



Staff Report to the Zoning Administrator

Application Number: **111108**

Applicant: Michael Helm
Owner: Los Altos Rod and Gun Club
APN: 088-081-10

Agenda Date: November 18, 2011
Agenda Item #:
Time: After 10:00 a.m.

Project Description: Proposal is to add a new 1-story 3,262 sq. ft. clubhouse and revised parking area at an existing non-conforming gun club. Requires a Commercial Development Permit and an archeological report review (REV111037).

Location: Property is located at 14750 Skyline Blvd. (Hwy. 35), Los Gatos. Property is located on the west side of Skyline Blvd. about 525 ft. north of the access road to Castle Rock State Park.

Supervisory District: 5th District (District Supervisor: Mark Stone)

Permits Required: Commercial Development Permit

Technical Reviews: Archeological Report Review (REV111037)

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application #111108, based on the attached findings and conditions.

Exhibits

- | | |
|---|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | G. Archeological Report |

Parcel Information

| | |
|----------------------------------|---------------------------------|
| Parcel Size: | 97.5 ac. |
| Existing Land Use - Parcel: | Rod & Gun Club, Residence |
| Existing Land Use - Surrounding: | State Park, Timber Production |
| Project Access: | Driveway/road off Skyline Blvd. |
| Planning Area: | Skyline |
| Land Use Designation: | O-R (Existing Parks and Rec.) |

Zone District: TP (Timber Production)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Portion in mapped archeological resources area

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well(s)
Sewage Disposal: Septic
Fire District: n/a
Drainage District: n/a

History

The Los Altos Rod & Gun Club has existed on the subject property since 1955. The rod and gun club use never received a development permit because it was established prior to the adoption of the County's Zoning Ordinance in 1958. As such, it is considered an existing non-conforming use. Over the years a number of Building Permits have been issued for constructing roofs over the shooting area and for electrical upgrades.

Project Setting

The 97.5 acre subject property is located in a rural mountainous setting along the crest of the Santa Cruz Mountains. It is surrounded by Castle Rock State Park on the north, west and south sides and abuts Highway 35 (Skyline Blvd.) on the east side of the parcel. Highway 35 forms the county line between Santa Cruz and Santa Clara counties, so land in the unincorporated area of Santa Clara County abuts the east side of the site. The mostly level site is largely covered by Redwood-dominant forest, with several large clearings, including the proposed clubhouse site.

The Los Altos Rod & Gun Club has a limit of 164 members, which is the current membership level. There are currently 5 buildings on the site: a registration/office building, a barn, a restroom structure, a electrical/pump shed, and a storage shed, in addition to the semi-enclosed shooting galleries. The size of all gun ranges equals approximately 10 acres or 440,000 square feet. There is currently parking on site for 70 cars, with 11 new spaces planned as part of the proposed

development. Historic peak parking demand has never exceeded 60-65 spaces, which is not expected to change after the clubhouse is built, and this project is not expected to result in any increase in traffic on roads accessing the site. The proposed 3,262 square foot clubhouse would provide space for a variety of uses including general membership meetings, Board of Directors meetings, and committee meetings. The clubhouse would be in use daily, usually by not more than 20 people at a time.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 97.5 acres, and exceeds the minimum parcel size for the TP (Timber Production) zone district, within which it is located, a designation which allows "Organized camps and facilities for outdoor recreational...activities" (as per Sec. 13.10.372) including "Group meeting facilities" (as per Sec. 13.10.352). The proposed clubhouse is a permitted use within the zone district and the zoning is consistent with the site's O-R (Parks, Recreation and Open Space) General Plan designation.

Design Review

The proposed new clubhouse is consistent with the intent of the County Design Review Ordinance, in that the proposed project will not be visible from surrounding parcels or public roads.

Environmental Review

The proposed project is minor in nature and is unlikely to produce any offsite impacts. As a result, staff has determined that the construction of the proposed clubhouse is categorically exempt from the California Environmental Quality Act (CEQA) and a CEQA Notice of Exemption form has been prepared (attached as Exhibit D). In addition, an archeological survey of the site and environs was conducted and no significant traces of prehistoric human use of the site were detected. The archeological report (Exhibit G) concludes that no further action regarding cultural resources is warranted unless historic deposits or features are discovered during construction activities, at which time construction activities will cease and a qualified archeologist shall inspect the discovery and make a recommendation for further course of action.

Conclusion

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

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **111108**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Frank Barron
Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-2530
E-mail: frank.barron@co.santa-cruz.ca.us

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated in which "Organized camps and facilities for outdoor recreational...activities" (as per Sec. 13.10.372), including "Group meeting facilities" (as per Sec. 13.10.352), are allowed uses. In addition, the location of the proposed clubhouse is not encumbered by physical constraints to development. Construction 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. The proposed clubhouse will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the proposed clubhouse, and the conditions under which it would be operated or maintained, will be consistent with all pertinent County ordinances and the purpose of the TP (Timber Production) zone district, and the proposed use will be one that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed clubhouse/meeting facility use is consistent with the use and density requirements specified for the Parks, Recreation and Open Space (O-R) land use designation in the County General Plan.

The proposed clubhouse will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district, in that the clubhouse will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed clubhouse will be properly proportioned to the parcel size and/or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed clubhouse will comply with the site standards for the TP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed clubhouse is to be constructed on an existing lot that is currently used as a rod and gun club. The expected level of traffic generated by the proposed project is not anticipated to adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located on a site with buildings of a variety of architectural styles, and the proposed clubhouse will blend in with and enhance its surroundings. The clubhouse will also be consistent with the land use intensity and density of the site and surrounding area.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed clubhouse will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the site and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project Plans, 17 Sheets, prepared by Michael Helm, AIA Architect & Associates, dated 5/23/11.

- I. This permit authorizes the construction of a new 1-story 3,262 sq. ft. clubhouse and revised parking area. 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. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. 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 "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.

2. Grading, drainage, and erosion control plans.
 3. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 4. Details showing compliance with fire department requirements. The proposed structure(s) are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Meet all requirements of and pay County drainage fees to the County Department of Public Works, Stormwater Management, as applicable. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the appropriate Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Roadside and Transportation improvements, as applicable.
 - H. Provide new off-street parking spaces for 11 cars (9 full-size and 2 handicapped spaces), as specified in plans. 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.
 - I. 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.
- 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 16.42.100 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 16.42.100, 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.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the

defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Deputy Zoning Administrator

Frank Barron, AICP
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: **111108**

Assessor Parcel Number: **088-081-10**

Project Location: **14750 Skyline Blvd., Los Gatos, CA**

Project Description: A new 1-story 3,262 sq. ft. clubhouse and revised parking area at an existing rod and gun club

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

Contact Phone Number: Michael Helm, AIA

- 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).

Specify type:

E. **X** **Categorical Exemption**

Specify type: 15303. New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

The proposed new 3,262 square foot clubhouse would only be used occasionally, by up to no more than 199 people at a time, so impacts of its use would be intermittent and minimal, comparable to, or less than those of a small restaurant, store, office or motel. The construction and use of the clubhouse and parking area will not involve the use of significant amounts hazardous materials. An archeological investigation of the site has been performed and no Native American artifact or traces have been detected. Construction of the clubhouse and parking area will be subject to County regulations that will minimize or eliminate off-site construction-phase impacts.

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

Frank Barron, Project Planner

Date: _____

TRANSMITTAL - LEVEL 5, 6 & 7

DATE: _____
TO: Support Staff
FROM: Frank Barron
RE: Application # 111108

PLEASE COMPLETE THE ITEMS CHECKED BELOW:

Return all original documents to the planner, unless checked ⇒ ☐ Use original documents for distribution

☐ Make ____ copies of the attached documents; distribute as follows:

☐ Mail copies to: ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)

☐ Send a copy to District Supervisor _____ (via Inter-office mail)

☐ Send copies to: ☐ DPW Surveyor (Plans & Conditions – all land divisions)
☐ Housing (Conditions – projects with affordable housing reqts.)
☐ _____

☐ Extra copy to planner

☐ Mail a copy to the California Coastal Commission: ☐ Certified Mail ☐ Send attached plans

☐ Mail copy of Coastal Exclusion to Coastal Commission with any attached documents/exhibits.

☐ Mail copy of permit conditions to: _____ (Local Fire District)

☐ Attach permit conditions to application (Hansen only)

☐ Send copy of CEQA notice to the Clerk of the Board:

☐ Notice of Exemption (include copy of application form indicating COB fee payment)

☐ Notice of Determination/Negative Declaration

☐ Certificate of Fee Exemption

☐ Special instructions:

☐ Send attached exhibit(s) to:
☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)

☐ Send attached recordable documents to:
☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)

☐ _____

☐ _____

Completed by: _____

(support staff)

(date)

Return recorded form to:

Planning Department
County of Santa Cruz
701 Ocean Street, 4th Floor

Attention: Frank Barron
Application #: 111108

Notice

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(CALIFORNIA GOVERNMENT CODE §27361.6)

Recording requested by:

COUNTY OF SANTA CRUZ

When recorded, return to:

Planning Department

Attn: «Planning_Staff»

County of Santa Cruz

701 Ocean Street

Santa Cruz, CA 95060

Conditions of Approval

Development Permit No. 111108

Property Owner: Los Altos Rod & Gun Club

Assessor's Parcel No.: 088-081-10

By signing below, the owner agrees to accept the terms and conditions of approval of Application Number 111108 and to accept responsibility for payment of the County's cost for inspections and all other action related to noncompliance with the permit condition. The approval of Application Number 111108 is null and void in the absence of the owner's signature below.

Executed on _____,
(date)

Property Owner(s) signatures:

(Signature) (Print Name)

(Signature) (Print Name)

(Signature) (Print Name)

**ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGMENT
SHALL BE ATTACHED.**

STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ} ss

On _____, before me, _____, Notary Public,
personally appeared _____, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and
that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____
(Signature of Notary Public)

This form must be reviewed and approved by a County Planning Department staff person after
notarization and prior to recordation.

Dated: _____

COUNTY OF SANTA CRUZ

By: _____
Planning Department Staff



County of Santa Cruz Planning Department

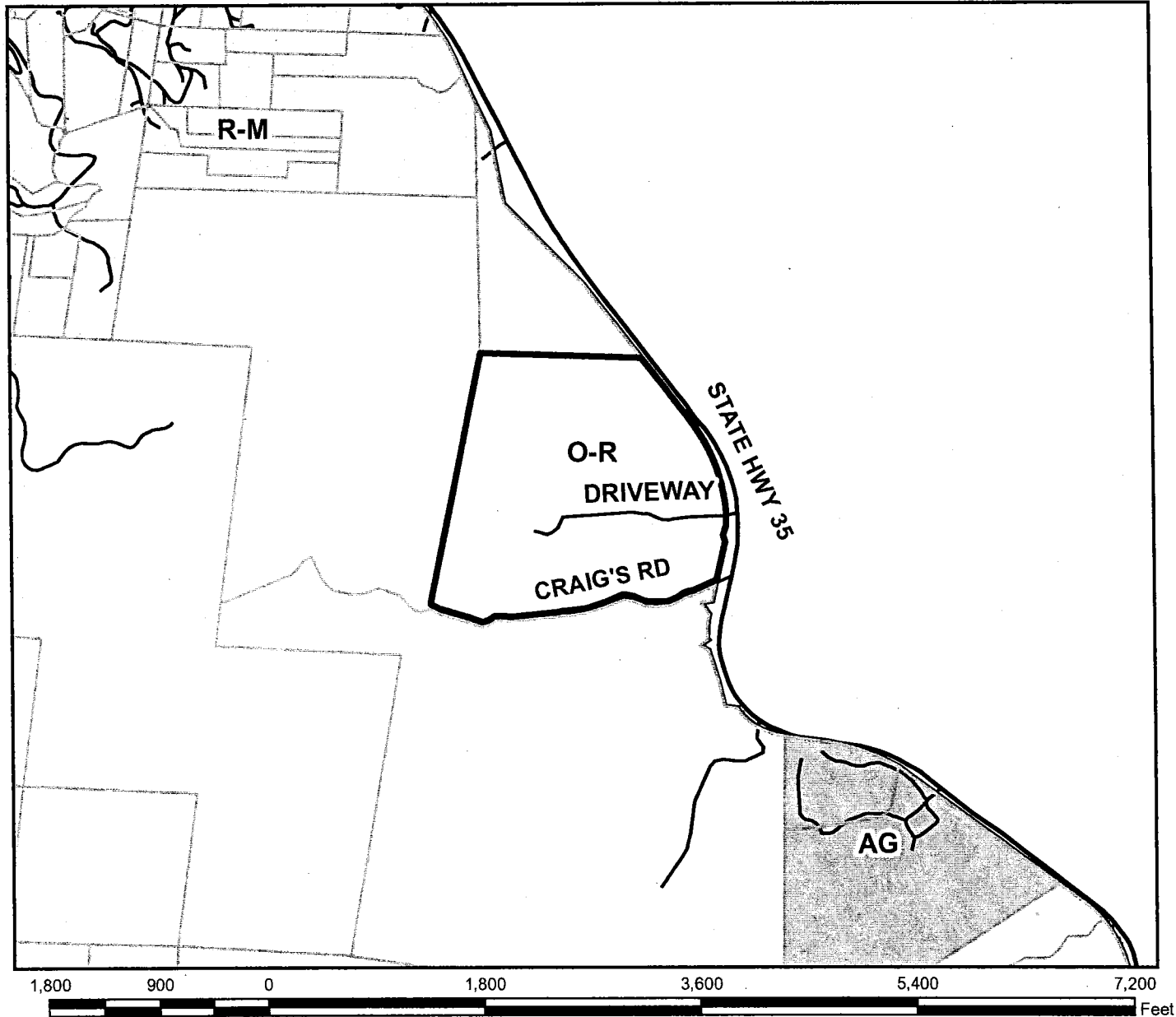
Steps for Completing and Recording the Conditions of Approval for this Permit

1. Review all of the information on the document to be recorded. The property owner is responsible for reviewing **all** of the entered information, including the Assessor's Parcel Number (APN), site address, owner's name(s), previous owner(s), document number(s), and recording dates. If any of this information is found to be incorrect, notify the Planning Department of the inaccuracy **prior** to recording the document. If necessary, a corrected version of the document will be prepared at the owner's request.
2. Obtain the signature(s) of **all** property owners. A notary public must verify all signatures. The Planning Department has a notary public and/or the phone book lists several other notaries public.
3. Bring the notarized form into the Planning Department for review and signature by a Planning Department staff person prior to recording. Please ask the receptionist for assistance in obtaining a signature, please do not sign on to the waiting list for this purpose.
4. In order to save the photocopy costs, you may bring along your own copy or copies (as well as the original) to the Recorder's Office, which they will stamp for you for a fee.
5. Have the form recorded in the County Recorder's Office, Room 230, and have a photocopy made with the recorder's stamp on it, or have your copy conformed. Please contact the Recorder's Office regarding their fees & hours of operation at: (831) 454-2800. **Note: Do not record this instruction form with your recordable documents.**
6. The copy may be mailed directly to the Planner or routed to the planner through the Planning reception desk as you step off the elevator on the 4th floor.
7. The original stamped declaration will be sent to the Planning Department in 3-5 weeks and placed in permanent records.









Your building application will not be approved by the planning department, and your use may not begin until steps 1-6 have been completed.

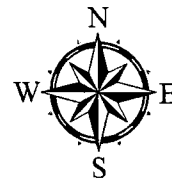


General Plan Designation Map



LEGEND

-  APN: 088-081-10
-  Assessors Parcels
-  Streets
-  State Highways
-  County Boundary
-  Parks and Recreation
-  Residential-Mountain
-  Agriculture

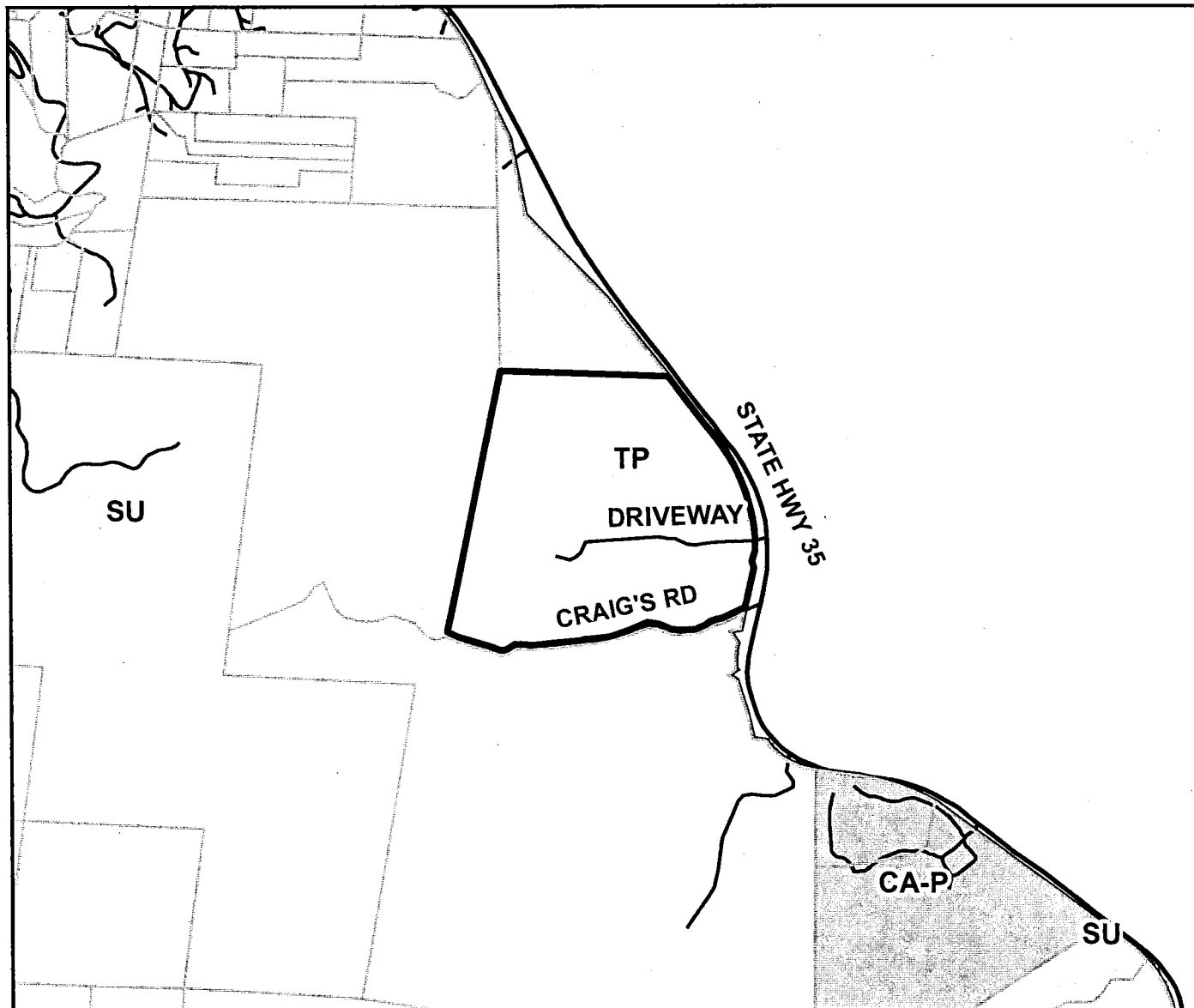


Map Created by
County of Santa Cruz
Planning Department
July 2011

EXHIBIT E



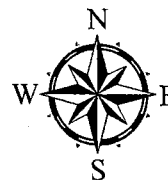
Zoning Map



1,800 900 0 1,800 3,600 5,400 7,200 Feet

LEGEND

- APN: 088-081-10
- Assessors Parcels
- Streets
- State Highways
- County Boundary
- TIMBER PRODUCTION
- SPECIAL USE
- AGRICULTURE COMMERCIAL

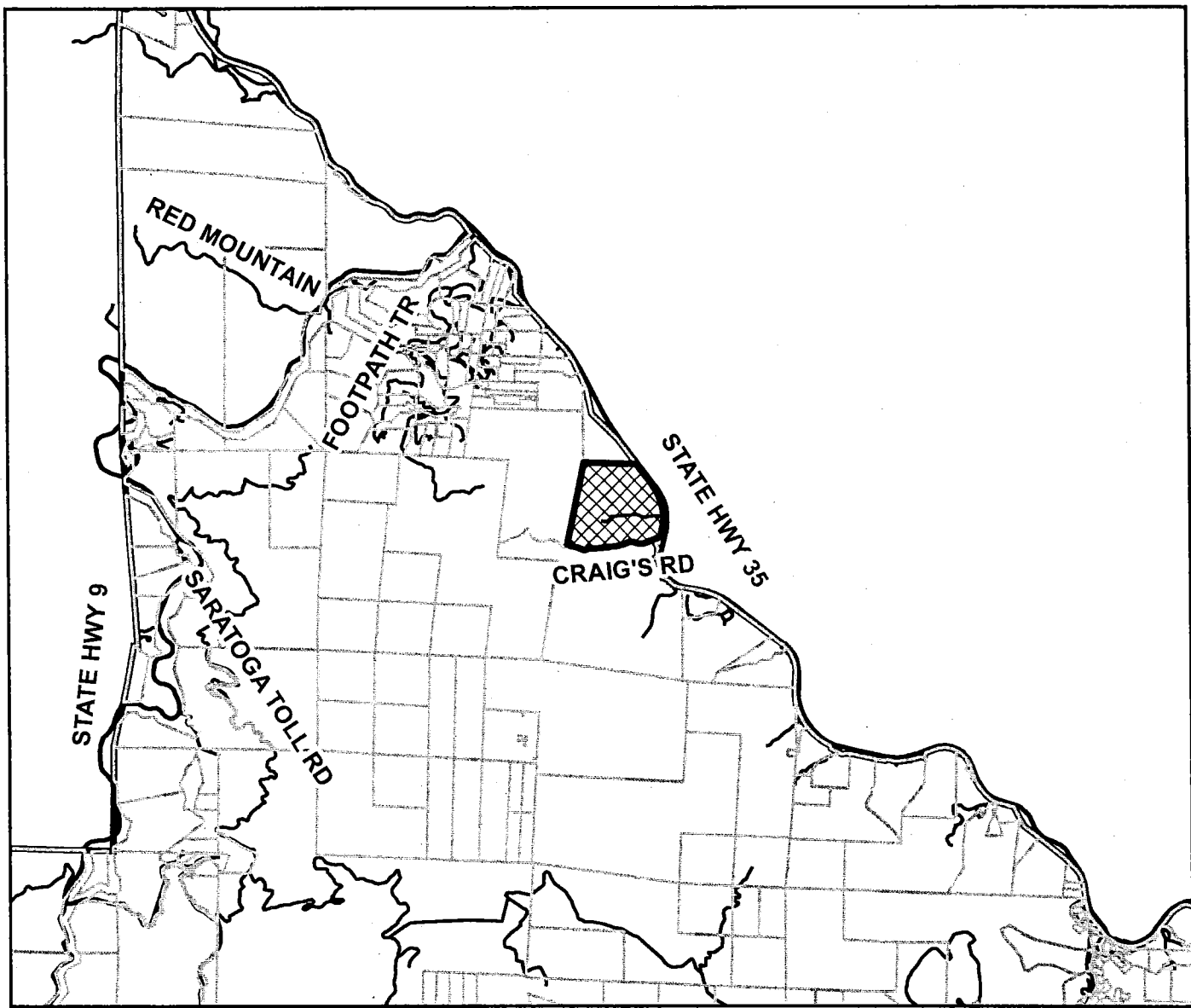


Map Created by
County of Santa Cruz
Planning Department
July 2011

EXHIBIT 2








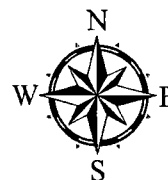
Location Map



5,700 2,850 0 5,700 11,400 17,100 22,800 Feet

LEGEND

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



Map Created by
County of Santa Cruz
Planning Department
July 2011

EXHIBIT B.1

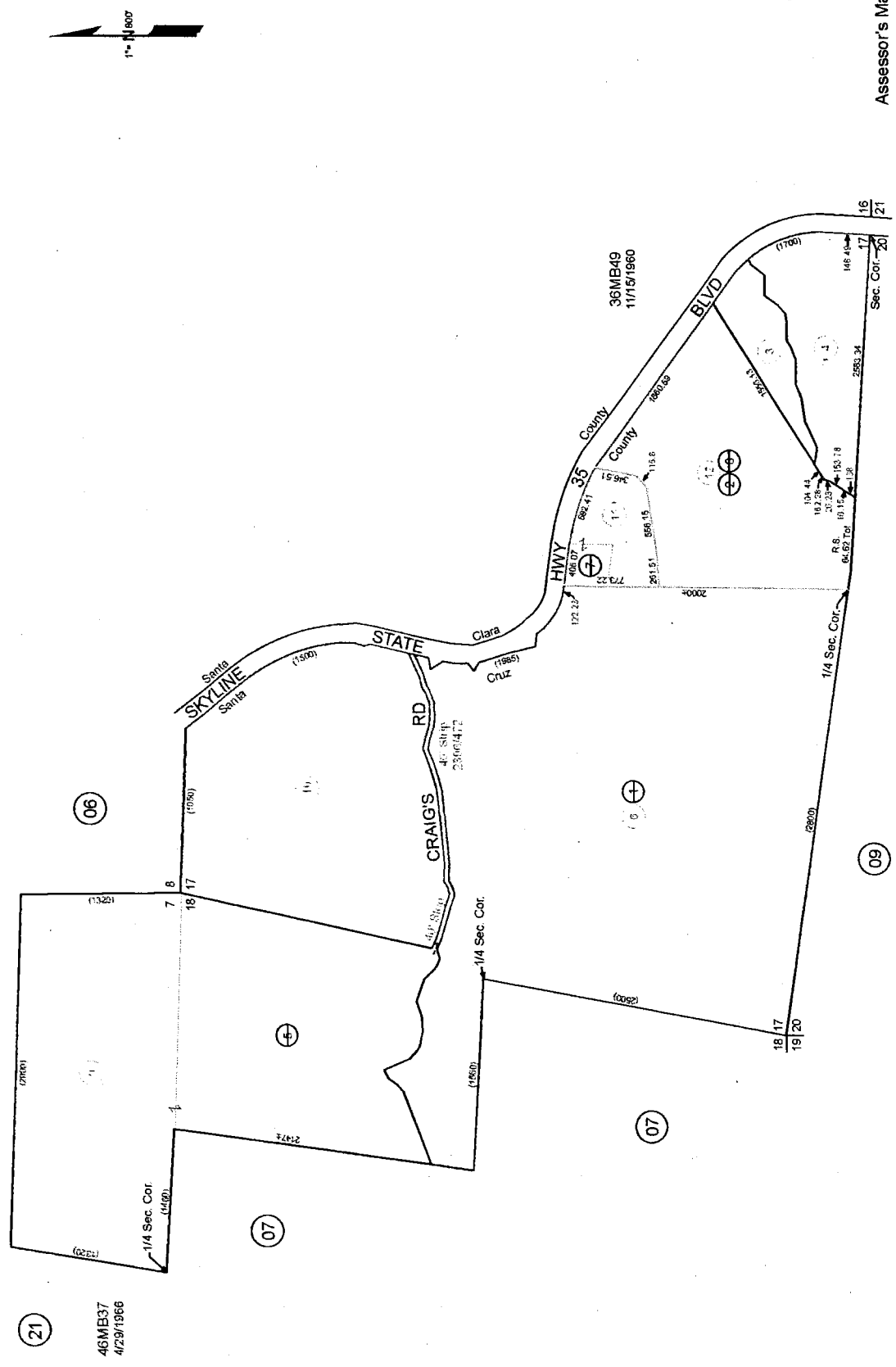


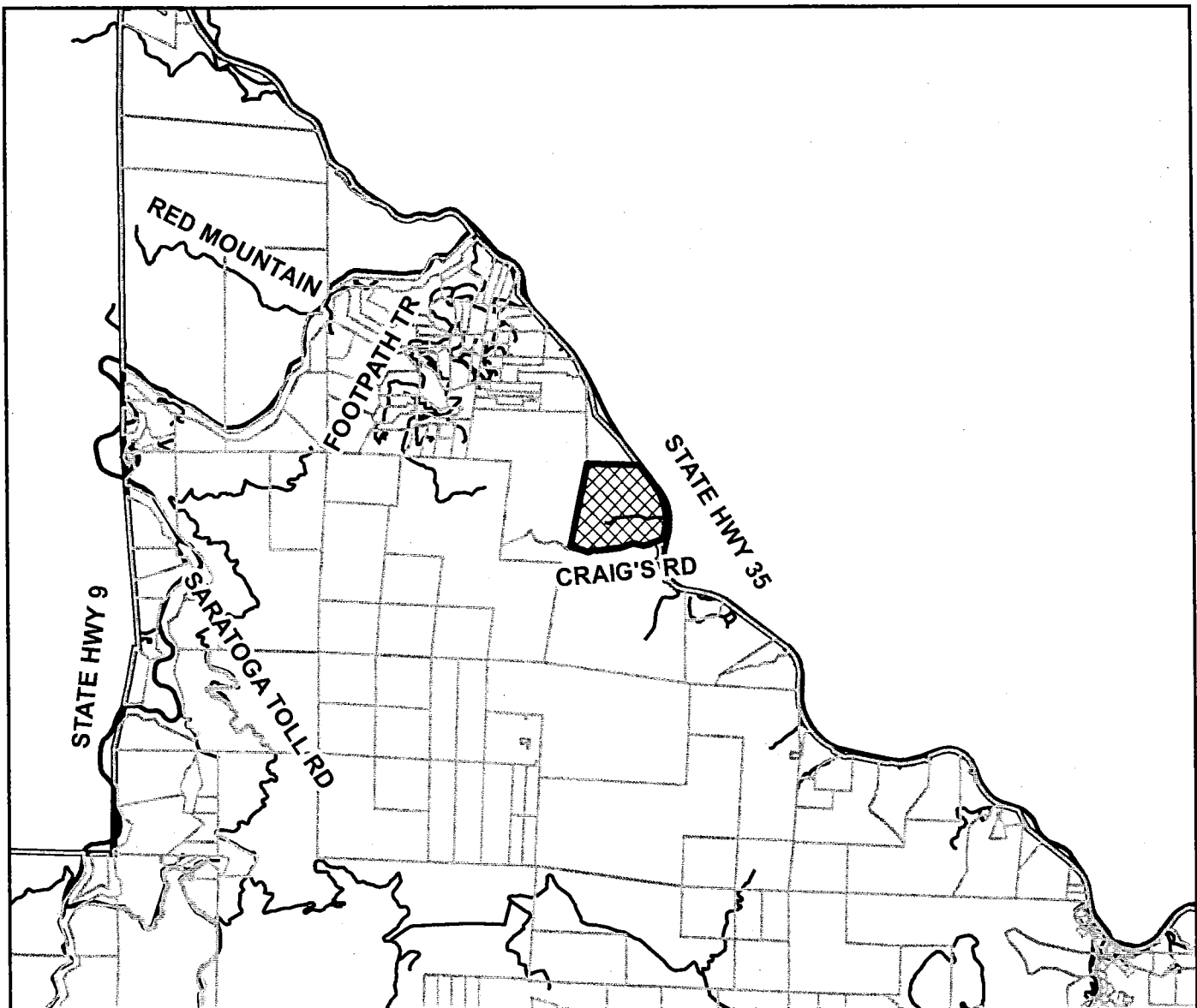
EXHIBIT E

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






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

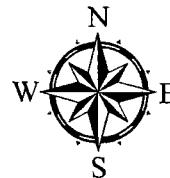


Location Map



LEGEND

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

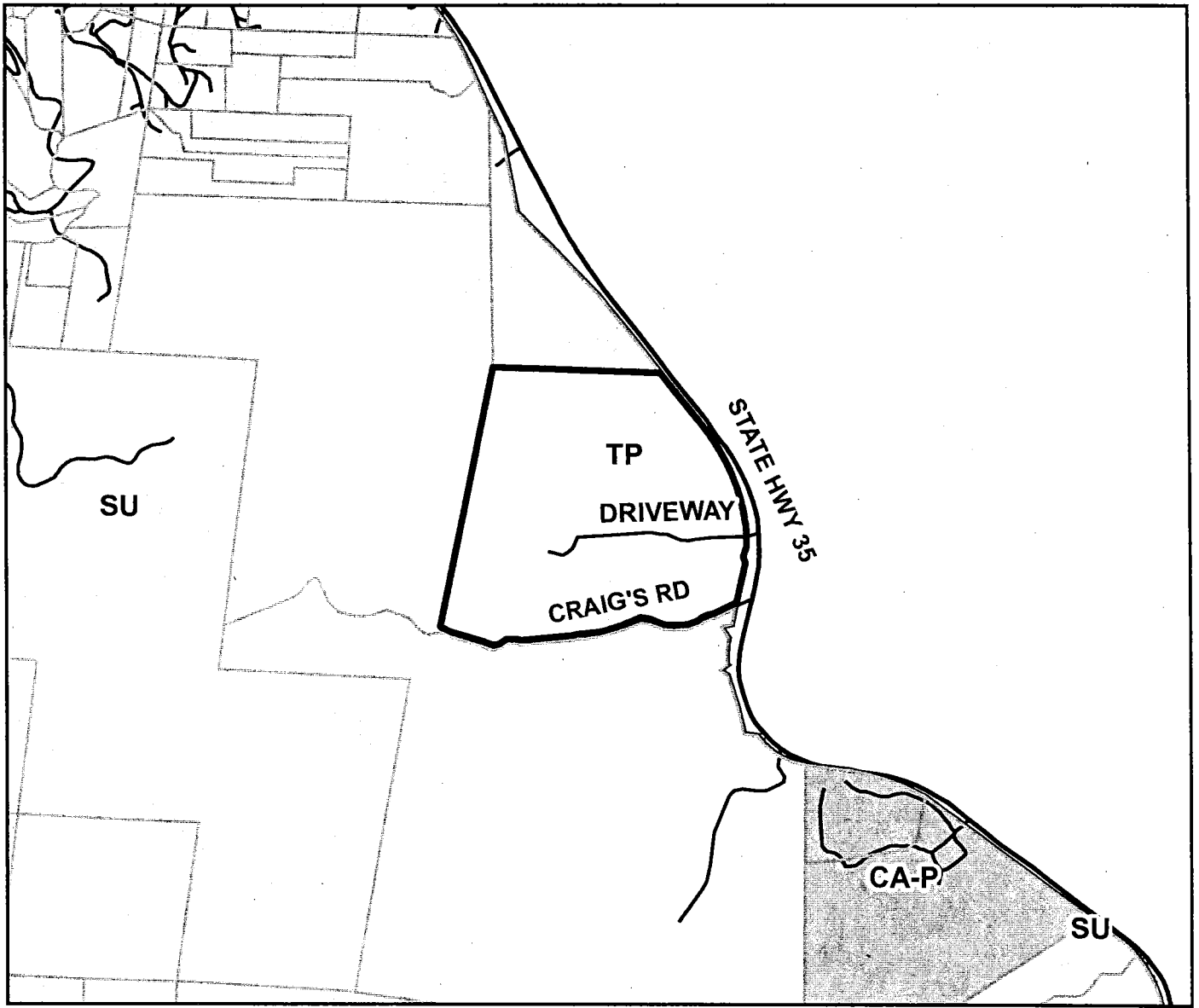


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Planning Department
July 2011

EXHIBIT E

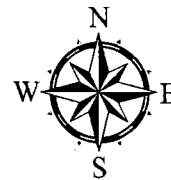


Zoning Map



LEGEND

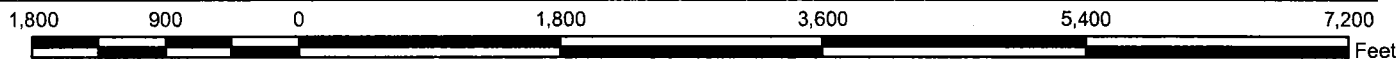
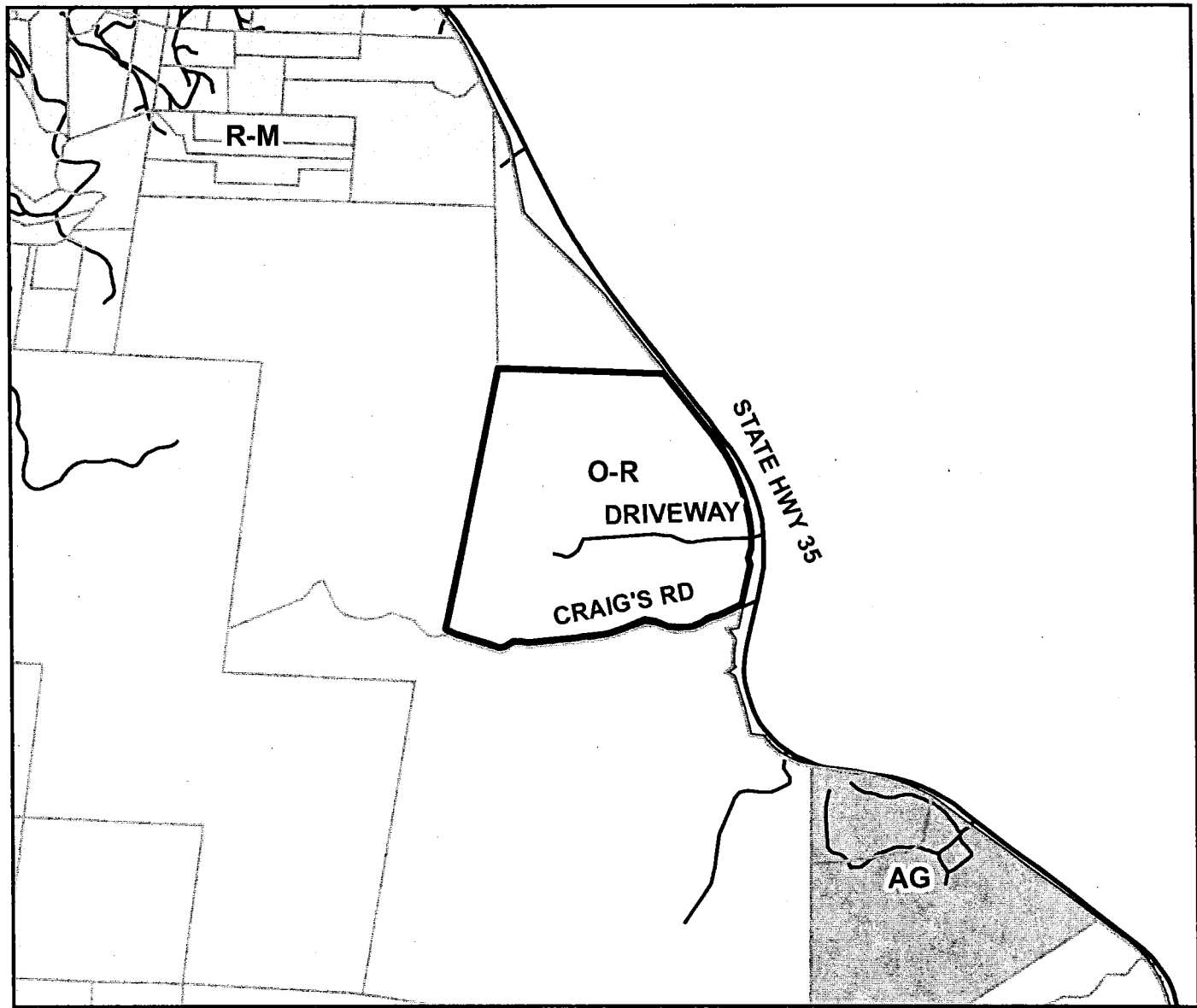
- APN: 088-081-10
- Assessors Parcels
- Streets
- State Highways
- County Boundary
- TIMBER PRODUCTION
- SPECIAL USE
- AGRICULTURE COMMERCIAL



Map Created by
County of Santa Cruz
Planning Department
July 2011

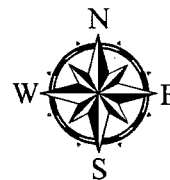


General Plan Designation Map



LEGEND

- APN: 088-081-10
- Assessors Parcels
- Streets
- State Highways
- County Boundary
- Parks and Recreation
- Residential-Mountain
- Agriculture



Map Created by
County of Santa Cruz
Planning Department
July 2011

Michael Helm & Associates

200 Seventh Avenue, #110 Santa Cruz, California

Architecture & Planning

tel: (831) 476-5386 fax: (831) 476-2025

July 15, 2011

Mr. Frank Barron
County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

RE: Additional Information Required
Appl. # APP - 111108, APN # 088-081-10
Los Altos Rod & Gun Club

Dear Frank,

This letter is a response to your Comment letter dated July 12, 2011.

- 1 Per your request, attached are 7 sets of revised plans, plus reductions.
- 2 Please see comment from Robert Loveland (Env. Planning). He concluded that the Intake was incorrect and we should have been charged for "Archival Review" (EAR) first, to see if a Archaeological Report will be required. The additional fee was paid 7-11-11, receipt # 6146, see copy attached.
- 3 Please see attached letters addressing comments from all agencies.
- 4 Copies of letters addressing comments from all agencies are attached to the revised plan sets.
- 5 Neighborhood Notification Signage requirements acknowledged.

It appears that Larry Kasparowitz does not have the Materials/color board which has been previously submitted. It should be in our file. Please route it to him.

Please do not hesitate to contact me personally if you should have any further questions or comments.

Respectfully submitted,



Michael Helm, AIA - Architect
C12642

e-mail: MSH@michaelhelm.com

EXHIBIT F



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

July 12, 2011

Michael Helm, Architect
200 7th Ave. #110
Santa Cruz, CA 95062

Subject: **Incomplete Application - Additional Information Required**
Application # **111108**; Assessor's Parcel #: **088-081-10**
Owner: **Los Altos Rod & Gun Club**

Dear Mr. Helm:

This letter is to inform you of the status of your application. On 6/15/11, the above referenced application was submitted for a development permit with the Santa Cruz County Planning Department. The initial phase in the processing of your application is an evaluation of whether enough information has been submitted. This evaluation includes a review of the submitted materials, other existing files and records, gathering input from other agencies, and conducting a site visit to determine existing site conditions. A preliminary review is also performed to determine whether or not the proposal complies with current codes and policies.

At this stage, your application is considered **incomplete** and additional information is necessary to allow further processing of your application. For your proposal to proceed, please submit the following items:

1. Please submit 7 full and complete sets of revised plans which include all revisions/items required by each of the reviewing agencies (see attached comments).
2. This application includes an archaeological review, which is currently in process. Please note that the result of this review may include a request for additional information if there are technical issues that were not fully addressed in the report. This application will remain incomplete until the technical review is finished. We will notify you of the outcome of the technical review when it is completed.
3. Please review the attached comments from all agencies. Comments which require additional information to be submitted must be addressed and resolved prior to your application being considered complete and able to move forward with the review. The agencies listed below have comments which will require additional information to be submitted. Questions related to these comments and the specific information that is required should be addressed to each separate agency.

Incomplete Application - Additional Information Required
Application # 111108; Assessor's Parcel #: 088-081-10
Owner: Los Altos Rod & Gun Club

4. Please submit an annotated list detailing where the required information has been provided in your next submittal. Please affix a copy of the annotated list, and required submittal materials (technical reports, drainage calculations, arborist report, etc.) to each agency plan set prior to submittal of all the plans to ensure that requested materials are routed to the appropriate agencies.
5. Please note that you will be required to install signage on the subject property that notifies the public of your development permit application. Please refer to the Neighborhood Notification Guidelines for the standards for preparing your sign. Please do not prepare or install the sign until all other completeness issues have been resolved as the description may change during the review process. Guidelines for Neighborhood Notification online: www.sccoplanning.com (under the brochures link). If you do not have internet access and require a paper copy, please let us know and one can be provided to you.

You must submit the required materials to the Planning Department at one time. Revisions to plans must be included in complete, updated sets of plans. All plan sets must be individually stapled and folded into a 9" x 12" format (per Folding Plans handout). To reduce waste and to aid in recycling efforts, plan sets should be printed on bond (white) paper and should not include colored binding material of any kind. You have until 10/12/11 to submit the all of the information required in this letter. Pursuant to Section 18.10.430 of the Santa Cruz County Code, failure to submit the required information may lead to abandonment of your application and forfeiture of fees. Alternatively, you may withdraw the application and any unused fees will be refunded to you. If you wish to withdraw the application, please notify me in writing.

You have the right to appeal the determination that the application is incomplete pursuant to Section 18.10.320 of the County Code and Section 65943 of the Government Code. To appeal, submit the required fee for administrative appeals and a letter addressed to the Planning Director stating the determination appealed from, and the reasons you feel the determination is unjustified or inappropriate. The appeal letter and fee must be received by the Planning Department no later than 5:00 p.m., 7/26/11.

Compliance Issues

In addition to evaluating the completeness of your application, the initial review has identified areas in which your proposal is in conflict with applicable codes and policies. Although it is not necessary for you to address the compliance issues for your application to be declared complete, you will need to resolve these issues in order to achieve compliance with the codes and policies that pertain to your development proposal. Planning Department staff can not support an application that out of compliance with County ordinances, General Plan policies, or other areas of applicable law. Please review the attached comments from all reviewing agencies.

Incomplete Application - Additional Information Required

Application # **111108**; Assessor's Parcel #: **088-081-10**

Owner: **Los Altos Rod & Gun Club**

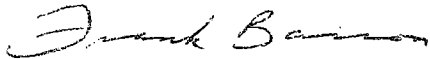
Additional Information

The following items are included as general information and do not need to be addressed in order for your application to be declared complete.

- A. Please review the attached comments from all agencies. Comments may specify Conditions of Approval for this permit, if approved, or other requirements which must be met prior to approval of any Building or Grading Permit(s) for this project. Questions related to these comments can be addressed to each separate agency.
- B. Please note that additional sets of revised full size plans and two sets of revised reduced (8.5" x 11") plan sets will be required prior to the public hearing for this project.

Should you have further questions concerning this application, please contact me at: (831) 454-2530, or e-mail: frank.barron@co.santa-cruz.ca.us

Sincerely,



Frank Barron, AICP
Project Planner
Development Review Section

Attachments:

- 1. Agency Review Comments

Attachment 1: Completeness and Compliance Comments

Application # **111108**; Assessor's Parcel #: **088-081-10**

Owner: **Los Altos Rod & Gun Club**

I. Building Section Accessibility Comments – Laura Brinson (831) 454-3151

Completeness:

- Accessible paths of travel to connect the buildings and facilities are required. Please detail these paths on the site plans. (CBC 1127B)
- Based on the 70 parking spaces provided at the gun range, 3 of those spaces will need to comply with accessible parking. Only one accessible space is required at the clubhouse, based on 11 parking spaces provided. (CBC 1129B)

Compliance:

- An additional women's water closet is required in order to comply with the 2010 CPC, Chapter 4.
- The drinking fountain shall be a high-low type (2 fountains) to comply with accessibility requirements. The low type will be for wheelchair use. The high type will be for those who have trouble bending (impaired back). (CBC 1117B)

Building Permit Submittal Requirements:

- Building plans to show compliance with A occupancy requirements in CBC 1104B, to include:
 1. Assistive listening system in assembly areas
 2. Bar/counter area to provide a 60" long, 28" to 34" high, with knee space clearances.
- Plans will need to show detectable warnings at path of travel areas that are flush with parking lot and/or driveway transitions. (CBC 1133B.8.5)
- Plans and specifications submitted for a building permit shall show compliance with current codes. Current codes are 2010 CBC, CPC, CMC, CEC, CGBSC (CALGreen), and 2008 CA Energy Standards.
- Plans and details should not include information that is not specific or accurate to the project. Stair details, incorrect single space accessible parking, and older code parking sign information, are shown on Sheet 7.

II. Environmental Planning Comments – Bob Loveland (831) 454-3163

Completeness:

- A separate application (REV111037) for an archeological report review was taken in but there was no report in the file. If the applicant has a report than it needs to be submitted for review. If not, then I believe what needs to be done first is apply for an "Archival Review" (EAR) and see what the results of that conclude. This will require a change in project description and additional money (\$95).
- The soils report was approved under "Application REV111011" on 3/7/11.

Attachment 1: Completeness and Compliance Comments
Application # **111108**; Assessor's Parcel #: **088-081-10**
Owner: **Los Altos Rod & Gun Club**

Conditions of Approval:

- Please submit a detailed grading/drainage plan for review and approval.
- Please submit a detailed erosion/sediment control plan for review and approval.
- Please submit a "Plan Review Letter" from the project geotechnical engineer for review and approval.

III. Urban Design Comments – Larry Kasparowitz (831) 454-2255

- Please submit a materials and color board.

Michael Helm & Associates

200 Seventh Avenue, #110 Santa Cruz, California

Architecture & Planning

tel: (831) 476-5386 fax: (831) 476-2025

July 15, 2011

Ms. Laura Brinson
County of Santa Cruz
Building Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

RE: Additional Information Required
Appl. # APP - 111108, APN # 088-081-10
Los Altos Rod & Gun Club

Dear Laura,

This letter is an itemized response to your Comment letter dated July 12, 2011.

BUILDING SECTION ACCESSIBILITY COMMENTS

Completeness:

- 1 See revised sheet 2.
- 2 See revised sheets 0 & 2.

Compliance:

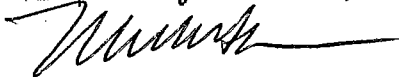
- 1 See revised sheets 3 & 10.
- 2 See revised sheets 3, 10 and added detail 9/10. See also spec of DF on schedule sheet 10 and attached Mfg. cut sheets.

Building Permit Submittal Requirements:

- 1 a) See notes added to sheet 3.
b) See revised sheets 3 & 14.
- 2 See revised sheet 2.
- 3 See revised project data on sheets C, 0 & 2.
- 4 See revised sheet 7.

Please do not hesitate to contact me personally if you should have any further questions or comments.

Respectfully submitted,



Michael Helm, AIA - Architect, C12642
e-mail: MSH@michaelhelm.com

ELKAY[®]

SPECIFICATIONS

Two Station Wall Mount Water Coolers
Barrier-Free Access (Adult and Child)
NSF/ANSI 61 Compliant - Models EZTL8C,
EZSTL8C, EZTLDDC and EZSTLDDC

GENERAL

Self-contained, wall hung electric refrigerated water cooler. Chilling capacity of 50°F drinking water, based upon 80°F inlet water and 90°F ambient.

Model EZSTL8C has self-closing Easy-Touch Controls on front, left and right of each unit.

Model EZTL8C has self-closing Easy-Touch Controls on the front of each unit.

Model EZSTLDDC non-refrigerated. Same as EZSTL8C without cooling system. (Requires outlet for power cord.)

All models have a hooded stream projector with Easy-Touch Controls that require less than 3 pounds of force to activate commercial-grade solenoid based flow control. Valve with built-in flow regulator provide constant stream from 20 to 105 psi water pressure. Bubbler orifice fully protected to meet all sanitary codes.

NOTE: Minimum 40 psi supply line pressure required in special circumstances where both sides of bi-level are in use simultaneously to ensure adequate stream height. Does not apply to non-refrigerated units.

This model cooler consists of a refrigerated lower unit which requires a water supply, drain outlet and electrical supply.

ADA COMPLIANT

These Water Coolers comply with the requirements of A.D.A. (Americans with Disabilities Act) when properly installed. Unit is compliant if installed in an alcove and is also compliant when mounted on an exposed wall if a wing wall is located on the left side or if LKAPREZL apron is installed under upper unit. Also meets the guidelines for children's environments providing the floor to orifice height is 30" or less on the lower unit and proper clear floor space is provided for parallel approach. (Based on Architectural and Transportation Barriers Compliance Board final ruling.) Check Local and State Codes.

NO LEAD DESIGN

These Water Coolers are certified to be lead-free as defined by the Safe Drinking Water Act. Elkay Water Coolers are manufactured with a waterway system utilizing copper components and completely lead-free materials. These waterways have no lead because all lead materials, such as leaded brass, have been removed. All joints are brazed using silver solder only. No lead solder is permitted. A strainer with an easily cleanable screen is provided to allow trapping and convenient removal of waterborne particulate of 140 microns and larger prior to their entry into the water cooler.

CAPACITIES CHART

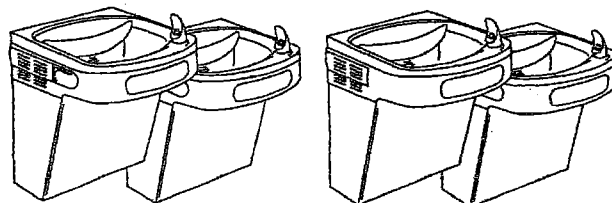
| Model Number | Base Rate | **GPH of 50°F Drinking Water | | | Rated Watts | Full Load Amps | Glass† Filler Option | Ship. Wt. Lbs. |
|-----------------|--------------|------------------------------|------|------|----------------|----------------------|----------------------------|----------------------|
| | | Room Temperature °F | | | | | | |
| | | 70°F | 80°F | 90°F | | | | |
| EZSTL8C | 8.0 | 9.7 | 8.8 | 8.0 | 370 | 4.0 | Yes | 89 |
| EZTL8C | 8.0 | 9.7 | 8.8 | 8.0 | 370 | 4.0 | Yes | 89 |
| EZTLDDC | — | — | — | — | — | — | Yes | 66 |
| EZSTLDDC | — | — | — | — | — | — | Yes | 66 |

**Based on 80°F inlet water temperature. †Glass filler available at extra cost. Requires factory preparation to receive glass filler. Upper unit only.

Rated watts shown are based on operational (run) time, in compliance with A.R.I. Standard 1010 conditions. Specific applications will determine the actual watts consumed per hour. Watts consumed will be based on number of people served per hour (usage), ambient temperatures, and inlet water temperature.

COOLING SYSTEM

Motor Compressor: Hermetically sealed, reciprocating type, 115VAC, 60Hz single phase. Sealed-in lifetime oil supply. Equipped with electric cord and three prong molded rubber plug (domestic models).



Model EZSTL8C

Model EZTL8C

RATED FOR INDOOR APPLICATIONS ONLY

Condenser: Fan cooled, copper tube with aluminum fins. Fan motor is permanently lubricated.

Cooling Unit: Combination tube-tank type. Tube portion is continuous coil of copper tubing. Tank is stainless steel. Fully insulated with EPS foam which meets Underwriters Laboratories Inc. requirements for self-extinguishing material.

Refrigerant Control: Refrigerant HFC-134a is controlled by accurately calibrated capillary tube for positively trouble-free operation.

Temperature Control: Enclosed adjustable thermostat is factory preset. Requires no adjustment other than for altitude requirements. Easily accessible.

CONSTRUCTION

Frame: Galvanized structural steel chassis supports refrigeration system and fastens to wall. Provides increased structural integrity and rigidity to cooler.

Stainless Steel Basin: One piece polished to a uniform Elkay bright luster finish. Basin has integral drain grid, embossed bubbler pad. No exposed fasteners.

Exclusive Flexi-Guard® Safety Bubbler®: Innovative design utilizes an infused anti-microbial pliable polyester elastomer to prevent accidental mouth injuries. Flexes on impact, then returns to original position. Strong. Abrasion-resistant. Anti-sweat. Keyed in location to prevent rotation.

Upper Shroud: Contoured shock-absorbing, provides additional protection against accidental injury. No exposed fasteners.

Lower Shroud: One piece easy to remove and replace. Allows access to internal components from three sides.

Cabinet: Cabinet design allows for flush to wall mounting. No recess space is required.

Color Selection: Unless otherwise specified cabinet is two-tone gray upper shroud with textured gray lower shroud. Stainless Steel lower shrouds available at extra cost.

Protected by Elkay's 5 Year Limited Warranty on the refrigeration system of the unit.

Elkay Pressure-Type Water Coolers are designed to operate on 20 psi to 105 psi supply line pressure. If inlet pressure is above 105 psi, a pressure regulator must be installed in the supply line. Any damage caused by reason of connecting this product to supply line pressures lower than 20 psi or higher than 105 psi is not covered by the warranty.

STANDARDS



Elkay Electric Air Cooled Water Coolers are listed by Underwriters Laboratories Inc. and comply with both Canadian and U.S. requirements.

These units comply with A.R.I. Standard 1010.

This cooler is certified by WQA to lead-free compliance including NSF/ANSI 61-ANNEX G, AB 1953.

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkayusa.com for most current version of Elkay product specification sheets.

This specification describes an Elkay product with design, quality and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

Elkay
elkayusa.com

2222 Camden Court
 Oak Brook, IL 60523

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 (Rev. 4/11) 12-24H

Michael Helm & Associates

200 Seventh Avenue, #110 Santa Cruz, California

Architecture & Planning

tel: (831) 476-5386 fax: (831) 476-2025

July 15, 2011

Mr. Robert Loveland
County of Santa Cruz
Environmental Planning
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

RE: Additional Information Required
Appl. # APP - 111108, APN # 088-081-10
Los Altos Rod & Gun Club

Dear Robert,

This letter is an itemized response to your Comment letter dated July 12, 2011.

ENV. PLANNING COMMENTS

Completeness:

- 1 Additional fee paid 7-11-11 receipt # 6146, see copy attached.
- 2 Acknowledged.

Conditions of Approval:

- 1 See sheet 2 for Grading and Drainage Plan & Notes, plus details on sheets 7 & 8.
- 2 See sheet 2 for Erosion Control Plan & Notes, plus details on sheets 7 & 8.
- 3 Plan Review Letter to be submitted under separate cover at time of Plan Check.

Please do not hesitate to contact me personally if you should have any further questions or comments.

Respectfully submitted,



Michael Helm, AIA - Architect
C12642

e-mail: MSH@michaelhelm.com



COUNTY OF SANTA CRUZ
RECEIPT FOR PAYMENT

LARGC

CASHIER: GF

APPLICATION NO.
REV111037

PARCEL NO.
088-081-10

DATE: 07/11/2011
TIME: 10:45.53
RECEIPT NUMBER: 6146

| TRANSACTION | FUNDING FOR | FEE AMOUNT |
|--------------|-----------------------------------|------------------------|
| REV111037 | | |
| Fee Paid | EAR-Archaeo - Report Archival Rev | \$95.00 |
| | | \$95.00 |
| TOTAL DUE | | \$95.00 |
| PAYMENT TYPE | CHECK NO. | RECEIVED FROM |
| Check | 1440 | Michael Helm Architect |
| | | \$95.00 |
| TOTAL PAID | | \$95.00 |
| CHANGE | | \$0.00 |
| OVER PAYMENT | | \$0.00 |

Michael Helm & Associates

200 Seventh Avenue, #110 Santa Cruz, California

Architecture & Planning

tel: (831) 476-5386 fax: (831) 476-2025

July 15, 2011

Mr. Larry Kasparowitz
County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

RE: Additional Information Required
Appl. # APP - 111108, APN # 088-081-10
Los Altos Rod & Gun Club

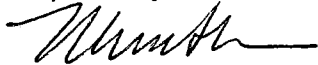
Dear Larry,

This letter is an itemized response to your Comment letter dated July 12, 2011.

- 1 Materials/color board has been previously submitted. See Planner, Frank Barron, it should already be in our file.

Please do not hesitate to contact me personally if you should have any further questions or comments.

Respectfully submitted,



Michael Helm, AIA - Architect
C12642

e-mail: MSH@michaelhelm.com

Michael Helm & Associates

200 Seventh Avenue, #110 Santa Cruz, California

Architecture & Planning

tel: (831) 476-5386 fax: (831) 476-2025

July 15, 2011

Mr. Larry Kasparowitz
County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

RE: Additional Information Required
Appl. # APP - 111108, APN # 088-081-10
Los Altos Rod & Gun Club

Dear Larry,

This letter is an itemized response to your Comment letter dated July 12, 2011.

- 1 Materials/color board has been previously submitted. See Planner, Frank Barron, it should already be in our file.

Please do not hesitate to contact me personally if you should have any further questions or comments.

Respectfully submitted,



Michael Helm, AIA - Architect
C12642

e-mail: MSH@michaelhelm.com

Copy

Attachment 1: Completeness and Compliance Comments

Application # 111108; Assessor's Parcel #: 088-081-10

Owner: Los Altos Rod & Gun Club

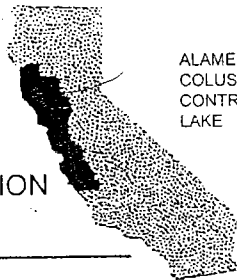
Conditions of Approval:

- Please submit a detailed grading/drainage plan for review and approval.
- Please submit a detailed erosion/sediment control plan for review and approval.
- Please submit a "Plan Review Letter" from the project geotechnical engineer for review and approval.

III. Urban Design Comments – Larry Kasparowitz (831) 454-2255

- Please submit a materials and color board.

CALIFORNIA
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Northwest Information Center
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150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
Email: leigh.jordan@sonoma.edu
<http://www.sonoma.edu/nwic>

July 21, 2011

File No.: 11-0043

Bob Loveland, Project Planner
County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

re: Application No. 111037 / 14750 Skyline Blvd., Los Gatos (APN 088-081-10) / Michael Helm

Dear Mr. Loveland;

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

Previous Studies:

XX This office has no record of any previous cultural resource studies for the proposed project area.

Archaeological and Native American Resources Recommendations:

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

XX We recommend you contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/653-4082.

 The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.


Built Environment Recommendations:

XX The proposed project area contains or is adjacent to one recorded structure, P-44-000357, the Craig Road Bridge. Prior to commencement of project activities, it is recommended that this resource be assessed by a qualified professional familiar with the architecture and history of Santa Cruz County.

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Santa Cruz County conduct a formal CEQA evaluation.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,


Jillian Guldenbrein
Researcher I



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

August 2, 2011

Michael Helm
200 7th Ave. #110
Santa Cruz, CA 95062

SUBJECT: Archaeological Reconnaissance Survey for APN 088-081-10

Dear Mr. Helm,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that pre-historical cultural resources may be present at the site. A copy of the review documentation is attached for your records. It has been recommended that an archaeological report be completed for the project area. Please submit the report to the Zoning Counter of the Planning Department and pay the required review fee (EA3) once completed. **NOTE:** An additional application will be created for this review upon submittal of the report.

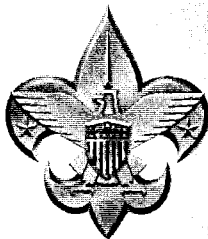
Please contact me at (831) 454-3163 if you have any questions regarding this review.

Sincerely,

Bob Loveland
Resource Planner

Enclosure

EXHIBIT F



Troop 829 of Union City, CA

Assistant Scout Master

Jeff Mellor

4861 Cheryl Ct. Union City, CA 94587

Phone# (408) 761-5534

Email: jeff_mellor@hotmail.com

10-3-11

Dear Frank Barron,

It has come to my attention that the Los Altos Rod and Gun Club are planning to add a clubhouse building on their property. **This Letter is in Support of this project!**

Application Number: 111108

Assessor's parcel number 088-081-10

Firearms are a fact of life these days, and in the bay area, Safe well organized facilities like the Los Altos Rod and Gun Club are in short supply. It is also very unlikely that any new such facilities will ever be established in the bay area due to common misconceptions about marksmanship type sports. This increases the necessity to support and help build up the few facilities that exist in the bay area.

I personally have utilized the Los Altos Rod and Gun Club to trained over 25 youth over the past couple years on the Laws, safe handling, transport, as well as first hand shooting experience. I use their facilities not because they are the closest, but because their facilities and staff promote the most versatile environment to train young shooters. Their facilities have helped me take Youth ranging from 12-18 Years old who previously only understood firearms from the immature scenarios of video games. Afterwards they left with a firm respect of the responsibility, seriousness, and enjoyment that can come from treating firearms with proper care.

As you already know, the only onsite training element that is missing from Los Altos Rod and Gun Club is a classroom where various focused training sessions can go on close by the range, but separated from the shooting areas. This would allow me and others to help training groups focus on review of safety rules, shooting fundamentals, and complete any needed classroom study prior to entering the shooting areas.

I and many others support the building up of the Los Altos Rod and Gun Club Facilities with the knowledge that they have the type of track record that proves that they will continue to utilize their facilities to promote responsible learning and practice of marksmanship sports.

**Boy Scouts of America
Troop 355
Millbrae CA, 94030**

Frank Barron, Project Planner
Planning Department
County of Santa Cruz
Ocean Street, 4th Floor
Santa Cruz, CA 95060

October 10, 2011

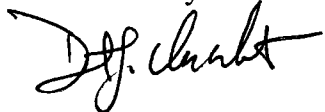
RE: Application 111108, Parcel Number 088-081-10

Dear Mr. Barron:

I am writing to you today to pledge my support for the Los Altos Rod and Gun Clubs recent application (111108) to upgrade their clubhouse facilities at their range. In the past year we have reconnected with the Los Altos Rod and Gun Club and used their shooting facilities to teach gun safety and to work on the shotgun merit badge.

This club is a rare example of an organization that openly welcomes youth to their wonderful facility to promote gun safety training and a sound outdoor shooting experience. Both of which are key attributes to a successful Boy Scout program.

My troop is hopeful that Santa Cruz County and your office find it possible to allow the Los Altos Rod and Gun club the opportunity to upgrade their facility as we are eager to use it for years to come.



David Van Wart - Scoutmaster
Troop 355
Millbrae, CA



TROOP 539
LOS GATOS, CALIFORNIA

B.S.A.

October, 7 2011

To: Frank Barron

Dear Frank,

I am writing to you about the great facility that is the Los Altos Rod and Gun Club.

Application Number: 111108
APN 088-081-10

As the shooting coordinator for Boy Scout Troop 539 in Los Gatos we have been enjoying their facility for years. We teach proper gun safety and handling in the Boy Scout tradition and with the help of the range staff and supervised shooting we always have a safe and fun experience. The construction of a new clubhouse and indoor range would be the best possible addition since groups like ours could also use it for hunter safety and more instruction in safe pistol handling in a controlled environment. We have been rained out on several occasions and if there was an indoor facility we could still shoot and instruct the boys.

On a personal note, I have been going to the LARGC since the 70's. My son who is an Eagle Scout still goes to the range when he can. My daughter honed her shooting skills there as well. The cross section of people that you see there exercising their Second Amendment rights might surprise you. In addition to my role with Troop 539 I am always trying to introduce people to the sport of shooting. With your support these enhancements will make the LARGC even better for all members of the shooting sports community.

Sincerely,

Robert Forbes

Los Gatos Boy Scout Troop 539
Shooting Chair



Date: November 6th, 2011

To: Mr. Frank Barron, Project Planner
Planning Department
County of Santa Cruz
701 Ocean Street, 4th floor
Santa Cruz, CA 95060

Topic: Lost Altos Rod and Gun Club – Letter of Support

Dear Mr. Barron,

I am sending you this letter to express our utmost appreciation of the Los Altos Rod and Gun Club. Through their generous and continued support the Scouts of Troop 623 have fostered a deep appreciation of the shooting sports while emphasizing the necessary respect, safety, and responsible handling of firearms.

It has come to our attention that the Los Altos Rod and Gun Club have plans before the Santa Cruz County Planning Department:

Application Number: 111108
Assessor's parcel number 088-081-10
Applicant: Los Altos Rod and Gun Club

Troop 623 fully endorses the construction of this planned addition to their facility. Amongst other activities this facility will provide much needed classroom space required for the continuing education of BSA Scouts across the county.

Best Regards,
Mark S. Brown
Committee Chair
Boy Scouts of America, Troop 623
Boulder Creek, CA 95006
P.O. Box 53
mark.brown@comcast.net

CC: Los Altos Rod and Gun Club
P.O. Box 3546
Saratoga, CA 95070
Rangemaster@LosAltosRodandGunClub.com

11/7/2011

TO: Santa Cruz County Zoning Administrator
County Government Center
701 Ocean Street, Room 400
Santa Cruz, CA 95060

11-7-11

CC: Frank Barron, Project Planner (via pln782@co.santa-cruz.ca.us)

FROM: Keith W. Johnsgard, 13564 Indian Rock Way, Los Gatos CA 95033

RE: Public input on the proposed new 3,200 sq. ft. clubhouse addition to the
Los Altos Rod & Gun Club property at 14750 Skyline Blvd.

The gun club has been an enduring noise pollution problem for we neighbors and Castle Rock Park visitors for decades. But gunfire has increased exponentially the last few years, and on weekends the gun range ridge now sounds like a combat zone. Furthermore, the club no longer abides by its original mandate of Monday closures, so park users and neighbors are now bombarded with sustained gunfire for 7-8 hours every day of every week. No longer a single day of peace and quiet. How a gun club was ever permitted to take residence within Castle Rock State Park is difficult to comprehend, but it remains there, and building a clubhouse is sure to add to its already swelling usage. The club (which is open to the public Thursdays through Sundays) has clearly become an increasingly profitable commercial venture.

I vote nay to building the clubhouse to stop the further proliferation of:

1: Noise pollution that is already intrusive for gun club neighbors and Castle Rock State Park visitors. The needs of Castle Rock State Park visitors who come to the mountains to escape urban air and noise pollution should trump those of the shooters who come to the mountains to create pollution in paradise.

2: Environmental Damage. The shrubs and trees on the trap range have been shredded and dying for years, victims of countless high-velocity lead shotgun pellets. The San Lorenzo River headwater creek that flows just below the shotgun range is littered with day-glow clay target shards and shotgun shell wads for miles downstream. There must be high levels of lead in the soil and water after decades of shooting. Bad news for fish and other riparian critters who live downstream. The EPA should have a voice in this matter.

3: Gun Club Traffic already causes weekend access problems for residents who live along Skyline Boulevard and is troublesome for visitors who are attempting to find their way to adjacent Castle Rock State Park. The addition of a clubhouse would likely encourage shooters to extend their stays before swelling and lengthening the hours of Highway 9 and Highway 35 traffic.

In summary, a vote to disallow the construction of the clubhouse will not eliminate the gun club's ongoing multifaceted environmental pollution, but it may reduce the likelihood of exacerbating it.

Finally, allowing more commercial development on otherwise pristine Skyline Boulevard is just wrong. We should be keeping this unspoiled corridor silent and wild for present and future generations.

LOS ALTOS ROD & GUN CLUB

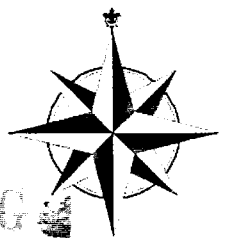
**ARCHAEOLOGICAL EVALUATION
OF
PROPOSED CLUBHOUSE AT 14750 SKYLINE BOULEVARD**

SANTA CRUZ COUNTY, CALIFORNIA

OCTOBER 2011



ALBION ENVIRONMENTAL, INC.



LOS ALTOS ROD & GUN CLUB

ARCHAEOLOGICAL EVALUATION

OF

PROPOSED CLUBHOUSE AT 14750 SKYLINE BOULEVARD

SANTA CRUZ COUNTY, CALIFORNIA

OCTOBER 2011

PREPARED FOR:

MICHAEL HELM & ASSOCIATES
200 SEVENTH AVENUE
SANTA CRUZ, CALIFORNIA 95062

PREPARED BY:

STELLA D'ORO
ALBION ENVIRONMENTAL INC.
1414 SOQUEL AVENUE, SUITE 205
SANTA CRUZ, CALIFORNIA 95062

J2011-017

EXECUTIVE SUMMARY

In August 2011, Mr. Michael Helm, contracted with Albion Environmental, Inc. (Albion), to conduct an archaeological evaluation of an undeveloped clearing where the owner, the Los Altos Rod and Gun Club, plans to construct a clubhouse at 14750 Skyline Boulevard, Santa Cruz County, California. Albion's investigation included a background records search at the California Historical Resources Information System Northwest Information Center at Sonoma State University, and a field investigation entailing pedestrian survey and limited shovel testing of the subject parcel. The cultural resources evaluation was designed to adequately address treatment of cultural resources under current CEQA guidelines (Article 5: Section 15064.5) 5 as well as the Archaeological and Historic Resources section of the General Plan for the County of Santa Cruz (Section 5-19).

A search of records at the Northwest Information Center (NWIC) at Sonoma State University indicated three surveys have been conducted within 0.25-miles of the project area. Five archaeological sites have been identified within a 0.25-mi radius of the project area. P-44-403 is a historic highway located 400 feet (122 m) east of the project area; P-44-357 is a historic bridge located 560 feet (171 m) south-southwest of the project area; P-44-259 is a prehistoric site located 1372 feet (418 m) south of the project area and known to contain two bedrock mortars and a lithic scatter; P-44-260 is a prehistoric site located 1291 feet (393 m) southwest of the project area containing three bedrock mortars; P-44-262 is another prehistoric site located 1339 feet (408 m) west-southwest of the project area and consists of a lithic scatter.

After reviewing the record search results, Albion conducted an intensive pedestrian survey and limited shovel testing of the project site. One piece of cultural material representing historic trash was encountered on the surface and collected during the investigation. No cultural materials were observed in the shovel tests indicating an absence of archaeological deposits in the project area.

Given these findings, no further action regarding cultural resources at this parcel is recommended. If prehistoric or historic deposits or features are discovered at any time during construction, activities in the area should cease and a qualified archaeologist should inspect the discovery and prepare a recommendation for a further course of action.