 shows the measurement locations during the various events associated with the wedding. Measurements of each event were also attempted at ambient measurement Locations 2 and 3.

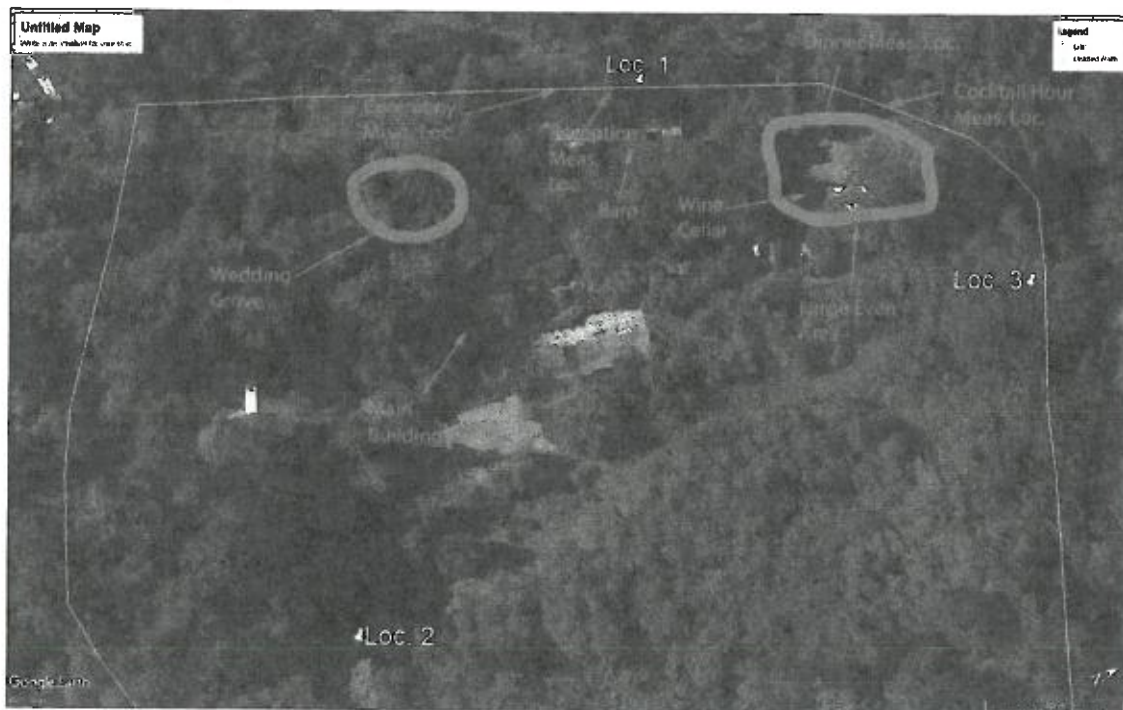


FIGURE 2 – Wedding Event Measurement Locations

At approximately 7:30 PM, crickets began chirping in the vicinity of noise monitoring Location 2.

Table V provides the measured noise level data for each measurement, the source of the noise, estimates of the wedding event sound levels and comments regarding each measurement or attempt.

At the westerly property line, the wedding ceremony, cocktail hour and dinner activity were mostly inaudible. Only during lulls in Freedom Boulevard traffic was sound from these events detectable. Only estimates of their sound levels could be made due to the influence of higher background sound levels. Sound level measurements were made along the west property line near the larger event area to try to capture noise from the cocktail hour music. The music was barely audible due to the change in topography and the berm along the westerly side of the event area. Sound from the reception that took place in the barn was noticeable at the west property line at the south end of the barn where the roll up door is left open. Closing the door did not affect the sound levels. However, the sound levels were relatively low in comparison to traffic noise and were in compliance with the Santa Cruz County Noise Element standards. The reception sound levels were lower toward the north end of the barn and beyond. The band in the barn occurred for this particular wedding. Under planned conditions, the reception band will be located within the wine cellar.

At ambient measurement Location 2, nearly all sound from the wedding and reception was inaudible. Thus, the event sound levels were at least 10 decibels below the ambient sound levels, which during the event were in the low 50's. Sound from the wedding and reception were estimated to be lower than 40 dBA.

At ambient measurement Location 3 at the north property line, most sound generated by the event was inaudible. Some music was audible during the cocktail hour when the performers were on the stage at the north end of the event area. Sound during the reception was barely detectable and not measurable.

TABLE V					
Sand Rock Farm Wedding Event Sound Levels, dBA					
Location, Sound Limits and Measurement Duration (min.)	Measured Sound Levels		Event Sound Levels		Comments
West Property Line 61 dBA L_{eq} , 71 dBA L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}	
Pre ceremony Duration = 3:00	60.3	67.0	?	?	Could not detect music to make an estimate
Ceremony Duration = 30:00	60.4	77.1	44	47	
Cocktail Hour Duration = 10:00	60.4	68.8	<40	<51	Slight audibility of piano and vocals
Dinner at West Edge of Large Event Area Duration = 40:00	57.3	77.7	55	66	The sound levels at the property line below the berm are approx. 15 dB lower than at the west edge of event area
Reception Duration = 20:00	60.1	68.6	52	56	Location was just south of the open end of barn. Roll up door was open. Closing door had no effect. L_{max} due to cheering. Music averaged 52 dBA.
East Property Line 50 dBA L_{eq} , 70 dBA L_{max}					
Ceremony					Not Audible – No Measurement
Cocktail Hour Duration = 10:00	53.7	60.1	<40	<40	Not Audible
Reception					Band Barely Detectable – No Measurement
North Property Line 50 dBA L_{eq} , 70 dBA L_{max}					
Ceremony					Not Audible – No Measurement
Cocktail Hour Duration = 6:00	42.9	56.9	<40	<40	Singer barely detectable, could not hear piano
Reception					Band Barely Detectable – No Measurement

Although the sound levels of live music can vary greatly, depending upon the type/style of music being played, the reactions of the audience and the acoustical environment in which the band is playing, the hourly average sound level during the worst-case hour of a reception is fairly consistent from venue to venue and band to band.

The condition of locating the reception band in the wine cellar results in an expected hourly average sound level of 53 dBA $L_{eq(h)}$ and a maximum sound level of 68 dBA L_{max} at the most impacted west property line of the site directly across the event area from the opening to the wine cellar.

A wedding reception band will usually generate an hourly average sound level of 85 dBA $L_{eq(h)}$ at 20 ft. from the front of the stage. Maximum sound levels could possibly reach 100 dBA, although this would be rare and be considered uncomfortably loud for a wedding, Ref's, (c,d,e). Note that the bands used for the reference data were not playing during weddings although the bands were also "wedding bands". Therefore, since the recorded events were larger, more public events, the recorded sound levels were somewhat on the high side, resulting in a more worst-case analysis for this project.

Table VI, below, provides the analysis of a typical reception band, such as the band that played in the barn during the monitoring period, set up at the easterly end of the wine cellar (in the same fashion as the dinner band) and facing west. The wine cellar walls are concrete and there is no roof. No mathematical adjustments are made for sound reflections or other environment conditions as the environment plays a part in the sound levels perceived in the audience area.

TABLE VI		
Wine Cellar Reception Band Sound Levels at West Property Line		
	Hourly Average	Maximum
Reference Level	85 dBA $L_{eq(h)}$ @ 20 ft.	100 dBA L_{max} @ 20 ft.
Distance Adj. 145 ft.	-17 dB	-17 dB
Shielding from berm and topography	-15 dB	-15 dB
Resultant Sound Level	53 dBA $L_{eq(h)}$	68 dBA L_{max}
Sound Level Limits	61 dBA $L_{eq(h)}$	71 dBA L_{max}

As shown in Table VI, the sound levels generated by a typical wedding reception band playing in the wine cellar will be within the limits of the Santa Cruz County Noise Element standards.

VII. Conclusions

In conclusion, wedding event sound levels at the Sand Rock Farm Bed & Breakfast at 6901 Freedom Boulevard are in compliance with the standards of the Santa Cruz County Noise Element. Noise mitigation measures will not be required.

The study findings for this analysis are based on field measurements and other data and are correct to the best of our knowledge. However, significant deviations in the proposed event schedule, types of entertainment, entertainer locations, noise regulations or other future changes beyond our control may produce long-range noise results different from our estimates.

Report Prepared by:

EDWARD L. PACK ASSOC., INC.

A handwritten signature in dark ink, appearing to read "Jeffrey K. Pack", is written over a horizontal line.

Jeffrey K. Pack
President

APPENDIX A

References

- (a) Santa Cruz County General Plan, Santa Cruz County, Department of County Planning and Building, December 19, 1994
- (b) Information on Sand Rock Farm Bed & Breakfast Wedding Event Operations Provided by Mr. Derek Hagglof, via email to Edward L. Pack Associates, Inc., September 19, 2017
- (c) "Noise Monitoring of Outdoor Events, Kirigin Cellars, 11550 Watsonville Road, Santa Clara County", by Edward L. Pack Associates, Inc., Project No. 47-026, October 16, 2015
- (d) "Noise Level Measurements of Live Outdoor Music, St. James Park, San Jose", by Edward L. Pack Associates, Inc., Project No. 46-083, November 13, 2014
- (e) "Noise Assessment Study for Beauregard Winer, 10 Pine Flat Road, Santa Cruz County", by Edward L. Pack Associates, Inc., Project No. 44-049, November 19, 2012

APPENDIX B

Terminology, Instrumentation,

1. Terminology

A. Statistical Noise Levels

Due to the fluctuating character of urban traffic noise, statistical procedures are needed to provide an adequate description of the environment. A series of statistical descriptors have been developed which represent the noise levels exceeded a given percentage of the time. These descriptors are obtained by direct readout of the sound level meters and noise analyzers. Some of the statistical levels used to describe community noise are defined as follows:

- L_1 - A noise level exceeded for 1% of the time.
- L_{10} - A noise level exceeded for 10% of the time, considered to be an "intrusive" level.
- L_{50} - The noise level exceeded 50% of the time representing an "average" sound level.
- L_{90} - The noise level exceeded 90 % of the time, designated as a "background" noise level.
- L_{eq} - The continuous equivalent-energy level is that level of a steady-state noise having the same sound energy as a given time-varying noise. The L_{eq} represents the decibel level of the time-averaged value of sound energy or sound pressure squared and is used to calculate the DNL and CNEL.

B. A-Weighted Sound Level

The decibel measure of the sound level utilizing the "A" weighted network of a sound level meter is referred to as "dBA". The "A" weighting is the accepted standard weighting system used when noise is measured and recorded for the purpose of determining total noise levels and conducting statistical analyses of the environment so that the output correlates well with the response of the human ear.

2. Instrumentation

The on-site field measurement data were acquired by the use of one or more of the precision acoustical instruments shown below. The acoustical instrumentation provides a direct readout of the L exceedance statistical levels including the equivalent-energy level (L_{eq}). Input to the meters was provided by a microphone extended to a height of 5 ft. above the ground. The meter conforms to ANSI S1.4 for Type 1/Class 1 instruments. The "A" weighting network and the "Fast" response setting of the meter were used in conformance with the applicable ISO and IEC standards. All instrumentation was acoustically calibrated before and after field tests to assure accuracy.

Brüel & Kjær 2231 Precision Integrating Sound Level Meter

Larson Davis LDL 812 Precision Integrating Sound Level Meter

Larson Davis 2900 Real Time Analyzer

Larson Davis 831 Precision Integrating Sound Level Meter



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

ALVIN D. JAMES, DIRECTOR

CATHY GRAVES, DEVELOPMENT REVIEW PLANNER

July 26, 1999

Lynn Sheehan
6901 Freedom Blvd.
Aptos, CA 95003

Dear Ms. Sheehan,

This letter serves as confirmation that Permit No. 97-0604 for Assessor's Parcel Nos. 041-281-33 and 041-281-54 have been exercised to the satisfaction of the County. This permit is for bed and breakfast of up to five bedrooms and a lot line adjustment. The deeds were filed, which included the lot line adjustment, on June 30, 1999. The previous property owner exercised the portion of the permit relating to the bed and breakfast inn. If the original floor plan is maintained, up to the permitted five bedrooms could be utilized for the bed and breakfast inn without any revisions to the structure which would require a building permit.

If you have any questions about the permit or the allowed uses under the permit, please feel free to contact me at (831) 454-3141.

Sincerely,

Cathy Graves
Development Review Planner

EXHIBIT J

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060
FAX (408) 454-2131 TDD (408) 454-2123 PHONE (408) 454-2580

February 11, 1998

Brian Denny
Susan Van Horn
6901 Freedom Blvd.
Aptos, CA 95003

PERMIT

THIS IS NOT A BUILDING PERMIT
This is a development permit only.
You must obtain a building permit
before commencing construction.

SUBJECT: DEVELOPMENT PERMIT - LEVEL IV

PROJECT: APN: 041-281-33/54 Application No. 97-0604

STAFF PLANNER: Cathy Graves

Proposal to operate an existing single-family dwelling as a Bed and Breakfast Inn and to transfer an unequal area of land between Assessor's Parcel Nos. 041-281-33 and 041-281-54; to transfer 4.95 acres from APN 041-281-33 to APN 041-281-54 and to transfer 2.10 acres from APN 041-281-54 to APN 041-281-33, to result in two parcels of three (041-281-54) and 10.20 (041-281-33) acres. Requires a Commercial Development Permit and a Lot Line Adjustment.

Dear Mr. Denny and Ms. Van Horn,

Your application for a development permit has been reviewed and approved subject to the conditions beginning on Page 7 of this permit. Please feel free to contact me at (408) 454-3141 if you should have any questions relating to this permit or the conditions of approval.

Project Description

This proposal is to operate an existing single-family dwelling as a Bed and Breakfast Inn and to transfer 4.95 acres from Assessors Parcel Number (APN) 041-281-33 to Assessors Parcel Number 041-281-54 and to transfer 2.10 acres from APN 041-281-54 to APN 041-281-33. The lot line adjustment is requested because the existing lot line was inadvertently placed through the end of the house proposed to be used as a Bed and Breakfast Inn. A Commercial Development Permit and a Minor Lot Line Adjustment are required for this request.

Commercial Development Permit

The proposed Bed and Breakfast Inn would be operated in an existing home in a rural residential area of the Aptos Hills Planning Area. The home was originally constructed c. 1905, with an addition constructed c. 1920, and is a well maintained two-story ranch house. The owners of the property have applied to the Historic Resources Commission to include the home and associated structures

EXHIBIT J

in the County Historic Resources Inventory. The property includes the home in which the Bed and Breakfast Inn would be located, a barn, a guesthouse, and a winery site that includes remains of the original structures built c. 1905.

There are three existing bedrooms in the second story of the home that would be used as guest rooms, and a living room and "parlor" on the main floor are proposed to be converted into two additional guest rooms, for a total of five. Four guest bathrooms are proposed to be provided. A separate section of the home includes an office and a private living area for the operators of the Bed and Breakfast Inn, who are required by permit conditions to live on-site. There is one central kitchen in the home, and no kitchen facilities are proposed for the guest rooms. One sign to identify the "Bear's Lair Inn" has been proposed, approximately six square feet in area.

The home is located in the center of a large parcel of 10.20 acres (after the lot line adjustment is completed), and the structure maintains generous setbacks from any adjacent residential uses. Access to the site is from a private driveway located off Freedom Boulevard, a county-maintained road. A total of eleven parking spaces are provided adjacent to the proposed Bed and Breakfast Inn (including six covered spaces) and an additional parking area has been identified that could provide nine spaces a short distance from the home. The applicant has applied for a permit for a septic upgrade, which has received conditional approval from Environmental Health, pending approval of the requested lot line adjustment. Since the existing lot line runs through the house, with the main portion of the house on one lot and the septic system on another, a permit cannot be issued until the house and the septic system are on the same parcel. The requested septic upgrade will be more than sufficient to serve a total of six bedrooms in the main house, five for the Bed and Breakfast and one for the operator's private living area. The parcel is served by the Central Water district.

The proposed Bed and Breakfast Inn meets the requirements of County Code Section 13.10.691 as they relate to location, number of bedrooms and lavatories, water and septic facilities, signage, linen storage and guest room size. Conditions of approval address operational requirements for the Bed and Breakfast Inn.

Lot Line Adjustment

Both parcels are located in the Aptos Hills Planning Area on the south side of Freedom Boulevard about .8 miles north of the intersection of Highway One and Freedom Boulevard, directly south of the intersection of Freedom Boulevard and Valencia Road. Both parcels have a General Plan Designation of "Rural Residential" and a Zoning Designation of "Residential Agriculture" (RA). The minimum lot size in the "RA" zone district is one acre.

Parcel 041-281-54 is 7.35 acres in area, and is developed with a portion of the main residence, barn, and the historic winery site. Parcel 041-281-33 is 5.85 acres in area and is currently developed with the majority of the main dwelling and an existing non-conforming residence.

This lot line adjustment was requested to rectify the encroachment of the main dwelling across parcel boundaries, and to cluster the historic structures on one parcel. There are currently four historic structures on the two parcels: the main house, guest house, barn and winery site. The owners have hired Susan Lehman, Historic Consultant, to prepare the State DPR 523 Inventory listing forms and

she has recommended that all four resources be included in the County Historic Resources Inventory. This recommendation has been reviewed by the County Historic Resources Commission, who have also recommended that these resources be included in the County Inventory.

This proposal would have the following effect on parcel sizes:

APN	Existing Site Area	Proposed Site Area	Difference
041-281-33	5.85 acres	3.0 acres	-2.85 acres
041-281-54	7.35 acres	10.20 acres	+2.85 acres

This proposal complies with all applicable standards of County Code Section 13.10.673 and 14.01.105-L, which set forth criteria under which a lot line adjustment may be approved. These criteria include, but are not limited to: minimum parcel sizes and a restriction on the creation of additional development opportunities. See Lot Line Adjustment Findings, beginning on Page 5.

Recommendation

Based on the findings starting on Page 4 of this permit, Staff recommends approval of the requested Commercial Development Permit and Lot Line Adjustment, including the conditions contained in this permit, beginning on Page 7.

RECOMMENDED FOR APPROVAL BY: Cathy Graves

Cathy Graves
Project Planner

DATE: 2/11/98

APPROVED BY: Martin Jacobson

Martin Jacobson, AICP
Principal Planner

DATE: 2-17-98

Exhibit A: Architectural Plans prepared by Heidi Anderson Spicer, Architect, dated August 15, 1997, and Site Plans prepared by Mid Coast Engineers, dated August 5, 1997.

NOTE: This decision is final unless it is appealed.

See permit conditions for information regarding appeals. You may exercise your permit after signing below and meeting any conditions which are required to be met prior to exercising the permit. If you file an appeal of this decision, permit issuance will be stayed and the permit cannot be exercised until the appeal is decided. **THIS PERMIT WILL EXPIRE ON February 11, 2000, IF NOT EXERCISED.**

If you have any questions, please contact Cathy Graves at 454-3141.

COMMERCIAL 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, OR BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed Bed and Breakfast Inn, 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 improvement in the vicinity. The project is located in an area in which this type of use is allowed, and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed use is more than 600 yards from the nearest adjacent dwelling, and will not have a negative impact on adjoining neighbors.

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.

The project site is located in the "RA" zone district. The proposed location of the Bed and Breakfast Inn, and the conditions under which it would be operated or maintained, will be consistent with all pertinent County ordinances and the purpose of the "RA" zone district in that the primary use of the property will be Bed and Breakfast Inn, which is an allowed use in the zone district. The proposed use also complies with the requirements of County Code Section 13.10.691, in that adequate water supply is available, the septic system has received conditional approval from County Environmental Health (with final approval to be granted after the lot line adjustment is complete), adequate parking is available on-site, and adequate lavatory facilities will be provided for each guest room.

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.

The proposed project is consistent with the "Rural Residential" General Plan Land Use designation. General Plan policy 2.16.5 allows small-scale visitor lodging facilities, such as Bed and Breakfast Inns, in the rural areas using existing historic structures, provided that the use is compatible with adjacent land uses.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic. Although the Bed and Breakfast Inn will generate additional traffic, the additional volume created by the small scale visitor accommodation of five guest rooms would be an insignificant increase in overall traffic along Freedom Boulevard.

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 will complement and harmonize with the existing use of the property and surrounding uses. The design of the proposed project is intended to maintain and enhance the historic character of the property and the rural character of the area. The low intensity character of the Bed and Breakfast Inn, located on a parcel exceeding ten acres in area, will not significantly impact the surrounding neighborhood.

LOT LINE ADJUSTMENT FINDINGS

1. THE PROJECT IS CONSISTENT WITH THE DEFINITION OF A MINOR LOT LINE ADJUSTMENT.

The application meets the criteria of County Code Section 14.01.105-L, for a minor lot line adjustment, in that it proposes a relocation of lot lines to cure a structural encroachment (otherwise lawfully developed) where the resulting lot line meets the required minimum setbacks from the encroaching structure. The proposed lot line adjustment will result in a front setback of approximately 51 feet (to the barn) for parcel number 041-281-54. Parcel number 041-251-33, as proposed, is not developed with a structure, has been determined to be suitable for septic disposal, and meets other criteria for buildability. Each parcel meets the minimum parcel size required by the zoning designation, which is one acre for the "RA" zone district.

2. THE LOT LINE ADJUSTMENT WILL NOT RESULT IN A GREATER NUMBER OF PARCELS THAN ORIGINALLY EXISTED.

Two separate parcels currently exist, and granting this request will result in two separate parcels.

3. THE LOT LINE ADJUSTMENT CONFORMS WITH THE COUNTY ZONING ORDINANCE (INCLUDING, WITHOUT LIMITATION, COUNTY CODE SECTION 13.10.673) AND THE COUNTY BUILDING ORDINANCE (INCLUDING, WITHOUT LIMITATION, COUNTY CODE SECTION 12.01.070).

Per County Code Section 13.10.673(a), no additional building sites will be created if this request is granted, the parcels are not designated as "Agriculture" or "Timber Resource," resultant parcels include building sites that meet existing criteria, and each parcel meets the minimum parcel size required by the zoning designation, which is one acre for the "RA" zone district.

4. NO AFFECTED PARCEL MAY BE REDUCED OR FURTHER REDUCED BELOW THE MINIMUM PARCEL SIZE REQUIRED BY THE ZONING DESIGNATION, ABSENT THE GRANT OF A VARIANCE PURSUANT TO COUNTY CODE SECTION 13.10.230.

Both parcels are zoned "RA," and the minimum parcel size in the "RA" zone district is one acre. This lot line adjustment would result in a reduction of parcel 041-281-33, from 5.85 acres to 3.0 acres and an increase in parcel 041-281-54, from 7.35 acres to 10.20 acres. Both parcels will still exceed the minimum site area requirement for the zoning designation.

CONDITIONS OF APPROVAL

- I. This permit authorizes the operation of a Bed and Breakfast Inn in an existing single-family dwelling, and the transfer of an unequal area of land between Assessor's Parcel Nos. 041-281-33 and 041-281-54; to transfer 4.95 acres from APN 041-281-33 to APN 052-281-54 and to transfer 2.10 acres from APN 041-281-54 to APN 041-281-33, to result in two parcels of three (041-281-54) and 10.20 (041-281-33) acres. 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. Register the Bed and Breakfast Inn with the County Tax Collector as subject to the Transient Occupation Tax. Proof of the registration, and any changes to this registration, shall be submitted to the Planning Department and remain in the project file for reference.
- II. Lot Line Adjustment
 - A. No parcel map is required. File the deeds of conveyance with the County Recorder to exercise this approval. Parcels or portions of parcels to be combined must be in identical ownership.
 - B. The deed of conveyance from APN 041-281-33 to APN 041-281-54 must contain the following statement after the property description:

"The purpose of the deed is to combine the above described portion of Assessors Parcel No. 041-281-33 with Assessors Parcel No. 041-281-54 as approved by the County of Santa Cruz on February 11, 1998 under Application No. 97-0604. This conveyance may not create a separate parcel, and is null and void unless the parcel is combined as stated."

The deed of conveyance from APN 041-281-54 to APN 041-281-33 must contain the following statement after the property description:

"The purpose of the deed is to combine the above described portion of Assessors Parcel No. 041-281-54 with Assessors Parcel No. 041-281-33 as approved by the County of Santa Cruz on February 11, 1998 under Application No. 97-0604. This conveyance may not create a separate parcel, and is null and void unless the parcel is combined as stated."
- III. This permit authorizes the operation of a Bed and Breakfast Inn with three guest rooms until a building permit is issued and finalized for two additional guest rooms on the first floor. Prior to issuance of a Building Permit for the additional two guest rooms, the owner/applicant 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 "A" on file with the Planning Department. The final plans shall include, but not be limited to, the following:
 - 1. Exterior elevations identifying finish materials and colors.
 - 2. Floor plans identifying each room and its dimensions.
 - 3. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, parking areas, and accessory structures.
 - 4. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
 - B. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Beach Fire Protection District.
 - C. Pay the Santa Cruz County Park Dedication fee in effect at the time of building permit issuance. On February 11, 1998, this fee would total \$1,076.00 for two bedrooms.
 - D. Pay the Santa Cruz County Child Care fee in effect at the time of building permit issuance. On February 11, 1998, this fee would total \$218.00 for two bedrooms.
 - E. 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.
 - F. Obtain final Environmental Health Clearance and a Septic Permit for the onsite sewage disposal system.
 - G. Obtain an Encroachment Permit for the Department of Public Works, if necessary, for any work performed in the public right-of-way. All work shall be consistent with the Department of Public Works Design Criteria.
- IV. 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.

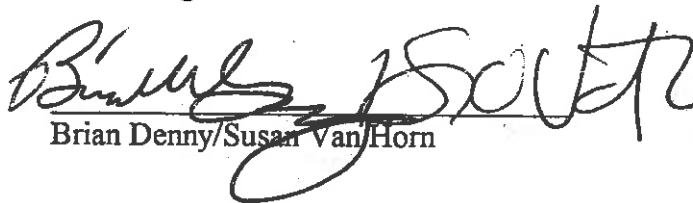
V. Operational Conditions-Bed and Breakfast

- A. An annual Bed and Breakfast Inn Health Permit shall be obtained.
- B. Operation of the Bed and Breakfast Inn shall be subject to the following requirements:
 - 1. The operator shall reside in the inn.
 - 2. Guest stays shall be limited to 30 days.
 - 3. Adequate storage for clean and dirty linen shall be provided.
 - 4. No cooking shall be allowed in guest rooms.
 - 5. Food service shall be limited to a continental-type breakfast consisting of food items such as coffee, tea, juice and other beverages, fruit, and pastries, served exclusively to lodgers.
 - 6. The Bed and Breakfast Inn is limited to a maximum of five guest bedrooms.
 - 7. One unlighted sign with a maximum size of six square feet may be displayed as per County Code Section 13.10.619(b)(5). The words "hotel" or "motel" shall not be used. The sign shall be located out of the County right-of-way, and may not block safe sight distance from driveways.
 - 8. One off-street parking space shall be required for each of the five commercial guest rooms, plus two spaces for the one inn operator's bedroom. One parking space shall be accessible.
 - 9. No outdoor lighting, except that normally associated with a single-family dwelling, is allowed.
 - 10. No public outdoor uses, conferences, or meetings are allowed by this permit.
- C. All landscaping shall be permanently maintained.
- D. 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.

In accordance with Chapter 18.10 of the County Code, 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.

**PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF
APPROVAL UNLESS YOU OBTAIN YOUR BUILDING PERMIT
AND COMMENCE CONSTRUCTION.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's cost for inspections and all other action related to noncompliance with the permit condition. This permit is null and void in the absence of the owner's signature below.

 2/20/98

Brian Denny/Susan Van Horn Date

APPEALS

In accordance with Section 18.10.300 et seq of the Santa Cruz County Code, the applicant may appeal an action or decision taken on a Level IV project such as this one. Appeals of decisions of the Principal Planner are made to the Planning Director. All appeals shall be made in writing and shall state the nature of the application, your interest in the matter and the basis upon which the decision is considered to be in error. Appeals must be made no later than ten (10) calendar days following the date of action from which the appeal is being taken and must be accompanied by the appropriate appeal filing fee.

December 15, 2017

Sand Rock Farm Bed and Breakfast
6901 Freedom Blvd.
Aptos, CA 95003

Dear Derek and Jen Hagglof:

This is an agreement between New Hope Community Church and Sand Rock Farm Bed and Breakfast. New Hope Community Church agrees to Sand Rock Farm wedding guests to park in the front church lot, located at 7200 Freedom Boulevard. Sand Rock Farm agrees to reserve spaces at least three months in advance of the dates required and not more than twenty times per year. The parking fee will be mutually agreed upon and paid by Sand Rock Farm to New Hope Community Church on or before the event date for which the parking is required. Sand Rock Farm agrees that parking is not available on Sundays nor in areas reserved for residents. Sand Rock Farm will name New Hope Community Church as additionally insured for the dates for which parking is used and will provide New Hope Community Church proof of such. This agreement automatically renews annually unless one or both parties choose to cancel it.

Sincerely,



Bill Hawkins
Executive Pastor
New Hope Community Church