



Staff Report to the Zoning Administrator

Application Number: **131127**

Applicant: Teresa & Nezh Sabankaya
Owner: Sabankaya
APN: 063-082-13

Agenda Date: September 5, 2014
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to allow for a floral design studio to operate and to hold private functions at a property zoned Rural Residential, including ten luncheons annually with ten guests maximum between the hours of 2:00 and 4:00 PM and four weddings annually with a maximum of 50 guests to end at 7:00 PM.

Location: Property located on the north side of Bonny Doon Road about 1100 feet from the junction with Pine Flat Road (4286 Bonny Doon Road).

Supervisory District: 3rd District (District Supervisor: Neal Coonerty)

Permits Required: Residential Development Permit, Coastal Development Permit

Staff Recommendation:

- Adopt the Mitigated Negative Declaration (Exhibit A) per the requirements of the California Environmental Quality Act.
- Approval of Application 131127, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---------------------------|
| A. | Mitigated Negative Declaration
(CEQA Determination) | B. | Findings |
| | Attachments: 1) Assessor's, Location,
Zoning and General Plan Maps; | C. | Conditions |
| | 2) Reduced project plans | D. | Project plans |
| | | E. | Comments & Correspondence |

Parcel Information

Parcel Size:	11.24 acres
Existing Land Use - Parcel:	Residential dwelling group - 2 units
Existing Land Use - Surrounding:	Rural residential neighborhood, winery
Project Access:	Bonny Doon Road
Planning Area:	Bonny Doon

Land Use Designation: R-R (Rural Residential)
Zone District: RR (Rural Residential)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

An Initial Study has been prepared (Exhibit A) that addresses the environmental concerns associated with this application.

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: CalFire
Drainage District: None

Project Setting & Description

The subject parcel is located in a rural area and is surrounded by parcels that are developed with single family dwellings on parcels that are, on average, one acre or larger in area. The parcel is accessed via Bonny Doon Road and is located about 1,300 feet west of the Pine Flat and Bonny Doon Road intersection where an existing commercial winery and wine tasting room is located. An equestrian facility is located about a half a mile to south east off of Pine Flat Road. The Shumei Santa Cruz Center and Farm is located approximately one and a half miles north of the subject parcel on Bonny Doon Road, and Bonny Doon Elementary School is located approximately one and a half miles to the north of the subject parcel on Pine Flat Road.

This application is a proposal to recognize an existing floral design studio and to authorize the use of the property for commercial events, including luncheons, floral design workshops, wedding receptions and ceremonies. Approval of a Residential Development Permit to authorize these uses is requested for the current owner only and any approval would not be transferred if the property was to be sold.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 11 acres, located in the RR (Rural Residential) zone district, a designation which allows residential uses. The property is developed with an existing two unit dwelling group that is the result of two residential parcels being combined in the late 1970s. Home occupations are allowed in conjunction with the principal permitted residential use within the zone district. The zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

Home Occupation

Limited home occupations are allowed in all residential zone districts without a development permit. The extent of a limited home occupation involves the resident(s) who live on site, a single vehicle, the use of only a portion of the existing structure(s), and no more than one client on the property at a time. With a Residential Development Permit heard by the Zoning Administrator, all of these limitations on home occupations can be modified. In this case, the use of the property by a resident as a home occupation (to hold floral design studios for small groups and wedding receptions and ceremonies for a limited number of times per year) could be authorized with a Residential Development Permit.

Floral Design Studio

The floral design studio is proposed to create floral arrangements and other floral gifts that are delivered to customers or used during events on the property. The floral design studio is proposed to be located within the existing garage that is attached to the main residence and would not be open to the general public. The property owner is the only employee associated with the floral design studio and there is one van used for deliveries.

Indoor and outdoor luncheons and floral workshops/classes are proposed to be held on the property a maximum of 10 days per year between the hours of 2:00 p.m. and 4:00 p.m. The workshops/classes would be limited to a maximum of 10 guests per event and a maximum of 5 vehicles per event. Any food provided would be catered. No food would be prepared on site for the workshops/classes.

Weddings and Receptions

The wedding events are proposed to include a wedding ceremony and reception to be held on the property a maximum of 4 times per year with a maximum of 50 guests per event and a maximum of 10 vehicles parked on the property during each event. All other wedding guests would be shuttled to the site from an overnight accommodation facility located off site. All wedding events would end at 7:00 p.m. and no food would be prepared on the subject property.

Given the limited scope (in terms of event frequency, hours, and number of attendees) of both the floral design studio and wedding events, the proposed home occupation request is considered as reasonable and appropriate for the project site. Noise impacts would be mitigated by the limited hours of operation and through the location and direction of any amplified speakers (as required by the conditions of approval). Adequate parking on the property exists for the number of allowed vehicles for each event type, and shuttles will be used for the majority of wedding guests to further reduce vehicle trips and parking demand on the project site.

Local Coastal Program Consistency

The proposed home occupation is in conformance with the County's certified Local Coastal Program, in that home occupations are allowed in conjunction with the principal permitted residential use of the property. The project site is not located between the shoreline and the first

public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Environmental Review

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on 4/28/14. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit A) was made on 5/12/14. The mandatory public comment period expired on 6/2/14, with no comments received regarding the environmental review.

The environmental review process focused on the potential impacts of the project in the areas of biological resources, aesthetics, and noise. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues.

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

- Adopt the Mitigated Negative Declaration (Exhibit A) per the requirements of the California Environmental Quality Act.
- **APPROVAL** of Application Number **131127**, based on the attached findings and conditions.

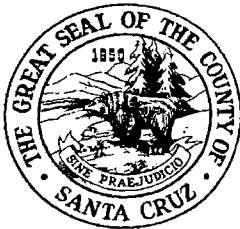
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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: Randall Adams
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Santa Cruz CA 95060
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**Mitigated Negative Declaration
(CEQA Determination)**

**Application Number 131127
Zoning Administrator Hearing**



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
<http://www.sccoplanning.com/>

NOTICE OF DETERMINATION

To:

☒ County of Santa Cruz
Clerk of the Board
701 Ocean Street, Room 500
Santa Cruz, CA 95060

☐ Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if applicable): N/A

Project Title: Sabankaya

Project Applicant: Teresa & Nezih Sabankaya for Mustafa Sabankaya

Project Location: Project located on the east side of Bonny Doon Road about 1,100 feet from the intersection with Pine Flat Road (4286 Bonny Doon Road).

Project Description: This is a proposal to allow for a floral design studio to operate and to hold commercial functions at a Rural Residential property consisting of 10 luncheons/workshops annually with a maximum of 10 guests per event to be held between the hours of 2:00 p.m. and 4:00 p.m. and 4 weddings annually with a maximum of 50 guests per event to end by 7:00 p.m. Requires a Coastal Permit and a Residential Use Permit to allow for a Home Occupation.

This is to advise that the County of Santa Cruz has approved the above described project on _____ and has made the following determinations regarding the above described project: (Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the following location:

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Signature

Environmental Coordinator

Title

Date

Date Received for Filing at Clerk of the Board



COUNTY OF SANTA CRUZ

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<http://www.sccoplanning.com/>

MITIGATED NEGATIVE DECLARATION

Project: Sabankaya

APN(S): 063-082-13

Project Description: Proposal to allow for a floral design studio to operate and to hold commercial functions at a Rural Residential property consisting of 10 luncheons / workshops annually with a maximum of 10 guests per event to be held between the hours of 2:00 and 4:00 p.m. and 4 weddings annually with a maximum of 50 guests per event to end by 7:00 p.m. Requires a Coastal Permit and a Residential Use Permit to allow for a Home Occupation.

Project Location: The project is located on the east side of Bonny Doon Road about 1,100 feet from the intersection with Pine Flat Road (4286 Bonny Doon Road).

Owner: Mustafa Sabankaya

Applicant: Teresa and Nezih Sabankaya

Staff Planner: Samantha Haschert, (831) 454-3214

Email: Samantha.Haschert@santacruzcounty.us

This project will be considered a public hearing by the Zoning Administrator. The date, time and location have not yet been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

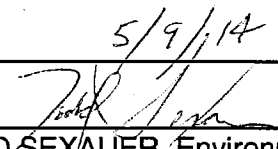
California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: June 2, 2014

Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body

Date: 5/9/14


TODD SEXAUER, Environmental Coordinator
(831) 454-3511



County of Santa Cruz

PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

MITIGATION MONITORING AND REPORTING PROGRAM for the

Application No. 131127, April 28, 2014

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources					
BIO-1	Produce nighttime lighting that would substantially illuminate wildlife habitats?	Only low-profile, pathway type lighting features are permitted outside of the reception/courtyard area; Pathway type lighting shall be a maximum of 3 feet in height and shall be directed downwards and shielded from glare offsite; No spotlights or flood lights shall be used during events on any portion of the property; All outdoor lighting used during events within the courtyard/reception area shall be directed downwards and shielded from glare off-site so as not to create a significant new source of light; and Moving and/or twinkling lights are not permitted.	Applicant	Compliance monitored by the County Planning Department	To be implemented during project design, construction and operations
AES-1	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Only low-profile, pathway type lighting features are permitted outside of the reception/courtyard area; Pathway type lighting shall be a maximum of 3 feet in height and shall be directed downwards and shielded from glare offsite; No spotlights or flood lights shall be used during events on any portion of the property; All outdoor lighting used during events within the courtyard/reception area shall be directed downwards and shielded from glare off-site so as not to create a significant new source of light; Moving and/or twinkling lights are not permitted; Additional/infill landscaping shall be installed on the subject property along the west property line for a length of 100 feet, starting from the south side of the west driveway entrance. The buffer shall consist of dense vegetation that will reach a minimum height of 6 feet upon maturity. Landscaping shall provide a visual buffer of the reception area from Bonny Doon Road and shall be maintained in good health for as long as the site continues to be used for events.	Applicant	Compliance monitored by the County Planning Department	To be implemented during project design, construction and operations
NOI-1	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	The volume of amplified music at the site shall not exceed greater than 75 decibels at any time during commercial events; speakers shall remain indoors at all times shall be directed towards the western property line, away from the nearest adjacent residences; a 24 hour noise complaint line shall be established by the property owner for neighbors to call during events; the noise complaint line shall be posted on the property clearly visible from Bonny Doon Road, on the event website, and in a mailer to all parcels within 300 feet of the property boundaries.	Applicant	Compliance monitored by the County Planning Department	To be implemented during project operations
NOI-2	Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise	The volume of amplified music at the site shall not exceed greater than 75 decibels at any time during commercial events; speakers shall remain indoors at all times shall be directed towards the western property line, away from the nearest adjacent residences; a 24 hour noise complaint line shall be established by the property owner for neighbors to call during	Applicant	Compliance monitored by the County Planning Department	To be implemented during project operations

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	ordinance, or applicable standards of other agencies?	events; the noise complaint line shall be posted on the property clearly visible from Bonny Doon Road, on the event website, and in a mailer to all parcels within 300 feet of the property boundaries.			



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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: April 28, 2014

Application Number: 131127

Staff Planner: Samantha Haschert

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Teresa & Nezih Sabankaya **APN(s):** 063-082-13

OWNER: Mustafa Sabankaya

SUPERVISORAL DISTRICT: 3

PROJECT LOCATION: Property located on the east side of Bonny Doon Road about 1,100 feet from the intersection with Pine Flat Road (4286 Bonny Doon Road).

SUMMARY PROJECT DESCRIPTION: Proposal to allow for a floral design studio to operate and to hold commercial functions at a Rural Residential property consisting of 10 luncheons/workshops annually with a maximum of 10 guests per event to be held between the hours of 2:00 p.m. and 4:00 pm and 4 weddings annually with a maximum of 50 guests per event to end by 7:00 pm. Requires a Coastal Permit and a Residential Use Permit to allow for a Home Occupation.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- | | |
|--|---|
| <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Visual Resources & Aesthetics | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Mandatory Findings of Significance |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--|--|
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> Other: |

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

California Coastal Commission

DETERMINATION: (To be completed by the lead agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Todd Sexauer
Environmental Coordinator

Date

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 11.2 acres (489,428 square feet)

Existing Land Use: Residential

Vegetation: Mixed redwood forest

Slope in area affected by project: ☒ 0 - 30% ☐ 31 – 100%

Nearby Watercourse: Mill Creek-San Vicente Creek; perennial stream

Distance To: Located at the east property line of the subject parcel.

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: Yes

Groundwater Recharge: Partially mapped

Timber or Mineral: Not mapped

Agricultural Resource: Not mapped

Biologically Sensitive Habitat: Yes

Fire Hazard: Not mapped

Floodplain: Outside floodplain

Erosion: Low potential for erosion

Landslide: None mapped

Liquefaction: Not mapped

Fault Zone: Not mapped

Scenic Corridor: Not mapped

Historic: None identified

Archaeology: Yes

Noise Constraint: Yes

Electric Power Lines: None

Solar Access: N/A

Solar Orientation: N/A

Hazardous Materials: None

SERVICES

Fire Protection: Cal Fire

School District: BD Union School District,
SC City School District

Sewage Disposal: Septic system

Drainage District: None

Project Access: Bonny Doon Road

Water Supply: Private well

PLANNING POLICIES

Zone District: Rural Residential (RR)

General Plan: Rural Residential (R-R)

Urban Services Line: ☐ Inside

Coastal Zone: ☒ Inside

Special Designation: None

☒ Outside

☐ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The subject parcel is located in a rural area and is surrounded by parcels that are developed with single family dwellings on parcels that are, on average, one acre or larger in area. The parcel is accessed via Bonny Doon Road and is located about 1,300 feet west of the Pine Flat Road – Bonny Doon Road intersection where an existing commercial winery and wine tasting room is located. An equestrian facility is located about a half a mile to south east off of Pine Flat Road. The Shumei Santa Cruz Center and Farm is located approximately one and a half miles north of the subject parcel on Bonny Doon Road, and Bonny Doon Elementary School is located approximately one and a half miles to the north of the subject parcel on Pine Flat Road.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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The parcel is zoned Rural Residential (R-R) and is developed with two single family residences and various non-habitable outbuildings. The parcel is surrounded by land zoned Timber Production (TP), Agriculture (A), and Residential Agriculture (RA).

There is a mixed redwood forest on the north and eastern portions of the parcel and Mill Creek/San Vicente stream runs along the east property line. In 1988, a biotic assessment was completed on the property which identified a riparian corridor extending 50 feet horizontally from the edge of the stream. No activity is proposed to occur in the vicinity of the stream, the riparian area, or the mixed redwood forest and no development or ground disturbance is proposed as a part of the project.

PROJECT BACKGROUND:

The current configuration of the subject parcel was established between 1976 and 1980 when parcels 063-082-07 and 063-082-11 were combined. Assessor's records indicate that the main house, where the proposed weddings would take place, was constructed in 1939, prior to permitting requirements.

In September 2012, the County Planning Department received a complaint that commercial wedding receptions were being held at the subject parcel without the benefit of a use permit. In April 2013, the property owner filed the current project application for a Home Occupation Permit to allow for weddings, wedding receptions, luncheons, classes/workshops, and a floral design business to continue to take place as commercial businesses on the subject parcel.

DETAILED PROJECT DESCRIPTION:

The proposal is to allow for a floral design business to be located on-site and to utilize the site for commercial events, including luncheons, floral design workshops and classes, wedding ceremonies, and wedding receptions. Approval of a use permit for the proposed events would be valid for the current owner only and the approval would not run with the property.

- The floral design studio would be used to create floral arrangements and other floral gifts that are delivered off-site to customers or used during on-site events. The studio is proposed to be located within the existing garage that is attached to the main residence and would not be open to the public. The applicant is the only employee associated the studio and there is one van used for delivery off-site.
- Indoor and outdoor luncheons and floral workshops/classes are proposed to be held on-site a maximum of 10 days per year between the hours of 2:00 p.m. and 4:00 p.m. with a maximum of 10 guests per event and a maximum of 5 vehicles per event. No food would be prepared on-site.
- Wedding events would include a wedding ceremony and reception to be held on-site a maximum of 4 times per year with a maximum of 50 guests per event and a maximum of 10 vehicles parked on-site during each event. All other wedding guests would be shuttled to the site from the overnight accommodation facility. Wedding events would end at 7:00 p.m. and no food would be prepared on-site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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- No new structures are proposed and the only ground disturbance is associated with the expansion of a leach field.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001); however, the project site is located approximately 7 mile(s) south west of the Zayante fault. Each fault is capable of generating moderate to severe ground shaking from a major earthquake; consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

All of Santa Cruz County is subject to some hazard from earthquakes, however, the project site is not located within or adjacent to a County or state mapped fault zone, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking; however, no new structures are proposed as a part of the project and there are no known landslides on the parcel or in the vicinity that would be impacted by the proposed use of the site; therefore, there is no impact.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation
Incorporated | Less than
Significant
Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| 2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: No new structures are proposed as a part of the project and the only proposed ground disturbance is associated with the addition of 106 lineal feet of septic trench required to serve the increase in wastewater associated with wedding events (see III.A.6).

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Develop land with a slope exceeding 30%? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No new structures are proposed as a part of the project and the only ground disturbance is associated with the addition of 106 lineal feet of septic trench required to serve the increase in wastewater associated with wedding events (see III.A.6) which will not be located on land with a slope exceeding 30%.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No construction is proposed as a part of the project and the proposed paths and gathering places are primarily flat and would not create soil erosion or loss of topsoil. The addition of 106 lineal feet of septic leach line would be located on a flat surface and would not displace topsoil.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: No construction activities are proposed.

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| 6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The proposed project would use an existing on-site sewage disposal system, and County Environmental Health Services has determined that site conditions are appropriate to support such a system.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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7. Result in coastal cliff erosion? ☐ ☐ ☐ ☒

Discussion: The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1. Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ☐ ☐ ☐ ☒

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

2. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? ☐ ☐ ☐ ☒

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

3. Be inundated by a seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

Discussion: The project site is located more than 3 miles inland and at an elevation of more than 1,000 feet above sea level. Therefore, no impact from inundation is anticipated.

4. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ☐ ☐ ☐ ☒

Discussion: A portion of the project site is located within a mapped groundwater recharge area and the site utilizes private well water. Prior to any events occurring on the site, the property owner may be required to obtain a permit for a Non-Transient

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Public Water System through the County Department of Environmental Health Services (EHS). This change in water permit status is a change in classification that increases water quality testing requirements rather than water use demands. The infrequency of the events at four per year would not significantly impact overall groundwater resources and on-site wastewater is recharged back into the ground via on-site septic disposal and percolation.

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| 5. | Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply. No activities are proposed that would generate a substantial amount of contaminants. The parking of vehicles on-site during events could incrementally contribute urban pollutants to the environment; however, the contribution would be minimal given the infrequency of the events at 4 weddings per year with a maximum of 10 vehicles on-site and 10 luncheons/workshops per year with a maximum of 5 vehicles on-site. No additional vehicles would be parked on-site in association with the floral design business.

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| 6. | Degrade septic system functioning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: A Wastewater Design Flow and Septic Analysis (prepared by BioSphere Consulting, dated August 8, 2013, amended November 20, 2013) was completed for the project (Attachment 5). The report concludes that there are two septic systems on the parcel to serve each of the two existing residences. The septic system that serves the primary five bedroom house, would also serve the events. The report estimates that the proposed events would generate approximately 5 gallons of wastewater per person which is equal to calculated wastewater flow of 250 gallons per day for each 50 guest event. The report concludes that the septic tank volume is adequate to support the additional wastewater generation, however, an additional 106 lineal feet of trench (694 sq.ft. of volume) is required to disperse the additional wastewater during events.

Prior to any events occurring on-site, the applicant shall be required to obtain a Sewage Disposal Permit from the County Department of Environmental Health Services (EHS) to upgrade the existing septic system. Temporary portable toilets and hand wash stations may be used for up to 10 events per year when the number of guests and staff on-site will exceed the sewage disposal design criteria and maximum wastewater flow rates for the existing septic system. There is no indication that existing septic systems in the vicinity would be affected by the project.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site?

Discussion: Mill Creek runs through the east portion of the project site, however, there are no grading or construction activities proposed as a part of the project which would alter or convert the direction of the existing drainage pattern of the site or increase the rate or amount of surface runoff. Therefore, no impacts are anticipated.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There is no new impervious surface or new structures associated with the proposed home occupations, therefore, the uses would not contribute additional runoff water to the existing storm water drainage path. A maximum of 10 vehicles would be parked on the property during the 4 annual wedding events and a maximum of 5 vehicles would be parked on the property during the 10 annual luncheon/workshop events, which could contribute pollutants to runoff; however, given the infrequency of the wedding events at 4 per year and the minimal number of vehicles on-site during luncheon/workshop events, the contribution would not create an impact.

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| 9. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is located more than one mile from any known levee or dam and no construction activities or grading is proposed, therefore no impact is anticipated.

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| 10. | Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Refer to Section B.8.

C. BIOLOGICAL RESOURCES

Would the project:

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Have a substantial adverse effect, either directly or through habitat modifications, on any species | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

Discussion: The parcel is mapped for potentially sensitive plant species related to the mixed redwood forest area at the eastern portion of the site. A Biotic Report prepared by Biosystems Analysis, Inc., was prepared in 1988 for a previous proposal on the subject parcel and concluded that the only sensitive plant or animal species or habitat observed on the property was related to the riparian area surrounding Mill Creek (Attachment 7). The only grading or construction activities proposed are associated with the installation of 160 lineal feet of septic leach line and no outdoor gathering sites or parking areas are located within the mixed redwood forest or riparian areas; therefore, no additional biotic updates were required as a part of the current project and significant impacts to candidate, sensitive, or special status species are not expected to occur as a result of the project.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: A biotic assessment was completed in 1988 (Attachment 7) on the subject parcel. The assessment concluded that the area extending 50 feet horizontally from the stream bank of Mill Creek located on the eastern portion of the parcel meets the county definition of a Riparian Corridor and is considered to be sensitive habitat. The only grading or construction activities proposed are associated with the installation of 160 lineal feet of septic leach line and no outdoor gathering sites or parking areas are located within the mixed redwood forest or riparian areas; therefore, no impacts to riparian or sensitive natural communities are expected to occur as a result of the project.

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| 3. | Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

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| 4. Produce nighttime lighting that would substantially illuminate wildlife habitats? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion: There is no nighttime lighting associated with the proposed floral design business as the studio would be located indoors and does not include the addition of outdoor lighting. The proposed luncheons/workshops would take place during daylight hours and also do not include nighttime lighting. The proposed wedding event location on-site is surrounded by existing residential development, both on-site and adjacent to the subject parcel that currently generates nighttime lighting. The proposed wedding ceremony area would be closest to the riparian area and existing forested areas; however, wedding ceremonies would only take place during daylight hours.

Wedding receptions are proposed to end at 7:00 p.m., and, therefore, would produce evening lighting. Although the proposed wedding reception area in the courtyard of the main residence is over 100 feet from the forested area on the east portion of the parcel, nighttime lighting associated with receptions could have the potential to illuminate wildlife habitats if the lighting is not adequately deflected or minimized. The following mitigation measures will be added to the project, such that any potential impact will be reduced to a less than significant level: Only low-profile, pathway type lighting features are permitted outside of the reception/courtyard area; Pathway type lighting shall be a maximum of 3 feet in height and shall be directed downwards and shielded from glare offsite; No spotlights or flood lights shall be used during events on any portion of the property; All outdoor lighting used during events within the courtyard/reception area shall be directed downwards and shielded from glare off-site so as not to create a significant new source of light; and Moving and/or twinkling lights are not permitted.

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| 5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: There are no mapped or observed wetlands on the subject parcel or adjacent to the project site.

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| 6. Conflict with any local policies or ordinances protecting biological | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?

Discussion: The project would not conflict with any local policies or ordinances in that, the only grading activity that would take place on the site is associated with the installation of 106 lineal feet of leach line which is not located in the vicinity of the creek or in the mixed redwood forest. No trees are proposed to be removed.

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| 7. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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use. No impact would occur from project implementation.

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| 2. | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned Rural Residential which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

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| 3. | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is adjacent to land designated as Timber Resource. However, the project would not affect the resource or access to harvest the resource in the future as no grading or construction activities are proposed. The timber resource may only be harvested in accordance with California Department of Forestry timber harvest rules and regulations.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See D-3 above.

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| 5. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site and surrounding area within radius of 1,800 feet does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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E. MINERAL RESOURCES

Would the project:

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| 1. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

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| 2. | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned as Rural Residential (RR) which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Have an adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is located on a parcel that is in close proximity to Pine Flat Road which is mapped as a scenic resource; however, the parcel is not visible from Pine Flat Road; therefore, the proposed events would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

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| 2. | Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See F-1 above.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Substantially degrade the existing visual character or quality of the site and its surroundings, including | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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substantial change in topography or ground surface relief features, and/or development on a ridgeline?

Discussion: The existing visual setting is rural and the only grading or construction activities associated with the project include the installation of 106 lineal feet of septic leach line. Therefore, there would be no substantial change in topography or ground surface relief features as a result of the project and the project site is not located on a ridgeline. No impacts are expected.

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| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: Although there would only be four evening wedding events held at the site annually, the proposed evening events could create a source of light which could affect nighttime views in the area. In order to reduce impacts of nighttime lighting on nighttime views in the area, the following mitigations are recommended to reduce impacts to less than significant: Only low-profile, pathway type lighting features are permitted outside of the reception/courtyard area; Pathway type lighting shall be a maximum of 3 feet in height and shall be directed downwards and shielded from glare offsite; No spotlights or flood lights shall be used during events on any portion of the property; All outdoor lighting used during events within the courtyard/reception area shall be directed downwards and shielded from glare off-site so as not to create a significant new source of light; Moving and/or twinkling lights are not permitted; Additional/infill landscaping shall be installed on the subject property along the west property line for a length of 100 feet, starting from the south side of the west driveway entrance. The buffer shall consist of dense vegetation that will reach a minimum height of 6 feet upon maturity. Landscaping shall provide a visual buffer of the reception area from Bonny Doon Road and shall be maintained in good health for as long as the site continues to be used for events.

G. CULTURAL RESOURCES

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The existing structures on the property are not designated as historic resources on any federal, state or local inventory.

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| 2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The parcel is mapped for archaeological resources; however, the only grading activity that is proposed is trenching associated with the installation of 106 lineal feet of septic leach line within an existing garden. An archaeological evaluation, prepared by Albion Environmental, Inc., dated April 2014 (Attachment 8) concludes that there are no prehistoric or historic-era cultural deposits in the area proposed for disturbance. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation or disturbance and comply with the notification procedures given in County Code Chapter 16.40.040.

3. Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☐ ☐ ☒

Discussion: The parcel is mapped for archaeological resources. See G.2 above regarding septic trenching activities. Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

Discussion: No unique paleontological resources, sites, or other unique geologic features are known to exist on the subject parcel or on adjacent parcels.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1. Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials? ☐ ☐ ☐ ☒

Discussion: The proposal would not result in the routine transport, use, or disposal of hazardous materials.

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Significant
Impact | Less than
Significant
with
Mitigation
Incorporated | Less than
Significant
Impact | No Impact |
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| 2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: Hazardous materials are not known to exist on the subject property and no hazardous materials are associated with the proposed events.

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| 3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See H-1 and H-2 above. The project site is not located within one-quarter mile of an existing or proposed school.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is not included on the January 30, 2014 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

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| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is not located within an airport land use plan area.

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| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is not located within the vicinity of a private airstrip.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The proposed home occupations are not expected to interfere with an adopted emergency response plan or emergency evacuation plan in that 10 vehicles maximum would be associated wedding events, 5 vehicles maximum would be permitted on the site during luncheon events, all furniture associated with the events would be stored on-site, and there is an adequate number of spaces for all vehicles associated with the home occupations to park on-site and outside of the public right of way. The proposed home occupations meet all requirements of the local fire district.

8. Expose people to electro-magnetic fields associated with electrical transmission lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed development would not involve the construction of electric transmission lines and no lines are known to exist on the subject property.

9. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The local fire district has determined that the proposed uses comply with all fire safety code requirements; therefore, the risk of exposing people to wildland fires during events would not result in an impact.

I. TRANSPORTATION/TRAFFIC

Would the project:

1. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The floral design studio would generate vehicle trips on surrounding roads as a result of off-site floral deliveries and deliveries of products to the site. However, the amount of traffic generated would be minimal in that the studio would not be open to the public, the property owner is the only employee associated with the business, and only one van is used to deliver products off-site. Off-site delivery trips associated with the business would not exceed two per day. The business is not reliant on deliveries to the site in that most of the floral arrangements consist of cut flowers grown on the subject parcel; therefore, the traffic generated by intermittent deliveries to the site would be similar to that of a normal residential use and would not conflict with applicable plans, ordinances, or policies that regulate performance of the circulation system in the project vicinity.

A slight increase in traffic would be generated by the proposed luncheon and workshop events; however, given the infrequency of the daytime events at 10 per year, the maximum number of guests at 10 per event, and the maximum number of vehicles parked on-site at 5 per event, the daytime events are not expected to conflict with applicable plans, ordinances, or policies that regulate performance of the circulation system in the project vicinity.

The wedding events would result in a minimal increase in traffic on nearby roads and intersections; however, the increase would be minimal in that events would occur only 4 times per year and each event would have a maximum of 10 vehicles on-site. The use of 12 passenger shuttle vans for guests would be encouraged to further minimize traffic to the site. All supplies associated with the event (tables, chairs, decorations, etc.), with the exception of catered food, would be stored on the project site and the flowers associated with the event would be prepared in the on-site floral design studio; therefore, no trucks or delivery vehicles would be associated with the proposed events with the exception of a catering van. No additional traffic analyses are required in that the proposed number of trips at 10 per event is less than the threshold set by the Department of Public Works to require a traffic study.

In addition, a minimum of at least 20 peak hour p.m. trips is considered necessary to reduce an intersection Level of Service rating (LOS) and the proposed home occupations would generate a maximum of 10 p.m. peak hour trips per wedding event; therefore, the proposed uses would not cause the LOS at any nearby intersection to drop below LOS D.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project is not located within an existing airport land use clear zone therefore; no change to air traffic patterns is expected.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Substantially increase hazards due to a design feature (e.g., sharp curves or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion: There are no new structures proposed and the only grading activity is associated with the installation of 160 lineal feet of septic leach line; therefore, there are no design features associated with the project that would substantially increase hazards, such as sharp curves or dangerous intersections.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project's road access meets County standards and has been approved by the local fire agency or California Department of Forestry, as appropriate. Off-site parking would not be permitted.

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: There is no increase in parking demand associated with the proposed floral design studio use in that the studio would be run by one employee who lives on the parcel and the studio would not be open to the public. The proposed events would generate parking demand in that a maximum of 10 vehicles would be parked on-site during each of the 4 wedding events and a maximum of 5 vehicles would be parked on-site during each of the 10 luncheon/workshop events. However, the designated on-site parking area can accommodate greater than 20 (8.5' x 18') parking spaces, therefore, the proposed uses would not create an increase in parking demand which cannot be accommodated by existing parking facilities.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: See response I-1 above.

J. NOISE

Would the project result in:

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|----|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 1. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: The floral design studio use would not result in a substantial permanent increase in ambient noise levels in that the use would take place indoors within an existing garage, the property owner is the only employee of the business, the frequency of deliveries to the site would not increase beyond that of a normal residential use, and the studio would not be open the public.

There would not be a substantial permanent increase in ambient noise levels in the project vicinity as a result of the luncheons and workshops in that the events would take place a maximum of 10 days per year, there would be a maximum of 10 guests per event with a maximum of 5 vehicles on-site per event, there would be no amplified music associated with the luncheon/workshop events, and the events would end at 4:00 p.m; therefore, given the infrequency of the events, the limited daytime hours of operation, and the similarity of events to a private event associated with a normal residential use, a permanent substantial increase in ambient noise level above that which would exist without the project, is not expected.

There would be a slight increase in ambient noise levels during outdoor wedding events; however, the measured level of noise produced by wedding events is equivalent to the level of noise generated by activities that are normally associated with rural residential properties. Therefore, given the noise measurements provided in the Noise Monitoring Report (prepared by Edward Pack and Associates, dated 10/9/2013 and amended 12/19/2013, Attachment 6), and the infrequency of the wedding events at 4 per year, and the limited hours of operation (events to end at 7:00 p.m.), a permanent substantial increase in noise level above levels existing without the project, is not expected.

In order to ensure that noise levels remain within the acceptable levels provided by the General Plan, the following mitigation measures shall apply: the volume of amplified music at the site shall not exceed greater than 75 decibels at any time during commercial events; speakers shall remain indoors at all times shall be directed towards the western property line, away from the nearest adjacent residences; a 24 hour noise compliant line shall be established by the property owner for neighbors to call during events; the noise compliant line shall be posted on the property clearly visible from Bonny Doon Road, on the event website, and in a mailer to all parcels within 300 feet of the property boundaries. These mitigations shall ensure that noise impacts to neighboring residences are less than significant.

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|----|--------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Exposure of persons to or generation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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of excessive groundborne vibration or groundborne noise levels?

Discussion: See response J.1 and J.3. The proposed home occupation use is not expected to produce or expose people to groundborne vibration or groundborne noise levels.

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 3. Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: The proposed home occupations are subject to the standards provided in the Home Occupations ordinance (SCCC 13.10.613) which requires that all noise be contained within the boundaries of the site. Additionally, one of the purposes of the Home Occupation section of the County Code, is to "...protect nearby residential properties from potential adverse effects of the allowed activity by not allowing home occupations that would create excessive noise..." (13.10.613(2)). There is no definition of the term "noise" in the County Code and the personal threshold for noise tolerance varies among individuals; however, from a regulatory perspective, the term "noise" is used to define an unwanted, loud, or unpleasant sound that could create a negative impact on nearby residential properties. The County's determination of what constitutes "noise" is described in General Plan policies 6.9.1-6.9.7., which provides adopted thresholds for noise levels to ensure that sound is not excessive, unwanted, loud, or unpleasant.

Given the lack of potential for noise impacts resulting from the proposed floral design studio and the daytime luncheon/workshop events (see response J.1 above) only the wedding events were evaluated under the Noise Monitoring Study prepared by Edward Pack and Associates, dated 10/9/2013 and amended 12/19/2013 (Attachment 6), as described below.

As concluded in the Noise Monitoring Study, County General Plan policy 6.9.4 provides a maximum sound level of 70 dBA L_{max} and a maximum average noise level of 50 dBA $L_{eq(h)}$ for the residential properties to the south and west of the subject parcel, and a maximum sound level of 65 dBA L_{max} and a maximum average noise level of 45 dBA $L_{eq(h)}$ for the residential properties located northeast of the subject parcel. The monitored wedding event took place between the hours of 3:40 p.m. and 9:00 p.m. and included 60 guests, 15 staff, and the use of amplified music. Noise measurements taken at the property lines of the subject parcel indicate that the event did not exceed the noise limits established by the County General Plan at any point and would therefore not be construed as negatively impacting nearby residential properties.

Therefore, the proposed wedding venue home occupation would not expose persons to or generate noise levels in excess of standards established in the General Plan and the County Code.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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In order to ensure that noise levels remain within the acceptable levels provided by the General Plan, the following mitigation measures shall apply: the volume of amplified music at the site shall not exceed greater than 75 decibels at any time during commercial events; speakers shall remain indoors at all times shall be directed towards the western property line, away from the nearest adjacent residences; a 24 hour noise compliant line shall be established by the property owner for neighbors to call during events; the noise compliant line shall be posted on the property clearly visible from Bonny Doon Road, on the event website, and in a mailer to all parcels within 300 feet of the property boundaries. These mitigations shall ensure that noise impacts to neighboring residences are less than significant.

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|----|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 4. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: Temporary and periodic increases in ambient noise levels are expected to occur as a part of the proposed wedding events but not as a part of the luncheon/workshop events or the floral design studio (see response J.1 above). The Noise Monitoring Study (Attachment 6) indicates that temporary increases in ambient noise level could result from intermittent bursts of cheering or applause, however, the noise study also concluded that the measured noise level associated with the intermittent cheering or applause was below the threshold of acceptable noise levels for a residential area as provided in the County General Plan Noise Element. Therefore, a substantial increase is not expected and the impacts of temporary or periodic increases in ambient noise levels in the project vicinity would be less than significant.

In order to ensure that noise levels remain within the acceptable levels provided by the General Plan, the following mitigation measures shall apply: the volume of amplified music at the site shall not exceed greater than 75 decibels at any time during commercial events; speakers shall remain indoors at all times shall be directed towards the western property line, away from the nearest adjacent residences; a 24 hour noise compliant line shall be established by the property owner for neighbors to call during events; the noise compliant line shall be posted on the property clearly visible from Bonny Doon Road, on the event website, and in a mailer to all parcels within 300 feet of the property boundaries. These mitigations shall ensure that noise impacts to neighboring residences are less than significant.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project is located outside of any airport land use plan and is located greater than two miles from a public airport or public use airport, therefore no impact is anticipated.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site is located greater than two miles from the Bonny Doon Village Airport. The project would not result in an excessive exposure to noise as a result of aircraft.

K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and PM₁₀.

Given the modest amount of new traffic that would be generated by the proposed uses, there is no indication that new emissions of VOCs or NO_x would exceed MBUAPCD thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation.

There are no new structures associated with the proposed project and the only grading activity would be associated with the installation of 106 lineal feet of septic leach line; therefore short-term, localized decreases in air quality due to dust generation during trenching may occur; however, standard dust control best management practices, such as periodic watering, will be implemented during trenching to reduce impacts to an acceptable level.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with or obstruct implementation of the regional air quality plan. See K-1 above.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Result in a cumulatively considerable | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Discussion: The project would result in the addition of 10 vehicle trips to the site 4 times per year, the addition of 5 vehicle trips to the site 10 times per year, and vehicle trips associated with the floral design studio home occupation use which would not exceed two trips per day (see I.1). The uses are not expected to result in a cumulative increase in air pollutants, pollutant concentrations, or objectionable odors, on a significant level.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response K-3 above.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response K-3 above.

L. GREENHOUSE GAS EMISSIONS

Would the project:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would be responsible for an incremental increase in greenhouse gas emissions by usage of fossil fuels from vehicle traveling to and from the site during events. Santa Cruz County has recently adopted a Climate Action Strategy (CAS) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. The strategy intends to reduce greenhouse gas emissions and energy consumption by implementing measures such as reducing vehicle miles traveled through the County and regional long range planning efforts and increasing energy efficiency in new and existing buildings and facilities. All project construction equipments would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in greenhouse gas emissions are expected to be less than significant.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with an applicable plan, policy | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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or regulation adopted for the purpose
of reducing the emissions of
greenhouse gases?

Discussion: See the discussion under L-1 above. No impacts are anticipated.

M. PUBLIC SERVICES

Would the project:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks or other recreational activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities; including the maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a through e): While the project represents an incremental contribution to the need for services, the increase would be minimal given the small number of vehicles traveling to and from the site during events and the infrequency of events. Further, the project meets all of the standards and requirements identified by the local fire agency.

N. RECREATION

Would the project:

1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities ☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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such that substantial physical deterioration of the facility would occur or be accelerated?

Discussion: The proposed home occupation uses are not expected to generate an increase in the use of existing parks or other recreational facilities in the project vicinity. No impact is expected.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed use does not include recreational facilities or require the construction or expansion of recreational facilities. No impact is expected.

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed use would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities. No impact is expected.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would rely on an individual well for water supply. Public water delivery facilities would not have to be expanded.

The project would be served by an on-site sewage disposal system, which currently serves the existing 5 bedroom main residence. A Wastewater Design Flow Analysis was prepared for the project by Biosphere Consulting, Inc., dated August 8, 2013 and amended November 20, 2013 (Attachment 5). The report indicates that the largest event would serve a maximum of 50 people and would generate a calculated wastewater flow of 250 gallons per day per event. The report recommends the additional of 106 lineal feet of leaching trench (694 sq.ft. of volume) to accommodate the increase in wastewater resulting from the proposed home occupation use. The existing drain fields and expansion area are located east of the driveway within a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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landscaped area; therefore, the expansion would not impact riparian areas or require removal of vegetation within the mixed redwood forest and the impact would be less than significant.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project's wastewater flows would not violate any wastewater treatment standards.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would rely on an individual well for water supply. Although, the proposal includes the use of bottled water during events, the County Department of Environmental Health has determined that there are sufficient water supplies available to serve the proposed increase in use. The proposed home occupation uses may change the status of the water permit from a "Private Individual Well" to a "Non-Transient Public Water System" which would require an increase in water quality testing but does not indicate that additional water supplies are required. Therefore, there are sufficient water supplies available to serve the project and no new expansions are needed.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would be served by an existing on-site sewage disposal system that would be expanded as the existing system is not of adequate size to handle the project. See O-2 above.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project would not result in a substantial increase in solid waste in that the only construction or grading activity that is proposed is the installation of 106 lineal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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feet of septic leach line which would generate minimal solid waste. Wedding events, with a maximum of 50 people per event, would be held a maximum of 4 days per year; therefore, given the infrequency of the wedding events and the minimal solid waste generated by the installation of a septic leach line, the impacts of solid waste disposal on surrounding landfills would not be significant. Conditions of approval of the use permit would require the applicant to notify Greenwaste at least 72 hours prior to each event to schedule a special trash pick-up on the day following the event to ensure that trash does not accumulate on the property.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would comply with federal, state, and local statutes and regulations related to solid waste, therefore, no impact is anticipated.

P. LAND USE AND PLANNING

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No habitat or community conservation plan exists on the site or on adjacent parcels. No impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project would not include any element that would physically divide an established community.

Q. POPULATION AND HOUSING

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Induce substantial population growth in an area, either directly (for example, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Discussion: The proposed project would not induce significant population growth in the surrounding area in that the proposed home occupation use does not include any physical or regulatory changes that would remove a restriction to or encourage population growth. Home occupations with outdoor activities are permitted uses in the Rural Residential (RR) zone district with discretionary permit approval and the proposed use includes a limited number of events at four per year with a limited number of guests and vehicles per events. No new or extended infrastructure or public facilities are proposed, and no large-scale residential development or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations, or LAFCO annexation actions would occur as a part of the project. There are other public and private commercial enterprises and public facilities in the surrounding area which currently co-exist with residential uses. Consequently, the proposed home occupation use is not expected to have a significant growth-inducing effect. No impact is expected.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not displace any existing housing. The existing housing on the site would not change as a result of the project.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not displace a substantial number of people in that the existing housing on the site would not be impacted by the project.

R. MANDATORY FINDINGS OF SIGNIFICANCE

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☒ ☐ ☐

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III, Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Population and Housing, and Transportation and Traffic. As a result of this evaluation, there were no potentially significant effects to human beings related to the following: Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Population and Housing, and Transportation and Traffic.

There were determined to be potentially significant effects to human beings related to potential lighting and noise resulting from outdoor events. However, mitigation has been included that reduces these impacts to a level below significance and that ensures that these impacts will remain at a level below significance. These mitigations include limitations on the use of specific types of lighting during events to reduce offsite glare, limitations on the volume of amplified music and speaker orientation and location during outdoor commercial events, and a requirement for the establishment of a noise complaint hotline. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>DATE COMPLETED</u>
Agricultural Policy Advisory Commission (APAC) Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Review	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	April 2014
Biotic Report/Assessment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Geologic Hazards Assessment (GHA)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Geologic Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Geotechnical (Soils) Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Riparian Pre-Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Septic Lot Check	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Noise Monitoring Study	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	10/9/13 & 12/19/13
Wastewater Design Flow and Septic Analysis	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	8/8/13 & 11/20/13

V. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY

County of Santa Cruz 1994.

1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

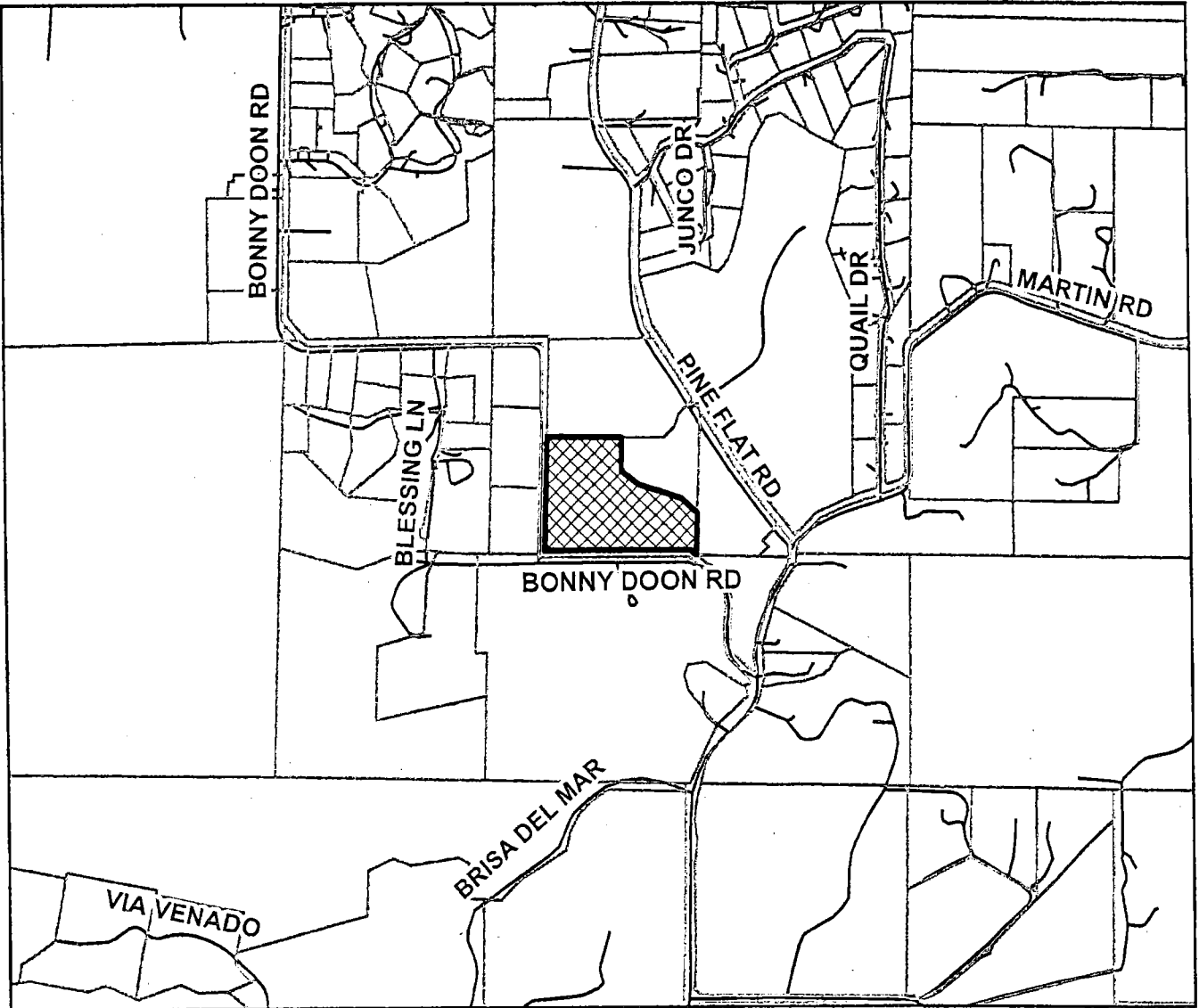
Public comments, on file with the County Planning Department.

VI. ATTACHMENTS




1. Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessor's Parcel Map.
2. Site Plan
3. Santa Cruz County Environmental Health Services Water Well Permit, dated November 1, 1972.
4. Discretionary Application Comments
5. Wastewater Design Flow, Septic Analysis, and Recommendations for the Sabankaya Property, dated August 8, 2013 and amended November 20, 2013.
6. Noise Monitoring Study, dated October 9, 2013 and amended December 19, 2013.
7. Biotic Assessment, dated October 14, 1988, prepared by Biosystems Analysis, Inc.
8. Archaeological Evaluation, Findings and Conclusions, dated April 2014, prepared by Albion Environmental, Inc.

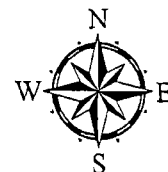


Location Map



LEGEND

-  APN: 063-082-13
-  Assessors Parcels
-  Streets

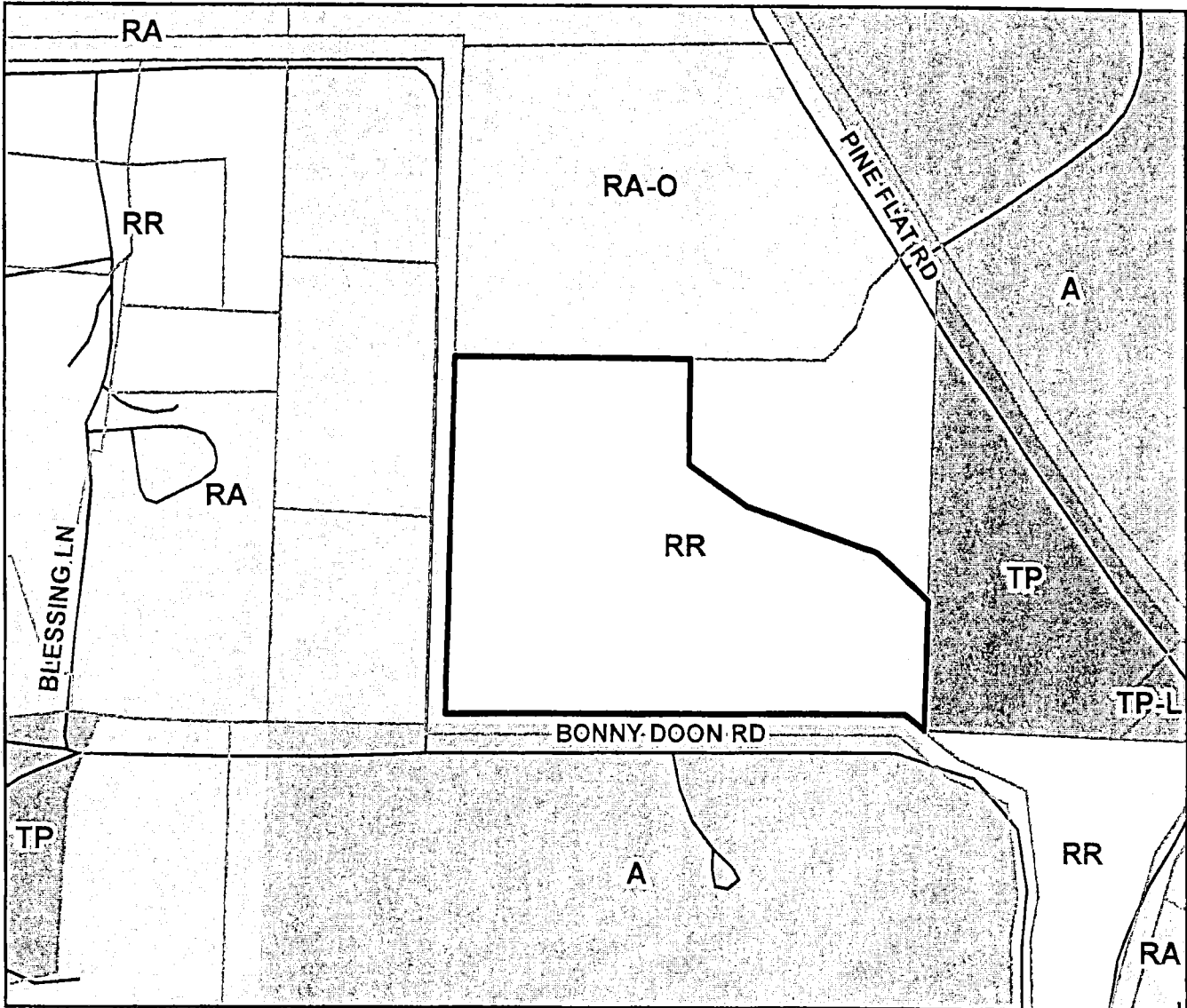


Map Created by
County of Santa Cruz
Planning Department
May 2013

ATTACHMENT 1

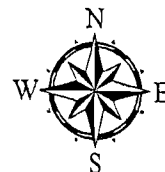


Zoning Map



LEGEND

- APN: 063-082-13
- Assessors Parcels
- Streets
- RESIDENTIAL-RURAL
- AGRICULTURE RESIDENTIAL
- AGRICULTURE
- TIMBER PRODUCTION

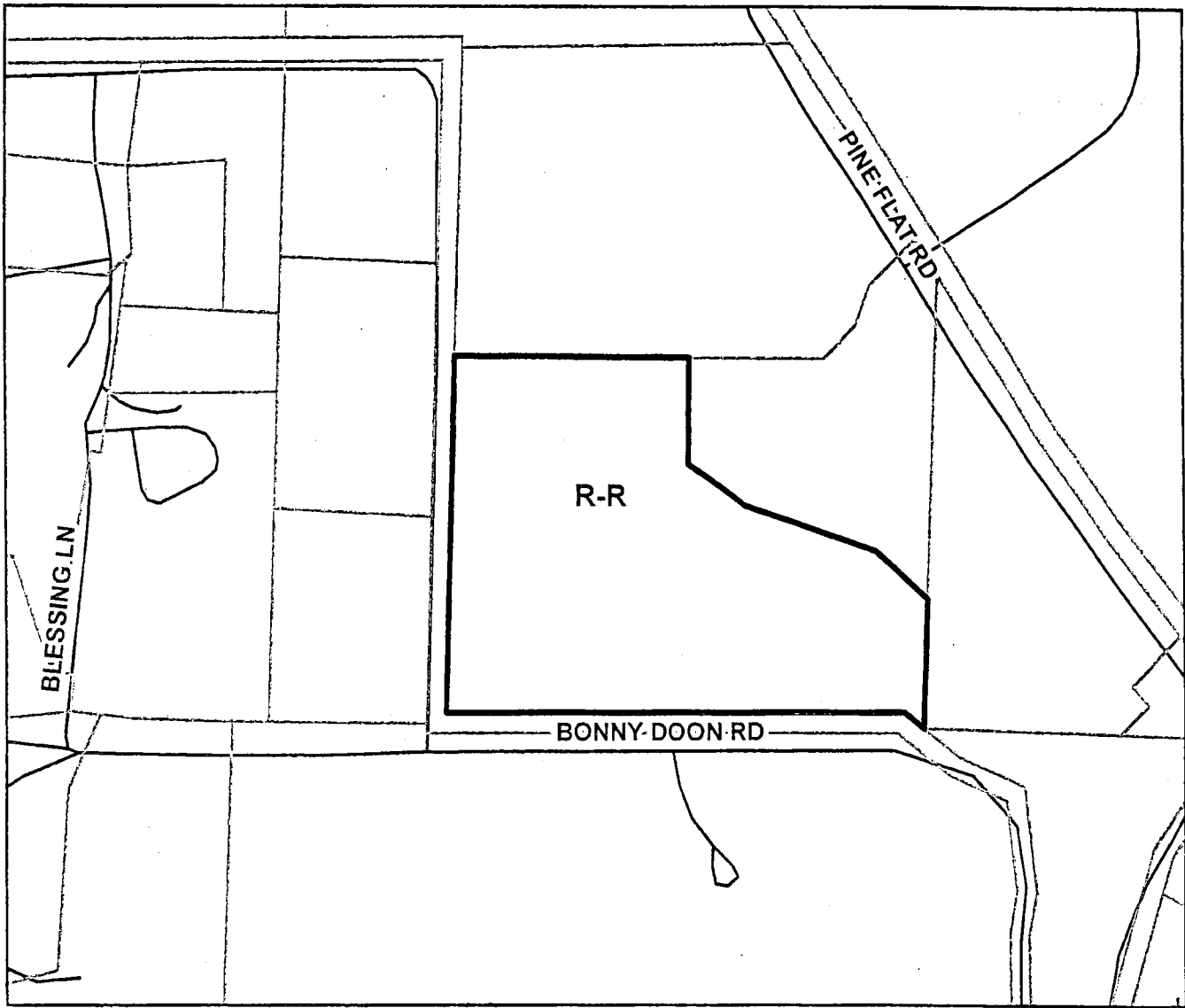


Map Created by
County of Santa Cruz
Planning Department
May 2013





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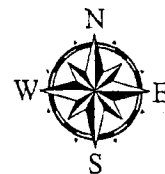


General Plan Designation Map



LEGEND

-  APN: 063-082-13
-  Assessors Parcels
-  Streets
-  Residential-Rural



Map Created by
County of Santa Cruz
Planning Department
May 2013

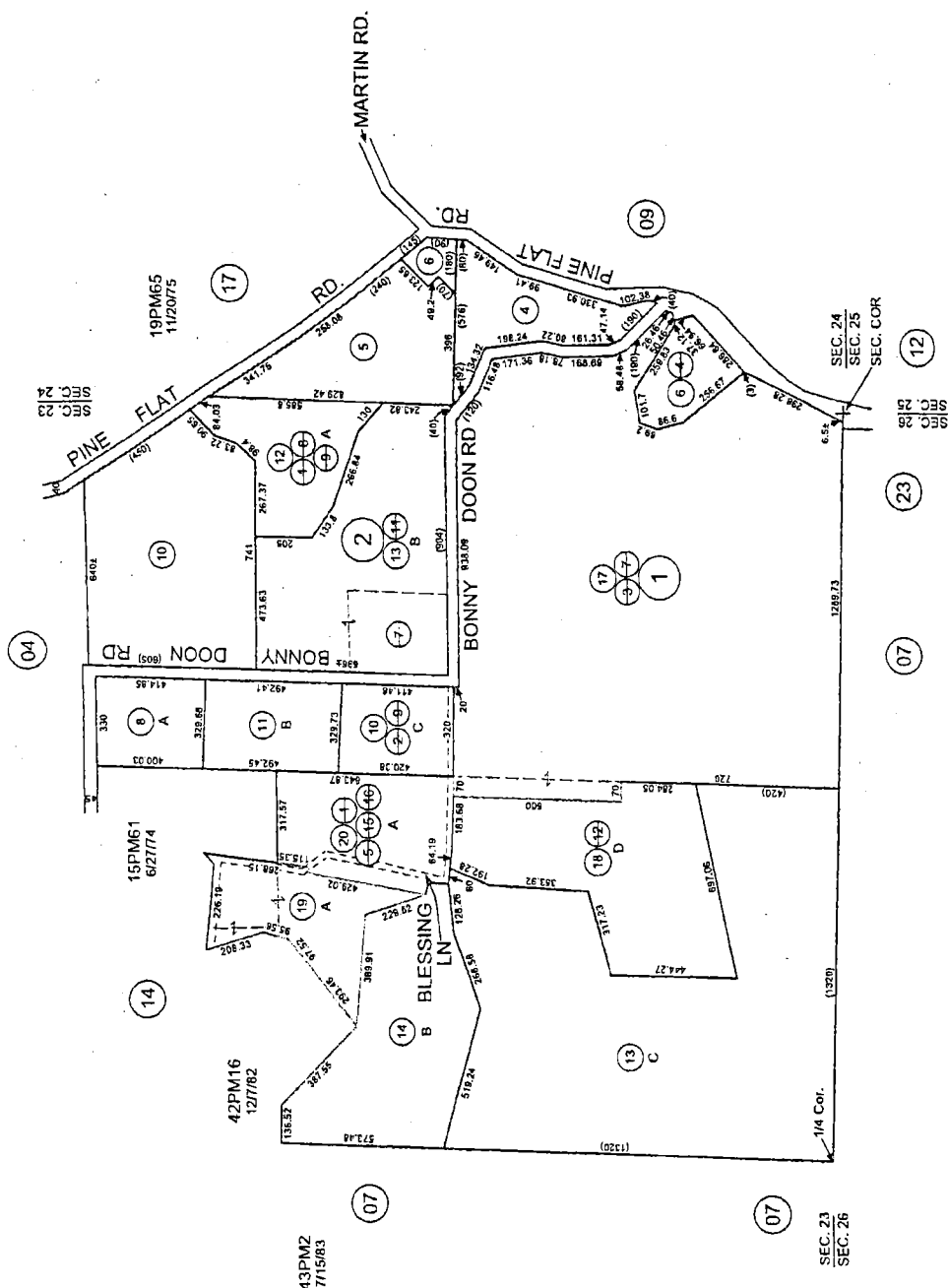
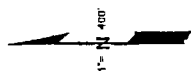
ATTACHMENT 1

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Tax Area Code
58-001

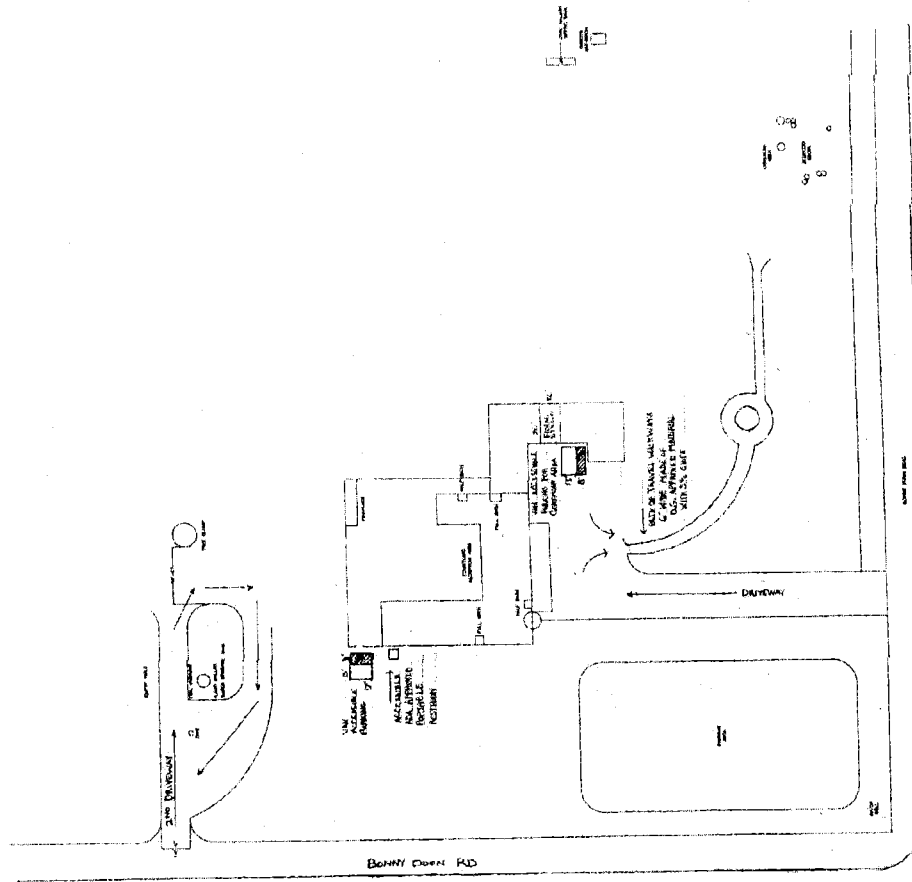
63-08



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

Assessor's Map No. 63-08
County of Santa Cruz, Calif.
Jan. 1997

Electronic drawing 1/23/87
Rev 4/25/87 CB (For to 63-14)
Rev 6/28/87 CB (Added PM rev)
Rev 7/17/87 mmm (changed page ref.)
Rev 9/18/87 CB (For to 63-14)
Rev 6/9/83 CB (For to 63-14)
Rev 6/9/83 CB (For to 63-14)
Rev 4/20/85 mmm (added Blessing L7)



SCALE 1" = 30'-0"

SABANKAYA
428 BONNY DOON RD
SANTA CRUZ CA 95060
(310) 454-0516

SANTA CRUZ COUNTY HEALTH DEPARTMENT
Division of Environmental Health

2292

701 Ocean Street - Room 420
Santa Cruz - 425-2341

1430 Freedom Boulevard
Watsonville - 724-0681

APPLICATION TO CONSTRUCT, REPAIR OR DESTROY A

WATER WELL

Fee Paid ☒

Site Location Santa Cruz County APN 63-082-07 13
Directions North on Bonny Doon Rd. to 4286 Bonny Doon Rd.
Owner Harry Namburg Address 4286 Bonny Doon Rd. - Bonny Doon
Drilling Contractor Lardino Const. & Well Drilling License # 203180
425-7120

DESIGN SPECIFICATIONS: Construction ☒ Repair ☐ Destruction ☐

Intended Use

Domestic, priv. ☒
Domestic, pub. ☐
Irrigation ☐
Industrial ☐
Other _____

Distance from Well Site To:

Septic Tank Systems (ft.)
more than 100
Sewer (ft.) None

Casing

Single ☒ Double ☐

Material Steel

Type of Joint Butt Weld

Gravel Pack ☒

Type of Well

Rotary ☒

Cable ☐

Dug ☐

Other air

Construction

Depth (ft.) 150

Diameter (in.) 10

Depth of Seal (ft.) 20

Estimated Work Dates

Start Oct. 31, 1972

Completion Nov. 8, 1972

REMARKS:

I hereby agree to comply with all laws and regulations of the County of Santa Cruz and State of California pertaining to water well construction. I will contact the County Health Department when I commence the work. Within fifteen days after completion of work I will furnish the Santa Cruz County Health Department a report of the work performed and notify them before putting the well into use.

Signed Jorge Lardino, by Norma Jarrett

FOR OFFICE USE ONLY

Permit # 2292

Approved Lawell Rave
(Signature)

Date 11-1-72 Also see well log

Inspections

Site Installed per well log (EHS)
(initial) (date)

Final _____
(initial) (date)

PHD-133
2/72

ATTACHMENT 3



Accessibility Review

Routing No: 1 | Review Date: 08/09/2013

LAURA BRINSON (LBRINSON) : Complete

Plans are complete for this development permit.

If no new construction is proposed, a building permit is not be required. However all commercial facilities and functions are subject to the Americans With Disabilities Act (ADA). Your revised plans show that ADA compliance will be part of your use permit. The enforcement agency for ADA is the Federal Department of Justice. Any future work that requires a building permit is under the jurisdiction of Santa Cruz County and will require plan review and compliance with accessibility per California Building Code 11B.

For ADA requirements, go

to <http://www.ada.gov/regs2010/2010ADAStandards/2010ADAstandards.htm#401b> These provisions include detailed requirements to assist you in obtaining complete compliance. For example, the vehicular space at the accessible parking stalls need only be 9' minimum to comply.

For exempted work in Santa Cruz County, go to "frequently asked questions" at <http://www.sccoplanning.com/PlanningHome/BuildingSafety.aspx>.

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

Routing No: 2 | Review Date: 11/08/2013

SAMANTHA HASCHERT (SHASCHERT) : Not Required

Environmental Health Review

Routing No: 1 | Review Date: 05/14/2013

JIM SAFRANEK (JSafraneK) : Incomplete

Based on the proposed change in use, a registered sewage disposal consultant must determine if the existing septic system will meet standards, or if it needs to be upgraded under EH permit.

The project may require reclassification to a Public Water System due to the proposed change in use; the applicant should contact Troy Boone of EH for that determination, 454-3069.

As proposed, no food preparation will occur, thus no EH food plan review or permits would be required.

The EH review fee for a Coastal Permit is \$620, not \$312. The remainder is due.

An EH Clearance is required at time of BP.

Routing No: 2 | Review Date: 08/09/2013

JIM SAFRANEK (JSafraneK) : Complete

The applicant's septic consultant confirmed the existing septic system will need to be upgraded under EH sewage disposal permit (prior to issuance of building permit).



Environmental Health Review

Routing No: 2 | Review Date: 08/09/2013

JIM SAFRANEK (JSafrank) : Complete

Temporary portable toilets and handwash stations may be used for up to 10 special events when the number of guests and staff will exceed the sewage disposal design criteria and maximum wastewater flow rates for the existing septic system. Contact C. Wong of EHS (454-2022) for all reqs pertaining to temporary portable toilet use. No permanent portable toilets will be permitted. The project may require reclassification to a Public Water System due to the proposed change in use; applicant's consultant should contact Troy Boone of EHS for that determination, 454-3069. Note that the septic permit application cannot be approved until there is an approved water supply. As proposed, no onsite food preparation for guests will occur, therefore no EH food plan or permits will be required. Caterers must prepare food brought onsite for events at an EH approved food facility. No onsite dishwashing is approved for tableware used by guests.

Pool is not approved for public use.

An EH Clearance is required at time of BP.

Routing No: 3 | Review Date: 02/03/2014

JIM SAFRANEK (JSafrank) : Complete

See previous comments/condition. Add to those the following Eh req, due at time of BP:
Remodeling/additions on the residential structure built in 1982 will require an assessment of the septic system serving this building. Besides a passing septic pumper's report for this sewage disposal system, an onsite septic system (upgrade) permit application may be required as part of an EH Building Clearance if the existing system does not meet standards, or, if there is no EH permit record of a County inspection of the septic system installation.

Fire Review

Routing No: 1 | Review Date: 08/01/2013

COLLEEN BAXTER (CBAXTER) : Complete

OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / CALFIRE

CAL FIRE SAN MATEO-SANTA CRUZ UNIT

6059 HIGHWAY 9
P.O. DRAWER F-2

SCOTT JALBERT
FIRE CHIEF



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 131127

APN 063-082-13

Fire Review

Routing No: 1 | Review Date: 08/01/2013

COLLEEN BAXTER (CBAXTER) : Complete

FELTON, CA 95018

Phone (831) 335-6748

Fax # (831) 335-4053

Date: 5/7/13

Planning Department

County of Santa Cruz

Attention: SAMANTHA HASCHERT

701 Ocean Street

Santa Cruz, CA 95060

Subject: APN: 063-082-13 / Appl # 131127
ADDRESS

Dear PLANNER'S NAME:

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

THE FIRE MARSHAL'S OFFICE IS UNABLE TO MAKE COMMENTS UNTIL FURTHER INFORMATION IS PROVIDED. AN OCCUPANCY CLASSIFICATION DETERMINED BY THE COUNTY IS NEEDED IN ORDER TO ASSESS REQUIREMENTS.

PLEASE CONTACT DEPUTY FIRE MARSHAL CHRISTOPHER WALTERS FOR FURTHER ASSISTANCE AT 335-6748.

Routing No: 2 | Review Date: 08/13/2013

COLLEEN BAXTER (CBAXTER) : Complete

**OFFICE OF THE FIRE
MARSHAL**

Print Date: 02/25/2014

Page: 3

ATTACHMENT 4



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 131127

APN 063-082-13

Fire Review

Routing No: 2 | Review Date: 08/13/2013

COLLEEN BAXTER (CBAXTER) : Complete

SANTA CRUZ COUNTY FIRE DEPARTMENT / CALFIRE

CAL FIRE SAN MATEO-SANTA CRUZ UNIT

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

SCOTT JALBERT
FIRE CHIEF

Date: 8/13/13

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

Subject: APN: 063-082-13 / Appl # 131127
Address: 4286/4470 BONNY DOON RD

Dear Name:

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

- **Any other requirements will be addressed in the Building Permit phase.**

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

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards,

Print Date: 02/25/2014

Page: 4

ATTACHMENT 4



Fire Review

Routing No: 2 | Review Date: 08/13/2013

COLLEEN BAXTER (CBAXTER) : Complete

Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

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

A PERMIT FOR SPECIAL EVENTS IS REQUIRED FROM THE FIRE MARSHAL'S OFFICE. IF THE OWNER ERECTS A TENT FOR SPECIAL EVENTS A PERMIT AND INSPECTIONS ARE REQUIRED PRIOR TO THE EVENT. YOU MAY CONTACT OUR OFFICE AT THE NUMBER ABOVE REGARDING FEES.

Routing No: 3 | Review Date: 11/08/2013

SAMANTHA HASCHERT (SHASCHERT) : Not Required

Project Review

Routing No: 1 | Review Date: 06/04/2013

SAMANTHA HASCHERT (SHASCHERT) : Incomplete

incomplete for signage

Routing No: 2 | Review Date: 09/12/2013

SAMANTHA HASCHERT (SHASCHERT) : Incomplete

see file for letter-

swimming pool barrer & noise study required

Routing No: 3 | Review Date: 02/21/2014

SAMANTHA HASCHERT (SHASCHERT) : Complete

Road Engineering Review

Routing No: 1 | Review Date: 05/15/2013

RODOLFO RIVAS (RRIVAS) : Complete

Completeness Comments:

Permit Conditions and Additional Information:



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 131127

APN 063-082-13

Road Engineering Review

Routing No: 1 | Review Date: 05/15/2013

RODOLFO RIVAS (RRIVAS) : Complete

The vegetation adjacent to the main driveway should be trimmed and maintained in such a manner that visibility is always clear for motorists when exiting such driveway.

Print Date: 02/25/2014

Page: 6



- Site Evaluation & Mapping
- Soil Analysis & Percolation Testing
- New Development, Upgrades & Repairs
- Residential & Commercial

1315 King Street
Santa Cruz, CA 95060
Tel: (831) 430-9116

Alternative Wastewater System Design

www.biosphere-consulting.com
andrew@biosphere-consulting.com

WASTEWATER DESIGN FLOW, SEPTIC ANALYSIS AND RECCOMENDATIONS FOR THE SABANKAYA PROPERTY

BONNY DOON, CALIFORNIA

Prepared for:

NEZIH AND TERESA SABANKAYA

4286 Bonny Doon Rd.

Bonny Doon , CA 95060

Aug 8, 2013

Addendum Created Nov 20, 2013

BioSphere Consulting, Inc.

BACKGROUND

The Sabankaya family is the current owner of a unique property in Bonny Doon that is known to the locals as the Castle House. The house was built in 1938 and was originally a goat and cattle ranch. In more recent history the current owners have hosted private events on the 13 acre property. The property features a very unique house with a beautiful garden area that includes a redwood grove and has been featured in various television programs. This garden area has been host to private events such as political fundraisers, school art classes, garden classes and weddings. BioSphere Consulting has been retained to assess the septic requirements for these events and provide recommendations for upgrading the current septic system to handle the wastewater generated. The wedding events have the largest attendance and the wastewater flow generated by this particular event is the focus of this report.

WEDDING EVENT INFORMATION

The weddings that are hosted on the property will accommodate a maximum of 100 people including the staff. The events begin at 4:00pm so guests begin to arrive around 3:30pm. At 9:30pm, everything shuts down and all of the guests leave the property by 10:00pm. The event guests will be on site for 6 to 6 ½ hours. The owners host 8 to 12 of these events per year.

The weddings include a dinner that is provided by one of 3 licensed catering companies. The food is prepared off site and all of the dishes, glassware etc. are provided by the catering company and are removed from the property to be cleaned off site. There is no washing of glassware for the drink service and drinking water is provided by the caterers. The attendees will only come in contact with the private well water when using one of the 4 restrooms that are made available to the guests.

WASTEWATER DESIGN FLOW

We have used/reviewed two sources of information to calculate the peak wastewater design flow:

- 1) Santa Cruz County's ordinance 7.38.160 Standards for systems to serve commercial and industrial establishments, institutions and recreational areas
- 2) Environmental Protection Agency 625 Chapter 3.3: Estimating Wastewater Flow

Calculations Based On Santa Cruz County Ordinance:

The weddings that take place on the property are unique in the fact that they are a combination of several designations listed in the Santa Cruz County Ordinance. This makes it very difficult to determine in which category to place them in order to determine the per person wastewater flow generated. Essentially, due to the fact that all of the dishes are cleaned off site and all of the kitchen waste is removed by the caterers the wastewater is generated solely by the use of the restrooms. In the Santa

BioSphere Consulting, Inc.

Cruz County 2007 septic ordinance, the category that most represents this is a church where there are visitors on site for a large portion of the day. Table 7.38.160 indicates that a church generates 5 gallons of wastewater per seat. If kitchen waste were to be included in the calculation, the table reflects a wastewater flow rate of 7 gallons per day but, once again all of the food is prepared off site so there is no kitchen waste component in the wastewater design flow calculation. We feel that based on the Santa Cruz County Ordinance that a flow rate of 5 GPD is reasonable.

Calculations Based on the Environmental Protection Agency Publication:

As a second source we consulted the EPA published typical wastewater flow rate chart. This chart breaks down the wastewater generated by recreational facilities into a few more categories which we can use to better help us determine the design flow. According to Table 3-4 and Table 3-6 (both included in the appendix) a cafeteria generates 2 gallons per day of wastewater per customer and a bar generates 3 gallons per day per customer. The EPA also states that a conventional restaurant with a restroom will generate 3 gallons of wastewater per meal served. While the wedding events are made up of all three of the components mentioned, the average visitor to these facilities will not remain on site for 6 ½ hours like they will in the case of our wedding events. For this reason, we feel that these estimates are relevant but, a somewhat low estimate of the wastewater that will be generated by the weddings. As a result of this information coupled with the fact that the food service will not create any wastewater and all of the wastewater will be generated by the use of the restrooms, it is our opinion that the wastewater flow rate of 5 gallons per day previously calculated is a more accurate figure.

$$5 \text{ GPD} \times 100 \text{ Guests} = 500 \text{ GPD}$$

Septic Design and Wastewater Capacity

The existing septic system that serves the wedding events also serves the 5 bedroom "Castle House" that is on the property. The existing septic system consists of two 1500 gallon tanks for a total of 3000 gallons of storage capacity. There are also three 70 foot long leaching trenches for a total of 210 lineal feet of trench. Each trench is 1 ½ feet wide with a flow depth of 2 ½ feet which results in 6 ½ sq ft per lineal foot. The total leaching area is as follows:

$$3 \text{ Trenches} \times 70 \text{ ft} \times 6.5 \text{ sq ft/lineal ft} = 1365 \text{ sq ft}$$

According the Santa Cruz County Code a 5 bedroom house with a leach field located in soils that have a percolation rate of 6-30 MPI requires 1200 sq ft of leaching area. The current leaching trenches are somewhat oversized to serve the existing dwelling but, are not adequate to serve the wedding events that generate 500 gallons of wastewater per day.

In order to disperse the 500 gallons of wastewater generated by the weddings we require additional leaching area. Using the percolation rate of 6-30 MPI we have an application rate of .36 gallons/sq ft/day which results in an additional 1390 sq ft of leaching area that will be required. By installing new

BioSphere Consulting, Inc.

trenches with 2 ½ ft flow and a width of 1 ½ feet we again create 6 ½ sq ft of leaching area per lineal foot. In order to disperse 500 gallons of wastewater we require 214 lineal feet of trench.

$$214 \text{ ft of trench} \times 6 \frac{1}{2} \text{ sq ft} = 1390 \text{ sq ft}$$

The amount of wastewater generated by the existing 5 bedroom house is 430GPD and our flow calculation shows that the weddings generate 500 GPD.

$$430 \text{ GPD (5 Bedroom House)} + 500 \text{ GPD (Wedding)} = 930 \text{ GPD Total Wastewater Flow}$$

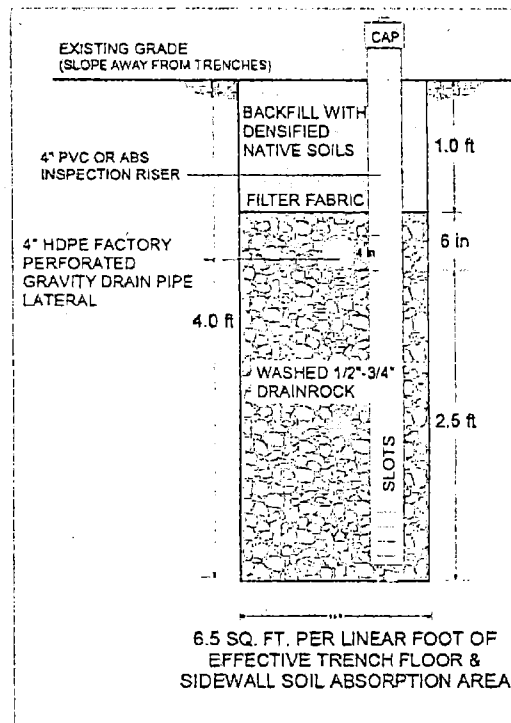
The existing septic tank volume is 3000 gallons. This is sufficient to provide a 3 day retention time for a peak wastewater flow rate of 930 GPD.

Conclusions and Recommendations

From our calculations described above we believe that an estimated wastewater flow rate of 5 gallons per person will be generated for the wedding events. The existing septic tanks are adequately sized to provide a 3 day retention time for the peak wastewater flow from both the wedding events (500 Gallons Per Day) and the 5 bedroom house (430 Gallons Per Day). However the leaching trenches only offer enough leaching area to serve the 5 bedroom house. We recommend that an additional 1390 sq ft of leaching trenches are installed to serve the wedding events. The trenches should be designed and installed as shown in Appendix 1. The southeastern portion of the property has an adequate area to install these additional trenches. This location meets the creek and property line setback requirements for a septic leach field. We also recommend that a flow splitter basin be installed to evenly distribute effluent to all of the leaching trenches. A design that reflects the requirement for an additional 1390 sq ft of leaching area will need to be submitted to Santa Cruz County Environmental Health.

Appendix 1: Leaching Trench Design

DISPERSAL TRENCH CONSTRUCTION DETAIL



BioSphere Consulting, Inc.

ATTACHMENT 5

Appendix 2: EPA Wastewater Flow Table 3-4

Chapter 3: Establishing Treatment System Performance Requirements

Table 3-4. Typical wastewater flow rates from commercial sources^{a,b}

Facility	Unit	Flow, gallons/unit/day		Flow, liters/unit/day	
		Range	Typical	Range	Typical
Airport	Passenger	2-4	3	8-15	11
Apartment house	Person	40-80	60	150-300	190
Automobile service station ^c	Vehicle served	8-15	12	30-57	45
	Employee	9-15	13	34-57	49
Bar	Customer	1-5	3	4-19	11
	Employee	10-16	13	38-61	49
Boarding house	Person	25-80	40	95-230	150
Department store	Toilet room	400-600	500	1,500-2,300	1,900
	Employee	8-15	10	30-57	38
Hotel	Guest	40-80	50	150-230	190
	Employee	8-13	10	30-49	38
Industrial building (sanitary waste only)	Employee	7-16	13	26-61	49
Laundry (self-service)	Machine	450-650	550	1,700-2,500	2,100
	Wash	45-55	50	170-210	190
Office	Employee	7-16	13	26-61	49
Public lavatory	User	3-6	5	11-23	18
Restaurant (with toilet)	Meal	2-4	3	8-15	11
Conventional	Customer	8-10	9	30-38	34
Short order	Customer	3-8	6	11-30	23
Bar/cocktail lounge	Customer	2-4	3	8-15	11
Shopping center	Employee	7-13	10	26-49	38
	Parking space	1-3	2	4-11	8
Theater	Seat	2-4	3	8-15	11

^a Some systems serving more than 20 people might be regulated under USEPA's Class V Underground Injection Control (UIC) Program. See <http://www.epa.gov/uic/uic.html> for more information.

^b These data incorporate the effect of fixtures complying with the U.S. Energy Policy Act (EPA) of 1994.

^c Disposal of automotive waste via subsurface wastewater infiltration systems is banned by Class V UIC regulations to protect ground water. See <http://www.epa.gov/uic/uic.html> for more information.

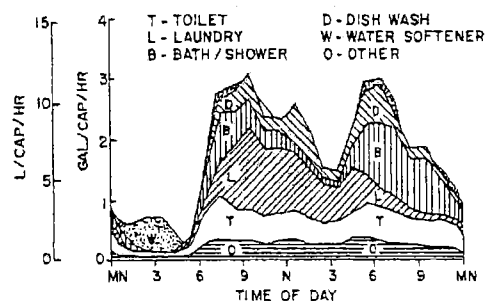
Source: Critch and Tchobanoglous, 1998.

3.3.3 Variability of wastewater flow

Variability of wastewater flow is usually characterized by daily and hourly minimum and maximum flows and instantaneous peak flows that occur during the day. The intermittent occurrence of individual wastewater-generating activities can create large variations in wastewater flows from residential or nonresidential establishments. This variability can affect gravity-fed onsite systems by potentially causing hydraulic overloads of the system during peak flow conditions. Figure 3-3 illustrates the routine fluctuations in wastewater flows for a typical residential dwelling.

Wastewater flow can vary significantly from day to day. Minimum hourly flows of zero are typical for

Figure 3-3. Daily indoor water use pattern for single-family residence



Source: University of Wisconsin, 1978.

Appendix 3 EPA Wastewater Flow Chart 3-6

Chapter 3: Establishing Treatment System Performance Requirements

Table 3-6. Typical wastewater flow rates from recreational facilities*

Facility	Unit	Flow, gallons/unit/day		Flow, liters/unit/day	
		Range	Typical	Range	Typical
Apartment, resort	Person	50-70	60	180-260	230
Bowling alley	Alley	150-250	200	570-950	760
Cabin, resort	Person	5-50	40	30-190	150
Cafeteria	Customer	1-3	2	4-11	8
	Employee	6-12	10	30-45	38
Camps:					
Pioneer type	Person	15-30	25	57-110	85
Children's, with central toilet/bath	Person	35-50	45	130-190	170
Day, with meals	Person	10-20	15	38-76	57
Day, without meals	Person	10-15	13	38-57	48
Luxury, private bath	Person	75-100	90	280-380	340
Trailer camp	Trailer	75-150	125	280-570	470
Campground-developed	Person	20-40	30	76-150	110
Cocktail lounge	Seat	12-25	20	45-95	76
Coffee Shop	Customer	4-8	8	15-30	23
	Employee	6-12	10	30-45	38
Country club	Guests onsite	60-130	100	230-490	380
	Employee	10-15	13	38-57	48
Dining hall	Meal served	4-10	7	15-38	28
Dormitory/bunkhouse	Person	20-50	40	76-190	150
Fairground	Visitor	1-2	2	4-8	8
Hotel, resort	Person	40-60	50	150-230	190
Picnic park, flush toilets	Visitor	5-10	8	19-38	30
Store, resort	Customer	1-4	3	4-15	11
	Employee	6-12	10	30-45	38
Swimming pool	Customer	5-12	10	19-45	38
	Employee	6-12	10	30-45	38
Theater	Seat	2-4	3	8-15	11
Visitor center	Visitor	4-8	5	15-30	19

*Some systems serving more than 20 people might be regulated under USEPA's Class V UIC Program.

Source: Crittles and Tchobanoglous, 1988.

pollutants, the strength of residential wastewater fluctuates throughout the day (University of Wisconsin, 1978). For nonresidential establishments, wastewater quality can vary significantly among different types of establishments because of differences in waste-generating sources present, water usage rates, and other factors. There is currently a dearth of useful data on nonresidential wastewater organic strength, which can create a large degree of uncertainty in design if facility-specific data are not available. Some older data (Goldstein and Moberg, 1973; Yagulis, 1978) and some new information exists, but modern organic strengths need to be

verified before design given the importance of this aspect of capacity determination.

Wastewater flow and the type of waste generated affect wastewater quality. For typical residential sources peak flows and peak pollutant loading rates do not occur at the same time (Tchobanoglous and Burton, 1991). Though the fluctuation in wastewater quality (see figure 3-5) is similar to the water use patterns illustrated in figure 3-3, the fluctuations in wastewater quality for an individual home are likely to be considerably greater than the multiple-home averages shown in figure 3-5.

Appendix 4: Santa Cruz County Table 7.38.160

minutes per inch respectively. For all such uses, sewage flows shall be based on the Health Officer's estimate of daily peak flow.

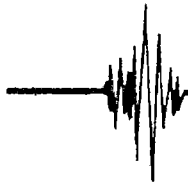
- B. For all large systems serving more than five residential units or having peak daily flows greater than two thousand five hundred gallons per day, enhanced treatment systems as specified in Section 7.38.152 will be required.
- C. The septic tank volume, independent of any other pretreatment device such as a grease trap, shall be three times (3x) the peak daily flow.
- D. For all such uses, when quantities of sewage flow are not known or cannot be accurately estimated by the Health Officer, the quantities set out in Table 7.38.160 shall be used for design flow calculations:

Table 7.38.160 Type of Establishment	Gallons Per Person Per Day (Unless Otherwise Noted)
Airports (per passenger)	5
Apartments - multiple family (per resident)	60
Boathouses and swimming pools	10
Camps:	
Campground with central comfort stations	35
Campground with flush toilets, no showers	25
Construction camps (semi-permanent)	50
Day camps (no meals served)	15
Resort camps (night and day) with limited plumbing	50
Luxury camps	100
Churches (sanctuary) per seat	5
Churches with kitchen waste per seat	7
Cottages and small dwellings with seasonal occupancy	50
Country clubs (per resident member)	100
Country clubs (per non-resident member present)	25
Dwellings:	
Boarding Houses	50
Additional for non-resident borders	10
Luxury residences with estates	150
Multiple family dwellings (apartments)	60
Rooming houses	40
Single family dwellings	75
Factories (gallons per person, per shift exclusive of industrial wastes)	35
Hospitals (per bed space)	250+
Hotels:	
Hotels with private baths (w persons per room)	60
Hotels without private baths	50
Institutions other than hospitals (per bed space)	125
Laundries, self-service (gallons per wash, i.e. per customer)	50
Mobile home parks (per space)	250
Motels:	
Motels with bath, toilet, and kitchen waste (per bed)	60
Motels (per bed)	50
Picnic Parks:	
Picnic Parks (toilet wastes only) per picnicker)	15
Picnic Parks with bathhouses, showers, and flush toilets	35
Restaurants:	
Restaurants per seat per day	50
Restaurants additional for bars and cocktail lounges (per customer)	2

Addendum

Nov 20, 2013

This purpose of this addendum is to address the change in number of attendees for the wedding events and clarify the role of the structures on the property in terms of wastewater generation. The assessor's records indicate that there are two dwellings on the property dating back to 1939. As a result, there are limited Environmental Health records available. There are records for the main house showing the septic system but there are not any records showing the septic system for the second dwelling. According to the Sabankaya family, the second residence is served by its own septic system and is therefore not included in any wastewater calculations shown here. In addition, the Sabankaya family has informed us that the other structures on the property are all non-habitable and as a result, also do not affect any wastewater calculations. Our focus is to show the requirements needed in order for the septic system to serve the main 5 bedroom house as well as the wedding events. The wedding events have been scaled down from a maximum of 100 people to a maximum of 50 people. This reduces the calculated wastewater flow to 250 gallons per day for each event. In this case, an additional 694 sq ft of leaching area would be required over the existing 1365 sq ft already installed. This results in 106 lineal feet of trench that will need to be installed to the specifications shown in the previous report to accommodate weddings with 50 people.



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WEDDING NOISE MONITORING STUDY FOR

CASTLE HOUSE & GARDEN

**4286 BONNY DOON ROAD
SANTA CRUZ COUNTY**

**Prepared for
Castle House & Garden**

**Prepared by
Jeffrey K. Pack**

**October 9, 2013
Project No. 45-055**

ATTACHMENT 6

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I. Executive Summary

This report presents the results of a noise monitoring study of a wedding ceremony and reception at the Castle House & Garden located at 4286 Bonny Doon Road in Santa Cruz County.

The results of the noise monitoring reveal that the wedding ceremony and reception sound levels are within the limits of the Santa Cruz County Noise Element of the General Plan standards at the residential receptor locations to the west, south and northeast. 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
<p>(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.</p> <p>(2) Applies only where the receiving land use operates or is occupied during nighttime hours.</p> <p>(3) Sound level measurements shall be made with "slow" meter response.</p> <p>(4) Sound level measurements shall be made with "fast" meter response.</p> <p>(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 L_{eq} is at least 10 dB lower than the allowable level.</p>		

The noise level limits at the residential properties to the south and west are 70 dBA L_{max} and 50 dBA $L_{eq(h)}$.

The noise level limits at the residential property to the northeast are 65 dBA L_{max} and 45 dBA $L_{eq(h)}$ as the ambient L_{eq} 's are at least 10 dB lower than the allowable limit.

IV. Site, Event and Noise Measurement Descriptions

The Castel House & Garden is located at 4286 Bonny Doon Road in the Bonny Doon community of Santa Cruz County. The site is a mostly heavily wooded parcel that is bounded by Mill Creek along the easterly border, Bonny Doon Road is adjacent to the west and south and rural residential uses are farther to the north. Single-family residences are across Bonny Doon Road to the west and south. One single-family home is located on the site. The parking area is at the southwest corner of the site.

Wedding events occur on Saturdays with the monitored event commencing at 3:40 PM and ending at 9:00 PM. The wedding ceremonies take place in the garden area at the front of the house. The receptions take place in the rear patio of the home. The receptions use DJ's for music entertainment rather than live bands. The DJ is set up along the rear wall of the home and faces north. The DJ speakers are located in closets behind the DJ to help contain noise emission. The monitored wedding had 60 guests and 15 people on staff.

To determine the levels of noise from the wedding event for an evaluation against the standards of the Santa Cruz County Noise Element, continuous recordings of the sound levels were made at four locations. Location 1 was along the westerly property line between the reception area and the neighbor immediately adjacent to the west. Location 2 was along the west property line of the site to the northwest of the reception area, between the reception area and the neighbor immediately adjacent to the northwest. A section of Bonny Doon Road is interposed between the Castle House property and the neighbors to the west. Location 3 was along the property line to the northeast approximately 30 ft. from the neighbor's home to the northeast. Location 4 was along the property line of the neighbor directly across Bonny Doon Road to the south. These four measurement locations represent the locations of highest wedding and reception noise levels in the vicinity of the surrounding residential uses.

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. The noise level data were measured over hourly intervals and over 1-minute intervals. The 1-minute data were used to segregate background traffic noise from the wedding event noise.

A satellite image of the site and noise measurement locations is shown on Figure 1, below.

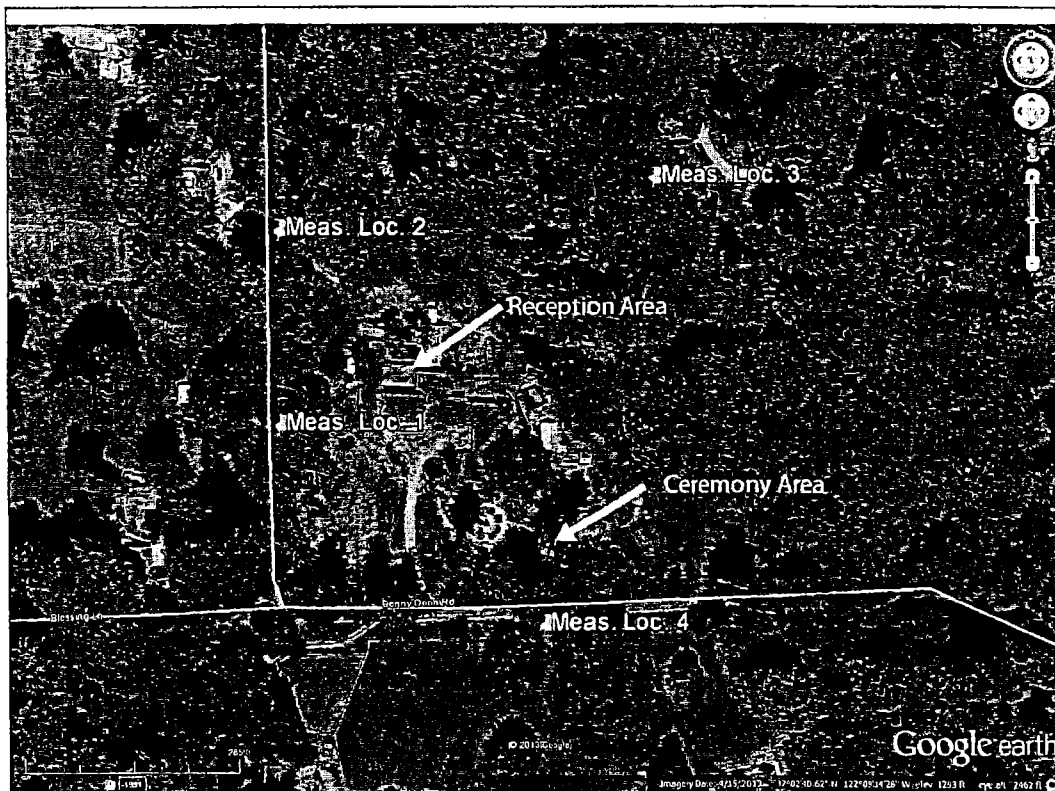


FIGURE 1

V. Wedding Event Noise Levels

Noise level monitoring of a wedding event took place on October 5, 2013. The wedding had 60 guests and 15 people on staff, including the caterer, DJ and assistants. Guest began arriving at approximately 2:30 PM. The wedding ceremony was scheduled for 3:00 PM, however, the ceremony did not begin until 3:40 PM. The reception started at approximately 5:00 PM, with a cocktail hour, then dinner. The reception events and dancing started at approximately 7:00 PM. The reception ended at 9:00 PM.

Table II on page 11 provides the measured hourly average noise levels, the measured maximum noise level for each hour and the hourly L_{eq} 's and L_{max} levels adjusted to remove background traffic noise from the data set. Traffic noise must be removed as it is the major source of noise in the vicinity of the project site.

At approximately 7:00, crickets began chirping in the vicinity of the noise monitoring equipment at all locations. At Locations 1, 2 and 4, the cricket noise levels were consistently 43-44 dBA. At Location 3, the cricket noise level was 35 dBA. This noise source was relatively constant from 7:00 to the end of the event and was a dominate source of noise at the measurement locations. Cricket noise was not removed from the data set shown in the Wedding Noise Level columns.

The highest noise levels from the wedding event occurred at the beginning of the reception when the bride and groom were introduced. Cheering and applause from the guest generated a maximum noise level of 63 dBA at Location 2.

During the 6 hour wedding event, the traffic volume on Bonny Doon Road was 160 vehicles, with most of the vehicles continuing up Bonny Doon Road to the north.

TABLE II				
Castle House & Garden Wedding Event Noise Levels				
Location	Measured Noise Levels, dBA (All Sources)		Wedding Noise Levels, dBA (traffic noise removed)	
	Leq(h)	Lmax	Leq(h)	Lmax
1 – Southwest PL. – Limits = 50 dBA $L_{eq(h)}$, 70 dBA L_{max}				
3:00-4:00 PM	50.0	75.2	40	44
4:00-5:00 PM	49.6	70.5	39	42
5:00-6:00 PM	50.6	77.0	39	61
6:00-7:00 PM	50.7	75.1	38	52
7:00-8:00 PM	52.2	80.2	43	54
8:00-9:00 PM	48.5	71.9	44	52
2 – Northwest PL. – Limits = 50 dBA $L_{eq(h)}$, 70 dBA L_{max}				
3:00-4:00 PM	51.3	75.9	35	40
4:00-5:00 PM	50.8	71.9	35	42
5:00-6:00 PM	52.1	79.1	41	63
6:00-7:00 PM	52.3	73.9	41	54
7:00-8:00 PM	52.7	76.3	45	57
8:00-9:00 PM	52.2	75.8	45	53
3 Northeast PL. – Limits = 45 dBA $L_{eq(h)}$, 65 dBA L_{max}				
3:00-4:00 PM	34.4	58.8	34	40
4:00-5:00 PM	34.8	53.9	34	47
5:00-6:00 PM	35.1	50.9	35	49
6:00-7:00 PM	33.3	44.3	33	44
7:00-8:00 PM	36.6	53.1	36	43
8:00-9:00 PM	37.4	55.3	36	48
4 – Bonny Doon Rd. – Limits = 50 dBA $L_{eq(h)}$, 70 dBA L_{max}				
3:00-4:00 PM	50.3	71.0	35	36
4:00-5:00 PM	50.7	73.1	39	42
5:00-6:00 PM	51.1	76.3	36	43
6:00-7:00 PM	51.3	74.5	34	38
7:00-8:00 PM	51.1	74.9	44	34
8:00-9:00 PM	49.4	73.1	44	36

As shown in Table II, the wedding event noise levels were within the 50 dBA $L_{eq(h)}$ and 70 dBA L_{max} noise limits for Locations 1, 2 and 4. The noise levels were also within the 45 dBA $L_{eq(h)}$ and 65 dBA L_{max} noise limits for Location 3.

For informational purposes, the monitored wedding had 60 guests and 15 staff people that generated average noise levels ranging from 34 to approximately 39 dBA $L_{eq(h)}$. Theoretically, to exceed 50 dBA $L_{eq(h)}$, the volume of guests and staff would need to be approximately 750 guests and 180 staff persons.

In terms of audibility, music from both the wedding ceremony and the reception was barely audible at the noise monitoring locations. General crowd noise was slightly audible. The most significant levels of noise generated during the wedding event occurred during cheers or shouts from a guest or guests during a few sporadic times.

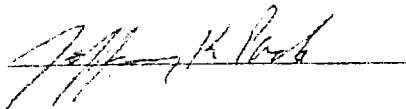
VI. Conclusions

In conclusion, wedding event noise levels at the Castle House & Garden 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.



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

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_8 - A noise level exceeded for 8% of the time, or approximately 5 minutes out of an hour.
- L_{25} - The noise level exceeded 25% of the time, or 15 minutes out of an hour.
- 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.

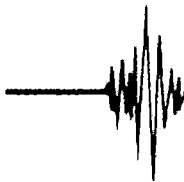
B. A-Weighted Sound Level

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 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.

Bruel & Kjaer 2231 Precision Integrating Sound Level Meter
Larson Davis LDL 812 Precision Integrating Sound Level Meter
Larson Davis 2900 Real Time Analyzer



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December 19, 2013
Project No. 45-055-1

Ms. Teresa Sabankaya
Castle House & Garden
4286 Bonny Doon Road
Santa Cruz, CA 95060

Subject: Supplement to the Wedding Noise Monitoring Study, Castle House & Garden, 4286 Bonny Doon Road, Santa Cruz County

Dear Ms. Sabankaya:

This letter has been prepared as a supplement to the wedding noise monitoring study prepared in October, 2013. The purpose of this supplement is to compare the noise levels created by activities at the wedding and reception with typical rural residential noise sources at the request of the Santa Cruz County Planning Department. It has been brought to our attention that the project is regulated by the Home Occupancy section of the County Code, which limits noise generated by home based business. This was unknown to us at the time of the original study.

A list of various rural residential noise sources was compiled from information provided by you and our other experiences in rural areas. Typical noise levels for each source and reference distance were acquired from our extensive database. The noise levels of each source were then calculated for a distance at which the rural noise source is equivalent to the noise source from the wedding and reception. For the sake of brevity, we analyzed only the highest maximum and average noise levels (worst-case scenario) for each of the four perimeter measurement locations identified in the original study.

Table II from the original study is shown on page 2. From this Table, the highest wedding & reception L_{max} and highest L_{eq} values for each location were identified. The $L_{eq(h)}$ value of 45 dBA and the L_{max} value of 63 dBA were used as the wedding and reception noise source levels. These levels are shown in Bold.

ATTACHMENT 6

TABLE II				
Castle House & Garden Wedding Event Noise Levels				
Location	Measured Noise Levels, dBA (All Sources)		Wedding Noise Levels, dBA (traffic noise removed)	
	Leq(h)	Lmax	Leq(h)	Lmax
1 – Southwest PL. – Limits = 50 dBA $L_{eq(h)}$, 70 dBA L_{max}				
3:00-4:00 PM	50.0	75.2	40	44
4:00-5:00 PM	49.6	70.5	39	42
5:00-6:00 PM	50.6	77.0	39	61
6:00-7:00 PM	50.7	75.1	38	52
7:00-8:00 PM	52.2	80.2	43	54
8:00-9:00 PM	48.5	71.9	44	52
2 – Northwest PL. – Limits = 50 dBA $L_{eq(h)}$, 70 dBA L_{max}				
3:00-4:00 PM	51.3	75.9	35	40
4:00-5:00 PM	50.8	71.9	35	42
5:00-6:00 PM	52.1	79.1	41	63
6:00-7:00 PM	52.3	73.9	41	54
7:00-8:00 PM	52.7	76.3	45	57
8:00-9:00 PM	52.2	75.8	45	53
3 Northeast PL. – Limits = 45 dBA $L_{eq(h)}$, 65 dBA L_{max}				
3:00-4:00 PM	34.4	58.8	34	40
4:00-5:00 PM	34.8	53.9	34	47
5:00-6:00 PM	35.1	50.9	35	49
6:00-7:00 PM	33.3	44.3	33	44
7:00-8:00 PM	36.6	53.1	36	43
8:00-9:00 PM	37.4	55.3	36	48
4 – Bonny Doon Rd. – Limits = 50 dBA $L_{eq(h)}$, 70 dBA L_{max}				
3:00-4:00 PM	50.3	71.0	35	36
4:00-5:00 PM	50.7	73.1	39	42
5:00-6:00 PM	51.1	76.3	36	43
6:00-7:00 PM	51.3	74.5	34	38
7:00-8:00 PM	51.1	74.9	34	44
8:00-9:00 PM	49.4	73.1	36	44

Table 1.1, below, provides a list of rural residential noise sources, including vehicles on local roads, construction equipment, whether used in a professional manner or by homeowners, and common wildlife noise. Note that the cricket noise data shown has not been used previously for analytical purposes (no distances to the source are known), thus, the data are more informational.

The values for SL1 and SL2 represent the range of noise level for the given source. Some sources have only one sound level value, i.e., no range of data is available. Therefore, the same decibel value was used for both.

TABLE 1.1							
RURAL RESIDENTIAL NOISE SOURCES							
DISTANCES FOR LEVELS EQUIVALENT TO WEDDING/RECEPTION SOURCES							
SOURCE	SL1	SL2	Dist	Dist 1 for 63 dBA	Dist 2 for 63 dBA	Dist. 1 For 45 dBA	Dist. 2 for 45 dBA
Flatbed Truck	85	88	25	315	445		
FedEx Truck	81	81	25	199	199		
Horse Trailer	75	75	25	100	100		
Commercial Van	62	62	25	22	22		
Tractor	72	82	50	141	446		
Wood Splitter	77	81	15	75	119	597	946
Lawn Mower	75	80	15	60	106	474	844
Leaf Blower	80	90	15	106	336	844	2667
Chain Saw	93	96	15	474	670	3768	5322
Generator	65	70	23	29	51	230	409
Compressor	61	71	40	32	100	252	798
Hammering	83	83	25	250	250		
Saws	86	86	25	353	353		
Pool Pump	55	70	15	6	34	47	267
Dog Barking	81	94	4	32	142		
Bird Chirps	108	109	1.1	196	219	1554	1743
Crickets	43	55					
Skateboarding	35	50	200	8	45		

As shown in Table 1.1, many of the common rural residential noise sources need to be very far away to generate the same levels of noise as the sources associated with the weddings and receptions. For instance, a person using a chain saw for an hour must be 3,768 to 5,322 ft. away for the chain saw noise to be equivalent to the music sound levels at the Castle House property boundaries.

A Great Dane barking at 142 ft. away is the same sound level as the cheering noise from the wedding reception when the bride and groom were announced.

As stated in the original report, the sounds created during the wedding and reception were barely audible at the Castle House property lines. Often, sounds were not audible at all, depending on what background sources were occurring at the time.

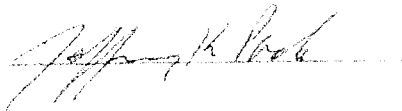
The background sound levels before and after the wedding and reception were slightly higher before the event to slightly lower after the event. The wedding ceremony did not add to the background sound levels at any of the four locations. At the locations along the westerly boundary (Locations 1 and 2), the reception added 1-3 dB to the background average levels. The maximum sound levels at Locations 1, 2 and 4 were all generated by traffic. The general noise environment in the area is controlled primarily by traffic on Bonny Doon Road. The differences in the overall noise levels with and without the wedding and reception were on the order of 1 to 3 decibels.

This letter presents supplemental information at the request of the Santa Cruz County Planning Department and is correct to the best of our knowledge.

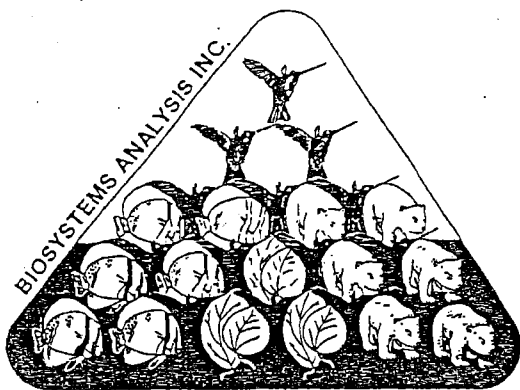
If you have any questions, please call me.

Sincerely,

EDWARD L. PACK ASSOC., INC.

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

Jeffrey K. Pack
President



October 14, 1988

Mr. Peter Parkinson
Planning Department
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Re: Sabankaya Biotic Assessment No. 88-0940-EBS

Dear Pete:

This letter reports the findings of a preliminary "biotic assessment of the Mustafa Sabankaya property (Assessor's Parcel No. 63-082-13) located at 4286 Bonny Doon Road in Bonny Doon, California. The applicant is seeking approval to stable horses on the southeastern corner of the property.

Soil on the Sabankaya property is classified as Ben Lomond sandy loam, 5 to 15 percent slopes by the U.S. Soil Conservation Service Soil Survey of Santa Cruz County (1980). The Ben Lomond sandy loam soil type is characterized as a deep, well drained soil formed in residuum derived from sandstone and granitic rock on ridgetops and rolling areas on mountains. It exhibits moderately rapid permeability, medium runoff, and slight to moderate erosion hazard.

A field survey was conducted on the Sabankaya property on 10 October, 1988. At the time of this survey the parcel was observed to support a disturbed mosaic of coast redwood forest, coast redwood riparian forest, mixed evergreen forest and disturbed ruderal habitat. The central portion of the property supports a very large home structure with several attached and unattached out-buildings. Surrounding this clearing is a dense coast redwood and mixed evergreen forest mosaic. Several rings of second growth coast redwood (*Sequoia sempervirens*) occur scattered throughout the ruderal clearings. The mixed evergreen forest supports a tree overstory composed of Douglas fir (*Pseudotsuga menziesii*), madrono (*Arbutus menziesii*), tanbark oak (*Lithocarpus densiflorus*), and coast live oak (*Quercus agrifolia*). The understory was closed with scattered shrubs of poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis* var. *consanguinea*), and warty leaved ceanothus (*Ceanothus papillosus*). The surface layer supported a moderate cover of Bracken fern (*Pteridium aquilinum* var. *pubescens*) and black berry (*Rubus ursinus*). Mill Creek borders the property on the east. This v-shaped stream course supports a dense overstory canopy dominated by coast redwood along with Douglas fir and madrono.

ATTACHMENT 7

The ruderal clearing in front of the house and in the area proposed for the corral was dominated by a dense cover of introduced grasses and herbs along with scattered shrubs. Prominent grasses include rattlesnake grass (*Briza maxima*), ripgut brome (*Bromus diandrus*) and slender wild oat (*Avena barbata*). Dominant herbs include English plantain (*Plantago lanceolata*), common dandelion (*Taraxacum officinale*), hairy cat's ear (*Hypochoeris radicata*), common hoarhound (*Marrubium vulgare*), bull thistle (*Cirsium vulgare*) and sheep sorrel (*Rumex acetosella*). Scattered shrubs of coyote brush, poison oak, blue lilac (*Ceanothus thyrsiflorus*) also occur in the field.

No sensitive plant or animal species or their habitats were observed on the parcel or in the vicinity of the proposed development. The close proximity of this corral to the steep banked channel of Mill Creek could result in destabilization due to excessive grazing and the loss of vegetation cover adjacent to the stream. I suggest that the corral be no closer than 50 feet from the upper bank of the stream. No open grazing should be permitted on any portion of the property outside the confines of the proposed corral. All feed should be provided by outside sources (i.e., hay).

Based on this assessment, it is my professional opinion that the proposed development will have no direct or indirect impacts on known sensitive species in this region and that adherence to the above recommendations for protecting sensitive habitat on the property will make a biotic report unnecessary.

Should you require further information or clarification, please don't hesitate to contact me.

Sincerely,



Bill Davilla
Principal

TERESA SABANKAYA

ARCHAEOLOGICAL EVALUATION

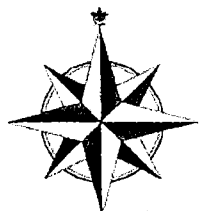
OF

PROPOSED CONSTRUCTION AT 4286 BONNY DOON ROAD

BONNY DOON, CALIFORNIA

APRIL 2014

ALBION ENVIRONMENTAL, INC.



ATTACHMENT 8

TERESA SABANKAYA

ARCHAEOLOGICAL EVALUATION

OF

PROPOSED CONSTRUCTION AT 4286 BONNY DOON ROAD

BONNY DOON, CALIFORNIA

APRIL 2014

PREPARED FOR:

TERESA SABANKAYA
4286 BONNY DOON ROAD
BONNY DOON, CA 95062

PREPARED BY:

JOHN ELLISON AND JENNIFER M. FARQUHAR
ALBION ENVIRONMENTAL, INC.
1414 SOQUEL AVENUE, SUITE 205
SANTA CRUZ, CALIFORNIA 95062

J2014-001.03

EXECUTIVE SUMMARY

In March 2014, Teresa Sabankaya contracted with Albion Environmental, Inc. (Albion) to conduct an archaeological evaluation of 4286 Bonny Doon Road, Bonny Doon, California, where the property owner proposes to upgrade a sewerage system. Because the project requires building permits from the County of Santa Cruz County Planning Department, it is subject to policies outlined in the Santa Cruz County General Plan and (Section 5.19) as well as Santa Cruz County Code (Chapters 16.40 and 16.42). The purpose of the report is to evaluate the potential for cultural resources to be impacted by proposed construction.

Albion's investigation included a background records search at the California Historical Resources Information System Northwest Information Center at Sonoma State University (NWIC), and a field inspection. A search of records (File No.: 13-1463) at the NWIC indicated that four sites have been recorded within a ¼ mile radius of the project area. The four sites (CA-SCR-9, CA-SCR-21, CA-SCR-22 and CA-SCR-69) all lay along Mill Creek, located just east of the parcel boundary.

After reviewing the record search results, Albion conducted an intensive pedestrian survey and subsurface present/absences testing limited to the proposed sewage system location. No prehistoric or historic-era cultural deposits were observed within the project area. Portions of the project parcel have been previously impacted by construction activities, including road construction and utility installation.

Given these findings, no further action regarding cultural resources within the area of planned disturbance 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.

STUDY FINDINGS AND CONCLUSIONS

The current study included a background records search and visual inspection of the proposed project location. A search of records at the Northwest Information Center (NWIC) at Sonoma State University indicated that four prehistoric archaeological sites have been recorded within a ¼ mile radius of the project area.

Visual inspection of the project area revealed no evidence of prehistoric or historic deposits. Exposed soils appear generally homogenous, with no evidence of culturally produced stratigraphy. Subsurface investigations yielded a single window glass fragment within the first few centimeters below grade. Subsequent levels were sterile, containing no cultural materials.

Given these findings, no further action regarding cultural resources within the area of planned disturbance 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.

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RR (Rural Residential), a designation which allows residential uses. The proposed home occupation is accessory to the principal permitted use residential use within the zone district, and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the existing development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the home occupation will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the proposed home occupation is accessory to the principal permitted use residential use within the RR (Rural Residential) zone district. The existing residential use is consistent with the surrounding pattern of development in the vicinity.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. The proposed home occupation will not deprive adjacent properties or the neighborhood of light, air, or open space, in that no new structures are proposed.

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

This finding can be made, in that the proposed home occupation is accessory to the principal permitted use residential use within the RR (Rural Residential) zone district.

Home occupations are allowed on all residential properties. The project is consistent with County Code 13.10.613 (Home Occupations) in that the proposed floral design studio and wedding events will be sufficiently limited in frequency, size, and duration to ensure that they will not create excessive noise, traffic, or other impacts to the surrounding rural residential neighborhood.

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

This finding can be made, in that the existing residential use and RR (Rural Residential) zoning is consistent with the Rural Residential (R-R) land use designation in the County General Plan.

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

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

This finding can be made, in that the proposed home occupation will occur at an existing residential property and no new structures are proposed. Due to the limited size (10 guests for floral workshops and 50 guests for wedding events) and infrequent nature of the proposed events (no more than 10 floral workshops and 4 weddings per year), and the use of shuttles for the majority of wedding guests (only 10 guest vehicles are allowed to be parked on site for wedding events), the proposal will not overload utilities or adversely impact existing roads or 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 existing residential development on the subject property is consistent with the land use intensity and density of the neighborhood. No new structures are proposed.

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 no new structures are proposed and the use of the existing residential development to accommodate a home occupation for floral design workshops and wedding events will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Project Plans, "Sabankaya", 1 sheet, undated.

- I. This permit authorizes a home occupation to include a floral design studio and wedding ceremonies and receptions, as specified in these conditions of approval. 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 Building Permits from the Santa Cruz County Building Official, for any existing improvements (additions/structures) constructed on the property without benefit of a permit.
 - 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. Operational Conditions (Home Occupation)
 - A. Floral Design Workshops/Classes
 1. This permit authorizes no more than 10 floral design workshops or classes per each calendar year.
 2. No more than 10 guests are allowed at any floral design workshop or class.
 3. No more than 5 guest vehicles may be present on the subject property
 4. Parking for event guests in the public right of way of Bonny Doon Road is prohibited.
 5. Food for events shall be provided by catering services, or shall be otherwise prepared off-site. No on-site food preparation is authorized by this permit.
 - B. Wedding Ceremonies and Receptions
 1. This permit authorizes no more than 4 wedding ceremonies and receptions per each calendar year.
 - a. Wedding ceremonies and receptions must be held on the same day or the wedding ceremony and reception will each be counted as

separate events towards the 4 event maximum per each calendar year.

2. No more than 50 guests are allowed at any wedding ceremony or reception.
3. No more than 10 guest vehicles may be present on the subject property during wedding ceremonies or receptions.
 - a. Shuttle vans (or small buses) shall be used to bring wedding guests to and from the subject property.
4. Parking for event guests in the public right of way of Bonny Doon Road is prohibited.
5. Food for events shall be provided by catering services, or shall be otherwise prepared off-site. No on-site food preparation is authorized by this permit.

C. Noise/Disturbance & Compliance

1. All events shall be subject to the noise requirements specified in the County General Plan (Policies 6.9.1 & 6.9.4) and to the requirements of the Mitigation Monitoring and Reporting Program (MMRP) that are also conditions of this permit.
2. The applicant/owner shall designate a disturbance coordinator and a 24-hour contact number shall be posted on a sign at the front of the property during events. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the event. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
3. The applicant/owner shall create and maintain a website that clearly shows the dates for each event in compliance with these conditions of approval.
 - a. The applicant/owner shall provide a one-time mailed notice to neighbors within 300 feet of the subject property that provides a web-address reference to the website and describes how upcoming events can be viewed on the website.

- 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.

III. 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.

IV. Mitigation Monitoring & Reporting Program

The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18.10.136 of the Santa Cruz County Code.

- A. Mitigation Measures (see attached document)

Application #: 131127

APN: 063-082-13

Owner: Sabankaya

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 the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Randall Adams
Project Planner

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

Exhibit D

Project Plans

**(Reduced project plans included in staff report
as Attachment 2 to Exhibit A)**

**Application Number 131127
Zoning Administrator Hearing**

Comments & Correspondence

**Application Number 131127
Zoning Administrator Hearing**

Randall Adams

From: Sophia Spigarelli [sspigarelli@baileyproperties.com]
Sent: Monday, July 28, 2014 10:00 AM
To: Randall Adams
Subject: Application #131127

To Whom it May Concern:

I am writing in support of my neighbors Teresa and Nezih Sabanakaya. Our family lives less than ½ mile from the Sabankayas in Bonny Doon. We understand they are requesting a permit to have events and a floral studio. I am very much in support of them being granted the permit to have as many events as they see fit. I live very close and have never had any problem with noise or traffic. They are very considerate neighbors that contribute to the community. It is ludicrous that numerous other businesses are allowed while they are fighting for permission. At some point the County needs to realize that events will take place on our mountain, regardless, and the only reasonable thing is to grant permission so those events can be monitored. They are respectful of the environment and our neighborhood. It is unfortunate that a few "NIMBY's" make it so difficult for us to share our beautiful community in a sensitive and well thought out manner. Please feel free to contact me if you have any questions. Thank you for your consideration.

Sincerely,

Sophia Spigarelli
REALTOR™
Bailey Properties
1602 Ocean St.
Santa Cruz, Ca. 95060
DRE# 01403952
831 334-7674 (c)

Randall Adams

From: Samantha Haschert
Sent: Friday, June 13, 2014 10:42 AM
To: 'Pat Pfremmer'
Cc: Randall Adams
Subject: RE: support for Application #131127

Hi Pat,

Thank you for your comments. A copy will be provided to the hearing body in advance of the public hearing and a copy will be kept in the file for the public record.

Any further questions or comments should be directed to Randall Adams who is the new planner assigned to this project. You can reach him at Randall.adams@santacruzcounty.us.

Thanks,
Samantha

From: Pat Pfremmer [<mailto:forpat@gmail.com>]
Sent: Friday, June 13, 2014 9:56 AM
To: Samantha Haschert
Subject: support for Application #131127

ATTN: Samantha Haschert

Attached is a letter of support for the Sabankaya application. If you have any questions, email or call.

Thanks. -Pat

[LinkedIn/PatPfremmer](#)



Pat Pfremmer

COMPLEX RESEARCH PROJECTS

PERSON LOCATOR
HEIR SEARCHES - BACKGROUND CHECKS
- SPECIALIZING IN ADOPTION REUNIONS -

forpat@gmail.com

225 Crossroads Blvd., #200
Carmel, CA 93923
831-459-0560

Pat Pfremmer
101 Cathedral Park Dr.
Bonny Doon - CA 95060

June 12, 2014

RE: Application # 131127

ATTN: Samantha Haschert PLN145@co.santa-cruz.ca.us

This is a **LETTER OF SUPPORT for the Sabankaya wedding venue and floral design studio application.**

My husband and I are neighbors of Nezih and Teresa Sabankaya, our homes are less than a quarter of a mile apart as the crow flies. We have known the family for 35 years. They are wonderful people, always willing to help everyone, considerate, generous...They are also very talented and artistic, they create amazingly beautiful gardens and woodland settings. Their place is magical.

I am well-aware of all the activities in our neighborhood, and I have followed the Sabankayas' application process with interest and incredulity. The siting, size, design and appearance of their property is so appropriate for the proposed uses. In my opinion, they have taken extreme measures to alleviate concerns of a couple of neighbors - who I believe will never be happy about anything. Yes, there are impacts that need to be reviewed and guidelines to be established, but please be realistic: restrictions that are so onerous and unrealistic will render all activities economically unviable. (I hope this is not the goal.)

The Sabankayas have addressed my concerns, i.e. waste removal, noise and traffic. And I should add that we have never heard noise or music from any event at their property. Ever. And I love the shuttle idea.

I urge you to give favorable consideration to the Sabankaya application. Thank you.

Sincerely,



p.s. Bonny Doon has been my home for 45 years. I am a former president and newsletter editor of the Rural Bonny Doon Assn; former BD school board member; I served as Gary Patton's appointee to the North Coast Beaches Commission; and I am the recently retired Santa Cruz County Law Librarian.

Randall Adams

From: Samantha Haschert
Sent: Friday, June 13, 2014 7:24 AM
To: 'Sharon Meyers'
Cc: Randall Adams
Subject: RE: Application #131127

Hi Sharon,

Thank you for your comments. A copy will be provided to the hearing body in advance of the public hearing and a copy will be kept in the file for the public record.

Any further questions or comments should be directed to Randall Adams who is the new planner assigned to this project. You can reach him at Randall.adams@santacruzcounty.us.

Thanks,
Samantha

From: Sharon Meyers [<mailto:s-meyers9891@sbcglobal.net>]
Sent: Thursday, June 12, 2014 11:50 AM
To: Samantha Haschert
Subject: Application #131127

Samantha Haschert

This letter is to support the above application for the in-home floral design business proposed by the Sabankaya family.

I have personally known the Sabankayas' for more than 25 years and I can vouch that they are responsible, hard-working and reliable people.

Having visited their home garden many times, I know how environmentally conscientious they are. I live approximately 4 miles from their home and their in-home floral business and any weddings held on their property would have no impact on me. As I understand, they have addressed waste removal, noise levels and transportation (shuttles) issues and they are committed to adhering to the governing rules. Their property is large and parking for the floral business should not be a problem.

I trust that the requested home occupation permit will be allowed. I can't envision why 4 small weddings and 10 floral design workshops a year would have a/any negative impact on our community or the neighborhood.

I trust you will consider my support for this application.

Sharon Meyers

Randall Adams

From: Samantha Haschert
Sent: Friday, June 13, 2014 6:47 AM
To: 'andreassene@aol.com'
Cc: Randall Adams
Subject: RE: Attention: Samantha Haschert Support for Application #131127

Hi Erik,

Thank you for your comments. A copy will be provided to the hearing body in advance of the public hearing and a copy will be kept in the file for the public record. If you have further questions or comments regarding this application, please contact the new planner for this project, Randall Adams, at Randall.adams@santacruzcounty.us.

Thanks,
Samantha

From: andreassene@aol.com [<mailto:andreassene@aol.com>]
Sent: Wednesday, June 11, 2014 7:51 PM
To: Samantha Haschert
Subject: Attention: Samantha Haschert Support for Application #131127

Dear Samantha,

My name is Erik Andreassen and I reside at 4689 Bonny Doon Road, Santa Cruz, Ca. My home is less than a quarter mile from the Nezih and Teresa Sabankaya homestead. This e-mail is meant to be a show of support for the Sabankaya's home occupation permit. The weddings held at this household have never affected me negatively. I have never noticed extra traffic on the roads in Bonny Doon during the events, nor been kept awake due to noise. The Sabankaya's have proven to be very considerate neighbors. I believe they will monitor the permitted activities (flower business, 4 small weddings annually, 10 floral design workshops annually) thoroughly. Furthermore, I have been made aware that should this permit go through, the events will have no negative impact on the environment. The Sabankaya's have always been extremely kind hearted and considerate neighbors to me; they have my full support.

Kindly,

Erik Andreassen

Samantha Haschert

From: Samantha Haschert
Sent: Monday, June 09, 2014 11:09 AM
To: 'KurtA913@aol.com'
Subject: RE: Application #131127

Dear Kurt and Geraldine,

Thank you for your comments. A copy will be provided to the Planning Commission in advance of the public hearing and a copy will be kept in the project file for the public record.

Thanks,
Samantha

From: KurtA913@aol.com [<mailto:KurtA913@aol.com>]
Sent: Monday, June 09, 2014 10:19 AM
To: Samantha Haschert
Subject: Application #131127

Attention: Samantha Haschert

Dear Samantha,

My name is Kurt Andreassen and I reside at 4685 Bonny Doon Road, Santa Cruz along with my wife Geraldine Andreassen. We live a few houses from the Nezih and Tersi Sabankaya household, within 1/4 mile distance.

We fully support the Sabankaya's application for their home occupation permit which we understand includes a flower business, 4 small weddings annually, and 10 floral design workshops annually. We feel the Sabankaya's property and buildings are very unique to the area and the activities in the home occupation permit are appropriate to our neighborhood. We have always found the Sabankaya's to be very considerate neighbors and trust they will monitor the permitted activities thoroughly if granted.

Respectfully submitted

Kurt Andreassen

Geraldine Andreassen

Samantha Haschert

From: Bonnie Brunet [bbrunet21@yahoo.com]
Sent: Monday, June 09, 2014 12:51 PM
To: Samantha Haschert
Cc: Teresa Sabankaya
Subject: Fw: Santa Cruz County Planning Application # 131127

June 6, 2014

To: Samantha Haschert
County Of Santa Cruz
Planning Dept.

From: Bonnie Brunet
Martin Rist
181 Blessing Lane
Bonny Doon , Ca.
95060

Subject: Application # 131127
The Castle House

Samantha Haschert

We have lived less than 1/2 mile from Castle House in Bonny Doon since January 2007. In all of this time we have not been disturbed or heard any noise from the Sabankaya residence (Castle House) while an event was in progress. We have never been bothered by traffic, parking problems or from guests that might be loud or had too much to drink. One can only assume from this that their home occupation of either the floral studio, the workshops or events such as weddings is not obtrusive to the neighborhood. Both Mr. and Mrs. Sabankaya are positive, ethical business owners and good neighbors so we know they will act responsibly and conduct these events with decorum and concern for the community they also reside in. We urge the County of Santa Cruz to grant the Sabankaya's approval for these home occupations.

If we can be of any further assistance to you please do not hesitate to contact us.

Respectfully,
Bonnie Brunet
Martin Rist
831-421-0205

Samantha Haschert

From: Gretchen Jadrnicek [blessinglane@me.com]
Sent: Monday, June 09, 2014 1:37 PM
To: Samantha Haschert
Cc: Teresa Sabankaya
Subject: Application 131127

Dear Ms. Haschert

I am writing in support of the application #131127. Teresa Sabankaya in my opinion should be allowed to operate a home base floral business with workshops and I am not opposed to small scale events with this proposed limited number of times they occur during a calendar year.

I reside at 325 Blessing Lane and have owned the property since the 1980s. We have never been adversely impacted by any of the past events held at the Castle House and we are within a half mile from the property. I have found the Sabankayas to be extremely considerate and very conscientious of the impact any event could happen to have on the surrounding environment and neighbors. I do not hear them and have not encountered any guests from their past events that would pose any risk or be invasive to our community.

I speak not only as a neighbor who values our pristine environment and rural lifestyle here in Bonny Doon but also as a retired Chef and Event Planner who owned and operated a large scale company in Washington DC for many years. I fully understand the impact of an Event Center that brings in large numbers of people and the effect it can have on traffic, safety and the environment. This is NOT what is being proposed at the Castle House and I see no reason to deny the Sabankayas the opportunity to operate the proposed home based business.

Respectfully yours,

Elise Jadrnicek

Samantha Haschert

From: Jean Williams [jwmsfamily@yahoo.com]
Sent: Monday, June 09, 2014 8:14 PM
To: Samantha Haschert
Subject: Home occupied business permit Application #131127

We would like to support Teresa Sabankaya application to operate her floral design business from her home. We live across the street from the Sabankayas and have no problem with having small weddings and floral design workshops there.

We wish Teresa well and hope that she will be able to continue her business.

Jean and John Williams
4411 Bonny Doon Road
Santa Cruz, CA 95060

Samantha Haschert

From: KurtA913@aol.com
Sent: Monday, June 09, 2014 10:19 AM
To: Samantha Haschert
Subject: Application #131127

Attention: Samantha Haschert

Dear Samantha,

My name is Kurt Andreassen and I reside at 4685 Bonny Doon Road, Santa Cruz along with my wife Geraldine Andreassen. We live a few houses from the Nezih and Tersa Sabankaya household, within 1/4 mile distance.

We fully support the Sabankaya's application for their home occupation permit which we understand includes a flower business, 4 small weddings annually, and 10 floral design workshops annually. We feel the Sabankaya's property and buildings are very unique to the area and the activities in the home occupation permit are appropriate to our neighborhood. We have always found the Sabankaya's to be very considerate neighbors and trust they will monitor the permitted activities thoroughly if granted.

Respectfully submitted

Kurt Andreassen

Geraldine Andreassen

Samantha Haschert

From: Rachel Dann
Sent: Tuesday, January 21, 2014 3:11 PM
To: 'john'; Neal Coonerty
Cc: Samantha Haschert
Subject: RE: Concerns about increasing commercial activity in Bonny Doon

Dear John,

Thank you for your email regarding the Sabankaya and Beauregard applications. I am forwarding your concerns to the staff planner for these applications and will take your concerns under consideration should these applications come before the Planning Commission or Board of Supervisors. Again, thank you for contacting our office, please feel free to share any additional thoughts on these applications or any other County issues.

Best Regards,

Rachel Dann

County Supervisor's Analyst

Supervisor Coonerty Third District

From: john [mailto:johnleejacobs@gmail.com]
Sent: Monday, January 20, 2014 2:09 PM
To: Neal Coonerty
Cc: Rachel Dann
Subject: Concerns about increasing commercial activity in Bonny Doon

Dear Supervisor Coonerty,

I'm writing you to express my concerns about some pending applications for permit changes on certain properties in my neighborhood. As a concerned neighbor and resident of this community, it's my right to participate in the democratic process, to inform myself of all relevant information that is available, and to express my views. That's what this letter is about.

I live at 70 Cathedral Park Dr. in Bonny Doon. I am the current property owner of my place of residence, I grew up here, and have lived here off and on since the early 80's. I love where I live, and a big part of that love is due to the rural, tranquil, un-hurried nature of the environment and the community. These aspects have always been fundamental to the unique character of Bonny Doon, and our community has a long history of valuing them. I, for one, do not want to see that change. I also love the natural beauty of the land here, and I don't want to see environmental damage occur as the result of poor planning.

Specifically, here are the two properties that concern me:

1) The Sabankaya residence at 4286 Bonny Doon Rd.

Property owner: Sabankaya

Property address: 4286 Bonny Doon Rd., Santa Cruz, CA 95060

Parcel number: 063-082-13 Cross street: Blessing Lane

My concerns:

The owner is apparently applying to hold events and weddings with up to 100 guests and additional smaller events throughout the year. While I respect my neighbors' rights to hold private parties and events on their own properties, I disagree with their right to do so in the context of a new commercial business. Bonny Doon is a *rural* community in which residents value the *absence* of commercial activity, which is why most properties here are *not* zoned for commercial use.

The increase in local traffic would mean decreased safety for the residents of my neighborhood, as well as

their children and pets. These are mostly quiet, rural roads, and many people use them for walking and biking. A significant up-tick in the number of cars on the road is very undesirable -- not only would it make us all less safe, it would increase the amount of litter and noise.

Occasional loud parties are a normal part of life here, and residents tend to be pretty tolerant about it as long as it's occasional. However, allowing more frequent and larger events is not the direction to which things should be going, since it means increasing the frequency of disturbance for the neighbors -- this is *especially* unacceptable if it's a new commercial activity.

My questions:

- **environmental impact from increased traffic on Bonny Doon Rd.**, especially large trucks needed to deliver food, furniture, decorations, etc., and to haul away waste. **What is the estimated environmental impact of this increased traffic?**

- **environmental impact from increased water usage** -- large parties and other events typically mean an increase in water usage. My drinking water (in fact, all of my water) comes from a residential well which draws from the same aquifer as this property's well. **What will the environmental impact be on this aquifer and the water table? Will they be using more water as a result of the proposed permit changes, and if so, how much more?** As you know, we are in the midst of a severe water shortage, and adding more strain on a water supply that is already severely constrained is perhaps not a wise decision.

- **potential increased fire hazard** -- residents of Bonny Doon are generally very aware of the risk of fire, since we have lived with the threat for a long time and have lived through two very large wildfires just in the past 5 years. However, regularly bringing in a large number of outside visitors who are not necessarily aware of the dangers of tossed cigarettes and other fire risks is possibly unwise. **How will this increase risk be addressed?**

2) Beauregard Winery at 10 Pine Flat Rd.

Property owner: Beauregard Vineyards

Property address: 10 Pine Flat Rd., Santa Cruz, CA 95060

Parcel number: 063-091-15 Cross street: Bonny Doon Rd.

My concerns:

This site is already a commercial business, which has been a valued part of Bonny Doon for many years. I know and respect the owner of this business -- he is a great guy who contributes a lot to the community. I have absolutely no problem with the way this business is operating on their property right now.

However, I still have some concerns about the proposed changes to their permit, and I want to make sure that the process of reviewing the application includes a very thorough and critical environment impact analysis.

My questions:

- **environmental impact from increased traffic on Bonny Doon Rd.**, especially large trucks needed to haul waste, bottles & boxes, make food deliveries, etc. **What is the estimated volume of traffic increase, both for visitors and for commercial trucks? What impact will that traffic increase have on our environment (roads, streams/aquifers, air quality, noise level, etc.)?**

- **environmental impact resulting from increased wine production** -- **what will the environmental impact be from this increase?** The property is located directly on a branch of Mill Creek, which flows from there down to the town of Davenport, and then into the ocean. My concern here is the same as for the other property above: increasing water consumption in a period of drought is not a good idea.

Finally, I want to thank you for your attention to this issue -- from discussions with my neighbors, I know that it is a big concern to everyone in our community, not just to myself. Please feel free to contact me if you can address any of the concerns and questions that I've raised -- my contact details are below.

Kind regards,

John Lee Jacobs
70 Cathedral Park Dr.
Bonny Doon, CA 95060
Telephone: (831) 419-2342
Email: johnleejacobs@gmail.com

Samantha Haschert

From: Joan Elliott [elliottjoan395@gmail.com]
Sent: Sunday, October 13, 2013 6:31 PM
To: Samantha Haschert; Kathy Previsich
Subject: Bonny Doon - Proposed Land Use Changes

Dear Supervisor Coonerty,

I am writing as a new home owner in Bonny Doon. I have recently become aware of an application for a proposed land use change at 4286 Bonny Doon Road. As I understand it, the property owner would like to be "authorized" to hold weddings for up to 100 guests 12 times per year and have unlimited events for 10 people or less. I also understand that the property owner has held a number of weddings without a permit and has even been allowed to continue holding events after the County became aware of the illegal property use.

I am strongly opposed to the County granting a permit that sanctions events at 4286 Bonny Doon Road. People move to Bonny Doon with the understanding that zoning does not allow for commercial weddings and parties at private residences. The character of Bonny Doon is degraded when events such as these are allowed.

Considering historic/current zoning, it is unacceptable for Boony Doon residents to have to endure the added noise and traffic, especially since many of the party goers will likely be drinking and driving on the narrow roads.

I also understand that Beauregard Vineyards has been in violation of their Use Permit, and has recently applied for a number of revisions to their said permit. I think the tasting room and vineyard serves as a valuable community gathering place, but I ask that discretion is used when considering allowing numerous private events throughout the year. My concerns are the same as those stated above.

Please consider the rural character of Bonny Doon when reviewing any application that proposes a zoning change, which will impact the neighborhood.

Respectfully,

Joan Elliott
84 Country Estates Drive
Bonny Doon, California

Samantha Haschert

From: tom zingale [tzingale@hotmail.com]
Sent: Tuesday, October 08, 2013 9:17 AM
To: Samantha Haschert
Cc: Wanda Williams; Marjory Cameron
Subject: Re: Bonny Doon Castle House Revised Project Proposal

Hi Samantha and Wanda,

Thanks for sending me the information about the change in proposal for Castle House and the new Planning Commission public hearing. What are the differences in procedures when using the new Planning Commission public hearing approach? Why are you moving to this new level of hearing? Is this because a large number of neighbors have concerns?

We do have issues with the new proposal:

-I wanted to let you know about the wedding yesterday on October 5, 2013. There is an announcement on the web (see web site and attachment). There were approximately 20 cars at the wedding and I do not know the number of participants. In any case the wedding was a large disturbance for the us as neighbors with noise and commotion.

<http://seanandkrissy.com/view/9584928022639104/33451208>

-For workshops/luncheons or wedding there was no mention of noise level controls in the proposal. The impact of these events has been significant and any steps taken by Castle House have not alleviated the disruption to our weekends.

-The number of events so far this summer has been 10 and we have endured three weddings in the last 4 weeks. Historically the Castle House has operated from June to October on Saturdays. Thus, the 16 annual events in the proposal would produce 3 commercial events of some type each month in our residential area (assuming June to Oct operation). This number of events in the proposal is certainly excessive from our perspective.

Castle House has operated without any controls/permit, including the number of participants and number of events, since 2011. I think the number of large unpermitted wedding events has been approximately 26 or more since 2011. Can the county please increase the level of enforcement on this property because the events have been and continue to be a disturbance.

Please consider the level of impact to a residential neighborhood when looking at this proposal and making a recommendation.

Thanks you for your consideration
Tom Zingale

From: Samantha Haschert
Sent: Friday, October 4, 2013 9:07 AM
To: Tom Zingale ; mailto:Karen.Geisler@coastal.ca.gov ; 'Debbie Downing' ; 'Meggin Harmon'
Cc: 'Teresa Sabankaya'
Subject: Bonny Doon Castle House Revised Project Proposal

Application Number #131127; APN 063-082-13

Please note that the property owner has submitted a revised project proposal that is attached for your information. The large sign that is posted on the property and the project description on the planning department website will be revised to reflect the new proposal and a copy will also be kept in the project file for the public record. Please also note that in the attached project proposal, the property owner has indicated that she removed the Castle House website and is no longer booking future events.

(The attached document was written by the project applicant and may not accurately reflect the position of the planning department or the recommendation that will be presented by staff to the hearing body.)

Given the amount of neighborhood participation, the Planning Director has bumped up the project review level from a Zoning Administrator public hearing to a Planning Commission public hearing. The proposed use requires a permit to conduct a Home Occupation on the property, as well as a Coastal Permit, and the application is currently incomplete.

Please let me know if you have any questions!

Samantha

Samantha Haschert
Development Review Planner
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-3214

Samantha Haschert

From: Jody Baxter [jody@mandalanetdesign.com]
Sent: Wednesday, September 25, 2013 11:16 PM
To: Samantha Haschert; Kathy Previsich
Cc: ruralbonnydoon@gmail.com
Subject: regarding Beauregard Winery and Sabankaya permits

Dear Ms. Haschert and Ms. Previsich,

As homeowners, living in Bonny Doon at 571 Quail Drive, my wife and I ARE OPPOSED to the expanded use permit applications of the Beauregard Winery (10 Pine Flat Rd.) and the Sabankaya residence (4286 Bonny Doon Rd.).

We understand that they have both applied for permits to increase the allowed number and size of commercial events and industries on their properties, including public events with outside music.

We also understand that there are some neighbors that live next to (or very near) the applicant properties, that are in opposition to these permit changes.

Though our home would be less impacted than the wineries closest neighbors (because we only hear distant music from winery events), we DO NOT SUPPORT the application for increased events or production at either the Beauregard winery or the Sabankaya properties as long as ANY of their close neighbors are opposed.

Though there are some people in the Bonny Doon community who "loudly" support these zoning changes, it appears that most of them do not live close enough to the event locations to be negatively affected.

Therefore, we believe that those homeowners who may be hurt most by these changes should be the ones to determine if these changes are acceptable. And unless ALL of the nearest and most impacted neighbors agree to these permit changes - then we believe these changes should be denied by the county.

Please let me know if you have any questions.

thanks for your attention . Jody Baxter

--

Jody & Cindy Baxter
571 Quail Drive
Bonny Doon, CA 95060

Samantha Haschert

From: Brent Zacharia [brentzacharia@yahoo.com]
Sent: Tuesday, September 24, 2013 8:46 PM
To: Samantha Haschert; Kathy Previsich
Subject: Bonny Doon - Proposed Land Use Changes

Dear Kathy and Samantha,

I am writing as a new home owner in Bonny Doon. I have recently become aware of an application for a proposed land use change at 4286 Bonny Doon Road. As I understand it, the property owner would like to be "authorized" to hold weddings for up to 100 guests 12 times per year and have unlimited events for 10 people or less. I also understand that the property owner has held a number of weddings without a permit and has even been allowed to continue holding events after the County became aware of the illegal property use.

I am strongly opposed to the County granting a permit that sanctions events at 4286 Bonny Doon Road. People move to Bonny Doon with the understanding that zoning does not allow for commercial weddings and parties at private residences. The character of Bonny Doon is degraded when events such as these are allowed.

Considering historic/current zoning, it is unacceptable for Boony Doon residents to have to endure the added noise and traffic, especially since many of the party goers will likely be drinking and driving on the narrow roads.

I also understand that Beauregard Vineyards has been in violation of their Use Permit, and has recently applied for a number of revisions to their said permit. I think the tasting room and vineyard serves as a valuable community gathering place, but I ask that discretion is used when considering allowing numerous private events throughout the year. My concerns are the same as those stated above.

Please consider the rural character of Bonny Doon when reviewing any application that proposes a zoning change, which will impact the neighborhood.

Respectfully,

Brent Zacharia
84 Country Estates Drive
Bonny Doon, California

Samantha Haschert

From: Teresa Sabankaya [tessasgarden@gmail.com]
Sent: Monday, September 23, 2013 10:01 AM
To: Samantha Haschert
Subject: Check in-
Attachments: DocumentationforSamantha.docx

Hi Samantha,

I hope things are going well with you. I left you a voice mail earlier this morning and would still like to have a conversation today if possible. I wanted to check in with you and let you know of the latest developments on my end, as well inquire about your developments as well.

Latest news is that Tom Zingale and his wife are going door to door (Saturday before last) and trying to get signatures on a petition against our permit. I know this from a neighbor over on blessing lane who called me and told me he was doing that, and that her and her husband did not sign it. She told me that Tom was trying to gain their support in stopping us and that our application is for an 'event center', in which we are going to build on that and make it a big huge nuisance, etc. Does my application indicate anywhere that I am going to operate an event center? This is the 2nd or 3rd time I've been referred to as an event center by him. Both publicly in social media as well as face to face with I don't know how many people at the RBDA meeting on September 11th in which apparently he had a petition table set up.

Anyway, I got your letter of incompleteness. This morning Marty is scheduled to be here from 10:30-12 to hopefully sign off on the pool enclosure. Environmental is confusing with their statement in that we were told by Troy Boone (Nezih spoke to him a while ago) that we would not need to use public water supply and that we should have it tested periodically for our own purposes. Also, I have not yet received any further detailed report from Rick Chaisse, so I emailed him this morning asking for that as soon as possible.

I have attached the documentation of the happenings in the last few weeks for your records.

Hope to hear back soon-

Thank you!

--

Teresa Sabankaya

On April 2nd 2013, we distributed our 'neighbor letter' to 10 of our nearest neighbors. I got a written message from Andy Davidson voicing him and Allie's total support of us having our weddings here. I also through these next few months received verbal offers of support from several other neighbors while visiting at various gatherings and parties.

On August 17th, I wrote a note to Tom and Family and delivered along with flowers. The note said that we acknowledged that he was not happy with the noise or disruption coming from our events. We told him that we had hired a sound engineer and was given several ideas and instruction on how to reduce the noise coming from our weddings. We told Tom that today's wedding was for our nephew, and we had already implemented one of techniques and planned to make more modifications as soon as possible. I never heard back from him.

On August 22nd we received a letter from Aaron Landry indicating we were to stop amplified music and not to book any further events after October 31, 2013.

On September 2nd we received the highlander newsletter in which we were 'featured' as a nuisance and displayed as operating unlawfully and had been red tagged, I was the property owner, etc. The tone of the entire article was hateful and vindictive.

On September 8th, we met with two RBDA board members- Meggin Harmon and Tom Hearn. We explained our permit application in detail to them, including some of the modifications we put forth in my email to Samantha Haschert on 8/24. They did not realize that in their newsletter they had published and distributed some un-truths. They thought we had been red tagged a while ago from the county and we continued to have weddings here unlawfully. After hearing our desire to work with our neighbors and that we had reached out to Tom Zingale twice and Allie and Andy Davidson twice she asked if she could get Tom to respond to us and sit and talk things out and we said absolutely we would like to sit and talk to him.

Later that evening Meggin Harmon left us a message that Tom Zingale was unwilling to discuss any sort of weddings no matter what changes and desires we had to work things out with him. He does not want to talk to us at all.

September 10, 2013- I called Meggin Harmon to follow up from her voice mail to me on Sept. 8 where she indicated that Tom Zingale did not want to talk to us. She said he was very closed minded and heated and emotional. He indicated he didn't want ANY weddings at all no matter what we do to make them non-impactful. He does not like the pre-wedding preparation noise; lawn mower, leaf blower and delivery truck. However, Tom did tell Meggin in that conversation that he had noticed that this year the weddings were 'toned down' as compared to last year. He also told her that he is from the Bronx and they talk with their fists. Meggin advised us not to try and reach out to him anymore and that he seemed unstable.

September 10—A flyer in the mailbox from a 'Keep Bonny Doon Rural' Coalition of concerned neighbors indicating that if Beauregard, the Castle, and Bonny Doon Equestrian Center all get their permits then this section of Bonny Doon will be overrun with large amounts of drunk people, traffic, noise, etc. The

flyer immediately backfired and overwhelmingly drew the opposite desired response from many in the public. No one (on the Bonny Doon Facebook page 'Slice') liked getting political propaganda in the mail and found the flier outright inflated and ridiculous.

September 11, 2013- Got a message from Meggin Harmon saying she was calling to apologize to me on behalf of the RBDA for wrongly stating in their newsletter "Highlander" that we had been red tagged and we were operating unlawfully, etc. She apologized several times also that they got the owner of the property wrong in their publication. She also said she would be resigning her RBDA board seat and that this was not what she wanted.

I received a message on Sept. 11th from Allie Davidson that said that she and Andy really do not have a problem with us having weddings at all.

I'm in the middle of something. but just wanted to say I really hate all this stuff going on in facebook. Truly, it doesn't bother me that you do your wedding.

In all honesty.

Anyway, back to working on stuff.

September 14- We had a wedding here. All before anyone arrived on my property and just prior to anyone arriving at our house, I counted 3 delivery trucks pass our house; 1 Central Home Supply dump truck, 1 Fedex Express delivery truck, and 1 UPS truck. Point being is there are LOTS of delivery trucks in Bonny Doon on any given day. Our wedding guests began arriving at 3:15. The caterer arrived at 2:30 in regular vehicles—a pickup up truck, and two cars. The music in the garden was a harper, and the music in the courtyard was an iPod with speakers hooked up to it but the speakers were moved indoors into the dining room. Three different times during the reception I walked over to the fence in front of Tom's house and I could barely hear the music at all. The sound in the courtyard was checked more than a dozen times and never went above 70db. The only sound I could hear on the fence was when the girls' 'whooped' while dancing. I feel like by eliminating amplified music in both the garden ceremony and the courtyard, the sound level has dropped dramatically. I cannot hear the music at all on our property boundary.

September 17—received a call from Elise Jadrnek—a neighbor on Blessing Lane about Tom Zingale and his wife showing up door to door on Saturday to get signatures on a petition against us. Elise said he was ranting about delivery trucks and cheering. He is telling everyone that our application at the county is for an 'event center'. He says the wording is on our application and that it is public record. He also publicly uses social media in a FB post. The group Bonny Doon—a slice of heaven, is a Facebook page with 1200 members. This is where Tom Zingale posted that our application with the county is for an 'event center' and that we are operating unlawfully with a red tag and we are very disruptive, etc.

Samantha Haschert

From: Kathy Previsich
Sent: Friday, September 20, 2013 12:30 PM
To: Samantha Haschert
Subject: Fwd: Bonny Doon development

Begin forwarded message:

From: Christine Tucker <cztucker@sbcglobal.net>
Date: September 20, 2013, 12:22:38 PM PDT
To: Neal Coonerty <BDS031@co.santa-cruz.ca.us>, "pin145@co.santa-cruz.ca.us" <pin145@co.santa-cruz.ca.us>, Kathy Previsich <PLN001@co.santa-cruz.ca.us>
Cc: Rachel Dann <BDS032@co.santa-cruz.ca.us>
Subject: Bonny Doon development
Reply-To: "cztucker@sbcglobal.net" <cztucker@sbcglobal.net>

As a long time resident of Bonny Doon, I never cease to be amazed when other Dooners think that they can slide some commercial development past their neighbors. The RBDA has had a staunch philosophy of keeping our area rural. I think there are very few Dooners who endorse the kinds of development that the Beauregards, the Sabankayas, the Cunninghams, et al are proposing. The fact that these people have often disregarded the county process, as well as the wishes of their neighbors, makes me more unwilling to accommodate them. If they have proceeded without approval, how can we trust that they would even abide by their use permits? But most importantly, we want to keep our mountain pristine, and these developments set a dangerous precedent.

Thanks much,

Chris Tucker
cztucker@sbcglobal.net

Samantha Haschert

From: Kathryn Keller [kathrynkeller2463@yahoo.com]
Sent: Friday, September 20, 2013 5:21 PM
To: Samantha Haschert
Cc: Neal Coonerty; Rachel Dann; kathy.previshish@co.santa-cruz.ca.us
Subject: permit request in Rural Bonny Doon

Dear Supervisors and Planning Department,

We want to convey deep concerns about the Beauregard Vineyards Parcel 063-091-15 and Sabankaya Properties 063-082-13. We feel the requests for increased commercial activity at these Bonny Doon locations are unsound.

Commercial is the antithesis of rural. Mr Ryan Beauregard bought the 1.4 acre parcel knowing the previous applications for dinner and live music had been denied by the county. Approval of a permit for commercial weddings at 4286 Bonny Doon Road is frankly unthinkable. The property is not zoned commercial and neighbors do not want the traffic, trash or noise.

Pods of bikers trek this road, especially on weekends, and Horse trailers lug up to B D Equestrian Park. Increased traffic and inebriated drivers from wedding and wine parties is a recipe for disaster. Every weekend we have racing, noisy motorcycle groups speeding through the hills. Our neighbors don't want more noise or danger on the winding roads. Our area is served by volunteer emergency response teams that are understaffed. We are a good long way from medical services. Fire danger is always on the mind of our residents. Would these event guest be responsible with their smoking materials when celebrating? There are concerns about septic systems and water quality. Both locations border a riparian corridor.

Now it seems some want to create a circus on the corner of Boony Doon Road and Pine Flat. I notice increasing sandwich style signs on Highway 1 and Boony Doon Road directing cars to commercial sales and events in the area. The serenity we bought our homes for is being degraded.

Our family belongs to The Rural Boony Doon Association and support their stance: "we are opposed to any permits for any site that is not already specifically licensed to host commercial events, and marketed to people who aren't residents of Boony Doon."

Treasuring a way of life close to the natural environment, we are holding strong against the constant pressure of development. We have our unique setting and wild life, please help us protect it. Development up here marches on as lots are split up but we diligently try to keep our community rural, quiet and safe for generations to come.

I appreciate your attention,
Kathryn Keller
630 Thayer Road
Santa Cruz, CA
kauaigirl110@yahoo.com

Samantha Haschert

From: Rachel Dann
Sent: Thursday, September 19, 2013 4:13 PM
To: 'Merike Beecher'
Cc: Samantha Haschert
Subject: RE: Bonny Doon Parcel Number: 063-082-13

Dear Merike,

Thank you for your correspondence. Supervisor Coonerty has read your email and will take your views under consideration if this application comes in front of the Board of Supervisors. In the meantime, I have cced the planner for these applications so that she can have a record of your correspondence as well.

Thank you again for contacting our office.

Best Regards,
Rachel Dann
County Supervisor's Analyst
Supervisor Coonerty-Third District
454-2200

From: Merike Beecher [<mailto:merike.l.b@gmail.com>]
Sent: Wednesday, September 18, 2013 1:23 PM
To: Neal Coonerty
Cc: Rachel Dann
Subject: Bonny Doon Parcel Number: 063-082-13

Dear Supervisor Neal Coonerty:

We write with reference to the application of the Sabankaya family for a permit to rent out their property at 4286 Bonny Doon Road, Parcel Number: 063-082-13, for "outdoor weddings of up to 100 guests, 12 times a year between May and October, and unlimited smaller functions..." We are dismayed by this news. The Sabankayas' application for a permit to hold these events cannot be approved without impinging upon the quality of life of all of us who live within earshot of the Sabankayas' place.

We live at 401 Pine Flat Rd, behind the Sabankayas' property. This has been our home for 40 years. In the past few years the sounds of celebrations at the Sabankaya property have been impossible to ignore, but we assumed, at first, that these events were family gatherings.

This summer, on four consecutive weekends from June to July, the noise from events at the Sabankayas' was such that we could no longer enjoy dinner outdoors with our family. On one occasion, the amplified music, the thump of beating drums, the shouts and whoops and hollers ringing through the woods finally drove us indoors. This past Saturday (Sept 14th) there was another, somewhat quieter, but nonetheless audible and intrusive wedding.

The prospect of 12 weddings spanning the months from May to October, every year from now on, is intolerable. What it means is that on any weekend in that period we cannot plan on having meals, entertaining friends or simply reading or conversing in the serenity of the woods around us, without the prospect of being subjected to the noise from the Sabankayas' business venture.

Bonny Doon is a Rural Residential community. It is not the place for commercial enterprises such as those proposed by both the Sabankayas and the Beauregards. Friends of both insist that they are wonderful people. We do not doubt that they are good friends to their good friends. But what they do not seem to recognize is that their efforts to profit financially from their own properties significantly degrade the quality of their neighbors' lives. What they do not seem to realize is how their activities pollute the peace and calm of the rural life that all of us sought out when we decided to make our home in Bonny Doon. Please, help keep Bonny Doon rural.

Sincerely yours,

Merike and Jonathan Beecher

Samantha Haschert

From: whmoyer@aol.com
Sent: Thursday, September 19, 2013 1:26 PM
To: Neal Coonerty; Rachel Dann; Samantha Haschert; Kathy Previsich

Hello,

I am a 22 year resident of Bonny Doon. I urge you to oppose any plans for commercialization of the rural residential Bonny Doon area. In particular I am concerned about the following:

1. Beauregard Winery (10 Pine Flat Rd.): This is a nonconforming parcel on 1.35 acres that is now applying for greatly expanded use. The parcel is zoned rural residential. They want to expand their current operation to include weekend parties, Thursday night parties, Evening events, live music, quadruple wine production, sell continental breakfasts w/coffee daily, and more. The expansion of current activities to include the above mentioned activities would certainly have a negative impact on neighbors.
2. Residence (4286 Bonny Doon Rd): Applying to hold events and weddings with up to 100 guests and additional smaller events throughout the year. This property is zoned rural residential. Again, allowing commercial events in areas zoned residential will have a negative impact on neighbors.

I believe that people who want to use property for commercial uses should purchase commercial property and not try to change a residential area into a commercial one.

Thank you for your time.

Sincerely,
bill moyer

Samantha Haschert

From: merike beecher [merike.l.b@gmail.com]
Sent: Wednesday, September 18, 2013 1:32 PM
To: Samantha Haschert; Kathy Previsich
Subject: Bonny Doon. Parcel Number 063-082-13

To the Planning Department:

We write with reference to the application of the Sabankaya family for a permit to rent out their property at 4286 Bonny Doon Road, Parcel Number: 063-082-13, for "outdoor weddings of up to 100 guests, 12 times a year between May and October, and unlimited smaller functions..." We are dismayed by this news. The Sabankayas' application for a permit to hold these events cannot be approved without impinging upon the quality of life of all of us who live within earshot of the Sabankayas' place.

We live at 401 Pine Flat Rd, behind the Sabankayas' property. This has been our home for 40 years. In the past few years the sounds of celebrations at the Sabankaya property have been impossible to ignore, but we assumed, at first, that these events were family gatherings.

This summer, on four consecutive weekends from June to July, the noise from events at the Sabankayas' was such that we could no longer enjoy dinner outdoors with our family. On one occasion, the amplified music, the thump of beating drums, the shouts and whoops and hollers ringing through the woods finally drove us indoors. This past Saturday (Sept 14th) there was another, somewhat quieter, but nonetheless audible and intrusive wedding.

The prospect of 12 weddings spanning the months from May to October, every year from now on, is intolerable. What it means is that on any weekend in that period we cannot plan on having meals, entertaining friends or simply reading or conversing in the serenity of the woods around us, without the prospect of being subjected to the noise from the Sabankayas' business venture.

Bonny Doon is a Rural Residential community. It is not the place for commercial enterprises such as those proposed by both the Sabankayas and the Beauregards. Friends of both insist that they are wonderful people. We do not doubt that they are good friends to their good friends. But what they do not seem to recognize is that their efforts to profit financially from their own properties significantly degrade the quality of their neighbors' lives. What they do not seem to realize is how their activities pollute the peace and calm of the rural life that all of us sought out when we decided to make our home in Bonny Doon. Please, help keep Bonny Doon rural.

Sincerely yours,

Merike and Jonathan Beecher

To: Mr. Neal Comarty, Supervisor Bony Doon, 9/17/13
From: Tom Mendijk,
6000 Bony Doon Rd,
Sta Cruz, Ca 95060

NK

Subject: Sabankaya's permit application to
hold multiple social events of up
to 100 people at 4286 Bony Doon Road.

④ We are opposed to this application for the following
reasons:

- ① This application is not in keeping with the
rural residential character of Bony Doon.
- ② The County of Sta Cruz does not have the resources
to enforce what rules and regulations will be
imposed.
- ③ Curvy, narrow roads are not in consonance
with the increased traffic caused by these
events.
- ④ These are commercial events, marketed to
people who are not residents of Bony Doon,
that diminish the character, quality of
life and property values of the neighbourhood.
- ⑤ Noise and alcohol served will further
reduce livability of the neighbourhood.
- ⑥ Traffic patterns, ingress and egress close to
a blind corner will cause additional
problems.
- ⑦ Many others, too many to mention.

Sincerely,
Tom Mendijk

Samantha Haschert

From: thomas@thomasramos.com
Sent: Sunday, September 15, 2013 1:06 PM
To: Office@thomasramos.com
Subject: [FWD: Support for Bonny Doon Issues.]

Thomas Ramos
(831)429-9506 office number.
(831)295-3923 cell
8314261988 fax

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

Subject: Support for Bonny Doon Issues.
From: <thomas@thomasramos.com>
Date: Sun, September 15, 2013 1:03 pm
To: Office@thomasramos.com, "Lindsey Ramos" <linsai@comcast.net>

TOPIC; Bonny Doon permits or rulings.

Dear Sirs;

This is written in support of 4 (four) issues. I have been in Bonny Doon for over 32 years and I support allowing the Beauregard Vineyards (parcel number, 063-091-15), Sabankaya (Parcel # 063-082-13), Bonny Doon Equestrian Park and Brisa Del Mar to expand their permits and use to allow them success in Santa Cruz county.

Please allow or vote for all these issues to help move Bonny Doon and Santa Cruz to be progressive with better-expanded services for locals and tourist alike.

I am really fed up with those whom either have located recently wanting to restrict others and equally disappointed with old timers (like me) wanting to hold on to the past rather than marching forward.

So as there should be NO confusion I am in favor of all projects and or permits.

Thomas Ramos

Thomas Ramos
(831)429-9506 office number.
(831)295-3923 cell
8314261988 fax

September 14,2013

We are opposed to the commercial activity at the Beauregard Winery at 10 Pine Flat Road.

We are opposed to granting a permit for wedding and other events to be held at a residence at 4286 Bonny Doon Road.

We are opposed to giving permits for commercial activity in Bonny Doon.

More people driving on the narrow curving Bonny Doon Road, after partying with alcohol is a situation that will create disasters.

Sincerely,

Hans Rosenast

Eleanor Rosenast

Samantha Haschert

From: Kathy Previsich
Sent: Thursday, September 12, 2013 6:29 PM
To: Samantha Haschert
Subject: FW: Commercialization and development in Bonny Doon

From: Karan Granda [<mailto:kgranda@gmail.com>]
Sent: Thursday, September 12, 2013 4:53 PM
To: Neal Coonerty; Rachel Dann; PLN145@co.danta-cruz.ca.us; Kathy Previsich
Subject: Commercialization and development in Bonny Doon

To my city leaders,

I recently received a mailing titled "Keep Bonny Doon Rural". It spoke about actions that 4 property owners are attempting to make to their properties here in Bonny Doon. I'm writing specifically to stake that I am not against these actions. Bonny Doon is a great place for many activities, and with time those activities will change and/or grow. While some people are against any changes, they do not speak for our entire community.

Thank you for your time,
Karan Granda
175 Azalea Lane
Bonny Doon, CA 95060

September 10, 2013

Dear Supervisors and County Planning Staff,

It is important to me that you know my concerns regarding the application of Beauregard Winery to expand their use permit, and the owners, (Sabankaya), of 4286 Bonny Doon Road to obtain a permit for commercial weddings.

My family is adversely affected when Beauregard Winery holds their events. Loud music and cheering carries across our property. On hot summer evenings, it is impossible to ventilate our home without hearing the music and yelling from the gatherings.

We hear backup alarm from the forklift at Beauregard Winery. If wine production is doubled, I imagine that the noise from the forklift will increase in frequency.

My home is too far from the weddings held at 4286 Bonny Doon Road to hear the partying. I can only imagine that those neighbors, like me, felt they were moving to a rural area, with zoning that would protect them from commercial ventures, which violate the peace and quiet of their homes.

I have no doubt the events at Beauregard Winery are fun. In my opinion, 10 Pine Flat Road is the wrong venue for these gatherings. The property is 1.4 acres, zoned Rural Residential. Ryan Beauregard bought the business with the knowledge that previous applications for dinners and live music had been denied by the county. **I invite anyone involved in this decision to visit the site – ask yourselves what it would be like living next door.**

There are many of us in Bonny Doon with beautiful parcels that could be used as commercial wedding venues. Approval of a permit for commercial weddings at 4286 Bonny Doon Road is wrong on many levels. It is not right to subject the neighbors to moneymaking parties. The property is not zoned for commercial weddings. Further, it sets a precedent for more residents to obtain permits for commercial gatherings. These events bring outsiders to our neighborhoods to drink and celebrate. Then they drive home, after drinking, on our windy mountain roads.

Both applications pose environmental concerns. Beauregard Winery and the Sabankaya parcel each sit directly on the banks of Mill Creek.

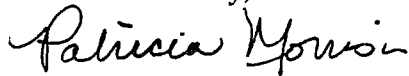
It is my hope that the county will not only deny the Beauregards' plans for expansion but also force the business to operate within the confines of the current accepted activity.

I also hope that the permit for commercial weddings at 4286 Donny Doon Road will be denied.

Bonny Doon is a residential neighborhood. Please help protect us. Do not set aside the countys' zoning regulations.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Morrison".

Patricia Morrison
505 Martin Road
Bonny Doon, Ca 95060
831-469-9419
patmorrison505@gmail.com

Samantha Haschert

From: Kathy Previsich
Sent: Thursday, September 12, 2013 8:33 AM
To: Samantha Haschert
Subject: FW: Applications for parcel numbers 063-091-15 (Beauregard Vineyard) and 063-082-13 (Sabankaya)

From: Karen Long [<mailto:karenlongrn@sbcglobal.net>]
Sent: Tuesday, September 10, 2013 9:55 PM
To: Neal Coonerty; bds032@co.santa-cruz.us; plan145@co.santa-cruz.ca.us; Kathy Previsich; Bruce McPherson
Subject: Applications for parcel numbers 063-091-15 (Beauregard Vineyard) and 063-082-13 (Sabankaya)

Dear County Officials,

I am a current resident and homeowner of parcel 063-171-05 and have been for 28 years. I have been an active member of our community and an RBDA member intermittently though currently am not. I do ascribe to the rural intentions of the RBDA but not without scrutiny.

I have recently received informative correspondence from Deborah Hencke advising of current applications submitted by Beauregard Winery and the Sabankaya Residence referenced above. I am completely opposed to both of these applications for the following reasons;

Beauregard Winery

Current owners were aware of the legal restrictions/limitations of the property when purchased. The previous owner made the decision to move his operation to a venue where he could increase wine production and services knowing these restrictions/limitations. While a likable man, Mr. Beauregard operated outside known restrictions/limitations on said property, disregarding his neighbors, and validating his actions because it "brings the community together." The monies collected at the Beauregard events benefit the Beauregard coffers not the community.

I would challenge this rationale since the "community" could arrange for gatherings elsewhere where monies collected could actually go to the BD School coffers or likeness. It may take creative organizing but can be done. The school, the airport and the firehouse are all within the realm of possible community gathering spots.

Unfortunately, the old cliché about asking for forgiveness instead of permission is alive and well in the Beauregard family as demonstrated in the covert birth of Vigne Equestrian Center (also owned by the Beauregard family) who knowingly disregarded zoning restriction/limitations.

Traffic from Hwy 1 up Bonny Doon Road has already been negatively impacted by Vigne with increased large, slow moving horse trailers. Beauregard Winery and Sabankaya Weddings will only add to the congestion, noise and degradation of the road. Increased

traffic, noise, congestion in this small area is not conducive to the area. Safety is also a concern since this little intersection (BD Road/Pine Flat) is narrow, dark and windy. Even if parking is across the street, there still must be a shuttle going back and forth.

Sabankaya Weddings

In addition to the aforementioned increase in traffic, congestion and noise there is the overall community philosophy to think about. People enjoy Bonny Doon because of it's rural nature. While I appreciate the entrepreneurial endeavors of both applicants, they should appreciate their neighbors desire for solitude. They are in fact making these application to make money but it should not be on the backs of their neighbors or community members. They should find an area zoned for their desired respective businesses.

Sincerely,

Karen Long

Samantha Haschert

From: Kathy Previsich
Sent: Thursday, September 12, 2013 8:34 AM
To: Samantha Haschert
Subject: FW: "commercialization and development" in Bonny doon

From: Joe Granda [mailto:ride_bmw@yahoo.com]
Sent: Wednesday, September 11, 2013 11:14 AM
To: Neal Coonerty
Cc: Rachel Dann; PLN145@co.danta-cruz.ca.us; Kathy Previsich
Subject: "commercialization and development" in Bonny doon

Dear Mr. Coonerty -

I recently received a brochure in my mail titled "Keep Bonny Doon Rural". It briefly outlines some actions that four property owners are making (or attempting to make) to their properties here in Bonny Doon. I just wanted to let you know not everyone here in Bonny Doon are against these actions. Bonny Doon is a beautiful place for activities such as horseback riding, wine tasting and weddings. Some people up here are simply against any changes to their environment and it's not a reflections of the entire community.

Thank you -

Joe Granda
175 Azalea lane
Bonny Doon

Samantha Haschert

From: Rachel Dann
Sent: Thursday, September 12, 2013 11:00 AM
To: 'PQ Boomer'
Cc: Samantha Haschert
Subject: RE: Please keep Bonny Doon Rural

Dear Preston,

Thank you for your correspondence. Supervisor Coonerty has read your email and will take your views under consideration if this application comes in front of the Board of Supervisors. In the meantime, I have cced the planner for these applications so that she can have a record of your correspondence as well.

Thank you again for contacting our office.

Best Regards,
Rachel Dann
County Supervisor's Analyst
Supervisor Coonerty-Third District
454-2200

From: PQ Boomer [<mailto:pgshop@comcast.net>]
Sent: Thursday, September 12, 2013 10:55 AM
To: Neal Coonerty
Cc: Rachel Dann
Subject: Please keep Bonny Doon Rural

Hi Neal and Rachel,

Please reject the *Proposed Revisions to Expand and Legitimize Previous Violations to the Existing Use Permit*.

Very Sincerely,

Preston Boomer
60 Verde Dr.
Santa Cruz, CA 95060
(Bonny Doon)

Samantha Haschert

From: Alexis Jenkins [ajglitter@comcast.net]
Sent: Wednesday, September 11, 2013 10:56 AM
To: Samantha Haschert
Subject: Bonny Doon

I am a long time resident and property owner in Bonny Doon and I am writing to OPPOSE current applications that are pending for commercial expansion for the following:

parcel # 063-091-15
cross street: Bonny Doon Rd.
address: 10 Pine Flat Road, Santa Cruz 95060
owner: Beauregard Vineyards

parcel #: 063-082-13
Cross street: Blessing Lane
address: 4286 Bonny Doon Road, Santa Cruz 95060
owner: Sabankaya

I particularly am concerned with operations that bring traffic and noise (e.g. amplified music) to Bonny Doon which has very windy roads and particularly events that service alcohol which makes the traffic more dangerous. I am especially concerned for neighbors who live nearby or drive on these roads daily.

I oppose proposed revisions to expand and legitimize previous violations to the existing use permits for the above parcels. Of particular interest to me is the residence built without permits of the winery building which if permitted is away to get around the current closing time and limit of frequency for "parties" which are just events in disguise.

However, any event that is 100% designed to support our Bonny Doon School and Volunteer Fire Department, I feel is in keeping the the character of our community.

Sincerely,

Aley Daley

Samantha Haschert

From: Diane Herd [dherd@santacruz.k12.ca.us]
Sent: Wednesday, September 11, 2013 5:58 PM
To: Samantha Haschert
Cc: Kathy Previsich
Subject: Beauregard & Sabankaya

Ms. Haschert & Ms. Presisich,

I have lived in Bonny Doon for over 26 years and have worked at Boon Doon School for 24 of those years. I know most of the families here.

I want my support of Beauregard's permit to be noted. I attended almost all of the Thursday evening events held there and miss them. Children played on the creek banks while we adults visited. It was a family oriented pleasant evening's entertainment. I miss those events. I also noticed that some of the more vocal people who are against allowing this venue were not in attendance during those nights.

Secondly, I want my whole hearted support of allowing the Sabankaya family to hold weddings at their wonderful garden. I feel pride and happiness knowing that people want to be married up here. What a wonderful business to have!

I believe that people should be able to work and support themselves from their land.

I hope that you try to see both sides of this issue.

Sincerely,

Diane L. Herd

Teacher & Community Member

Samantha Haschert

From: Joshua Bretholtz [organicpanama@hotmail.com]
Sent: Wednesday, September 11, 2013 6:20 PM
To: Neal Coonerty; Rachel Dann; Samantha Haschert
Subject: Beauregard is GREAT

Dear Neal, Rachel, and Mrs. Haschert:

the recent hubaloo concerning Ryan Beauregard has come to my attention via the RBDA newsletter. It saddens me greatly that an elitist group of landowners as well as a few hillbilly neighbors are speaking so vehemently against what is a good course of development for Bonny Doon. I have only once visited the tasting room but can easily tell that Ryan's project is an example of good land use: an agriculturally based project creating value added products from Bonny Doon grown produce. What could be more rural than growing and processing fruit in your own backyard? It is silly to presume that the mild influx of visitors to our lovely area would do anything truly harmful to our way of life, or that the traffic would negatively impact our area. Better to rally against the weekly motorcycle races or the rampant growth of "medical" marijuana farms (I have at least six neighbors to my property engaged in this "legal" activity) - both of which pose greater risks to our community and lifestyle. Please do not be swayed by a few insular voices of the "old guard". It is unfortunate that the squeaky wheel gets the grease but it seems that the best projects are the ones shut down by jealous nay-sayers. I watched as the Bonny Doon Heartland project was lambasted in an RBDA meeting and unjustly crucified at the altar of "conservation". It is clear that a few elitist Dooners are poisoning the waters for good people trying to get good things done. I live on Empire Grade and have no fear of increased traffic. The number of cars passing up and down the hill is minimal. An increase of even 200 or more cars/day would be negligible. Please use your good common sense and allow the permits through the process. Tell Ben-Hari and his lot to shove off and mind their own business... You must be SO annoyed dealing with the self-righteous twerps...

Sincerely,

Joshua Bretholtz
2369 Empire Grade
Bonny Doon, CA 95060

Samantha Haschert

From: duane kaemmerling [dkzph@sbcglobal.net]
Sent: Tuesday, September 10, 2013 10:07 PM
To: Samantha Haschert
Cc: Kathy Previsich
Subject: Bonny Doon newsletter

To Samantha and Kathy,

Hello, I am a close (relatively close) neighbor of the winery, and certainly a resident of Bonny Doon. I have read the inclusions of the "Keep Bonny Doon Rural" newsletter that has been distributed to all of the residences of Bonny Doon. The latest issue states facts that need to be challenged. The first issue I would bring up would be that a newsletter of this type should always include both sides of the issue, not just one side.

Secondly, I would say that I am a believer in a person being able to use his/her property the way they want to, unless that use either directly or indirectly negatively impacts or otherwise affects their immediate neighbors. In the case of the winery's requests to have periodic "events" I would suggest there would need to be a study done that could replicate the effects of the increased parking or the noise these events could cause. Does a neighbor have a right to hear "no noise" from a neighbor, ever? Do we start recording decibel levels of chain saw noise vis-a-vie music? I would rather hear music on a Saturday afternoon than chain saws, knowing the noise would be subject to an agreeable curfew. The degree of impact on the area should also be taken into account, such as someone wanting to install a searchlight on their property, or install huge wind generators, painting a fence that borders a highway bright blue, etc. (Things that would require no curfews.)

I would allow the winery to expand, and not hinder their efforts to create an environment for people to have a nice afternoon outing up in Bonny Doon. (Possibly a permit that would extend a certain amount of time to allow the impact to be studied??) Increased parking would be localized (parking in the winery's lots and along the road maybe) and the noise from the groups would be quieted around 9:30PM or 10PM--a reasonable end time. To squelch all attempts at the owners trying to make a living up here would be a mistake, on a number of fronts. I personally don't mind if someone wants to change the use of their property as long as the total effect does not alter my (or close neighbors') ultimate enjoyment of my (their) property.

Thanks for listening
Duane Kaemmerling
80 Vick Dr.
Santa Cruz, Ca (Bonny Doon)
831 427 2911

Samantha Haschert

From: Lael n Drei Fon [lael-n-drei@hotmail.com]
Sent: Tuesday, September 10, 2013 5:25 PM
To: Samantha Haschert
Cc: pin145@co.santa-cruz.ca.us
Subject: Rural Bonny Doon

Dear Samantha Haschert-

This is about the proposed permit extension for Bonny Doon.

We all enjoy the rural nature of Bonny Doon, that's why we moved here.

When a business opens here they enjoy the rural nature too, -it's part of their marketing and business plan, however, when a business moves in, the original residents then have lost the rural nature that they had before.

The business owner does not mind as he has his rural nature and his margin. We, the neighbors, lose. The Business basically makes money off of the locality, negatively affecting the residence, without compensation. They make money off of us while risking our safety and our quiet rural home.

We are worried about the amount of commerce, via permit extension / revisions, that is planned for Bonny Doon by:

Beauregard Vineyards
10 Pine Flat Road 95060
Parcel Number: 063-091-15

and

Sabankaya
4286 Bonny Doon Road 95060
Parcel Number: 063-082-13

More importantly, we feel that the amount of people, the **amount of people drinking** and the narrow and curvy roads is **not safe** and will lead to increase traffic accidents and a decrease in quality of life. Honestly, people will think it's ok to drink up here because of the perceived lack of law enforcement.

Please do not let this happen. It is unsafe.

Thank you,

-Andrei Fon

Samantha Haschert

From: John Kaemmerling [jkaemmerling@gmail.com]
Sent: Tuesday, September 10, 2013 10:55 PM
To: Neal Coonerty; Rachel Dann; Samantha Haschert; Samantha Haschert; Kathy Previsich
Subject: Bonny Doon Land Use Permit

To all concerned parties in the County Planning Department,

I am a resident of Bonny Doon as well as a Santa Cruz business owner. I was born and raised in Santa Cruz county. I am writing you now because I believe strongly that there are certain private interests that are trying to unlawfully (and selfishly) control how people use their own land in Bonny Doon. I received a (mostly) anonymous flyer in my mailbox this evening that outraged me because of the level of control certain people within our community are trying to have over others immediately surrounding them.

There are 3 parcel in question at the moment, and I wanted you to know that I as well as many others in the Bonny Doon area fully support these local businesses and meeting areas. I do not believe a committee of people who designate themselves to "speak for Bonny Doon" have the right to control how a land owner uses their own land, within reason of course. I believe that the local winery has the right to host events at their winery. Many people love this winery, including all of my family and my father's family and many friends that live here. The gatherings and events that we have attended have been highlights to us over the years. They have improved the quality of life of locals on many fronts. We continually support this winery, and really enjoy it as a place to go for recreation as well as meetings or events of any type. I do feel that there should be requirements in place to protect the neighbors, such as decibel control within certain hours, and of course parking. That aside, they should be allowed to do as they please without harming others.

Another issue is building homes on your own property. I fully support this in every way, as should the county. In fact, the county makes revenue on the permits as well as taxes, so it should be in the county's best interest to allow a local business to thrive. Lastly, I believe in the right of a land owner to allow people to gather for meetings, fundraisers and such, without neighbors getting involved in their business. Again, I feel it is important to not directly impact the neighbors negatively, but I know that this can be mitigated through common sense and courtesy.

I do not believe that a small group of people should be allowed to dictate who does what in Bonny Doon with their own property within the law, especially on the basis that allowing land owners to do so may somehow ruin Bonny Doon in the future. Simply citing that more people will come here and there will be more traffic is not a good enough reason in my opinion.

Thank you for your time and consideration,

John Kaemmerling
Bonny Doon Resident

references:

Property Owner: Beauregard Vineyards
Property Address: 10 Pine Flat Rd., Santa Cruz
Parcel Number: 063-091-15

Property Owner: Sabankaya
Address: 4286 Bonny Doon Rd., Santa Cruz
Parcel Number: 063-082-13

Bonny Doon Equestrian Park
should be allowed for gathering and parking. Will not infringe on the quality of life in Bonny Doon

KEEP BONNY DOON RURAL

Dear Neighbor,

Do you love the unique, tranquil nature of Bonny Doon? If so, you should be very concerned about the multiple applications pending for commercial expansion. What would you do if this irreplaceable quality of your neighborhood was threatened?

The following are existing businesses and/or individuals wishing to open, expand or add to permits:

- 1) **Beauregard Winery at 10 Pine Flat Road**, a nonconforming parcel on approximately 1.5 acres is now applying for greatly expanded use (see page 3).
- 2) **A residence at 4286 Bonny Doon Road** is applying to hold events and weddings with up to 100 guests and additional smaller events throughout the year, though the property is zoned rural residential.
- 3) **Bonny Doon Equestrian Park formerly Vigne Equestrian Center** – has a permit for equestrian events and has volunteered the grounds for community events.
- 4) **Brisa Del Mar** – 47 acres for sale, advertising a permit for a 100,000 gallon winery with events allowed.

Imagine these event centers hosting hundreds of guests with alcohol and live amplified music every weekend in the desirable warmer months.

Perhaps you're thinking these properties are not near you, so **why do you care?**

County consent of these permits signifies a permanent change to the nature of Bonny Doon, opening the door to spreading commercialization.

Where will it stop? What will prevent one of your nearby neighbors from starting a commercial venue?

If you share our concerns, please take the time to email, call or write to the county planning department. See enclosed contact information on the back page of the letter. We need to act now!

Kind Regards,

A concerned coalition of Bonny Doon neighbors

Letter to the community

I had an opportunity a couple of years ago to re-inter an ancient skull from a skeleton unintentionally dug up in my pasture. It was found with an abalone shell necklace in its mouth. I live on sacred ground, a known village location. We had never unearthed a skeleton before. After more than 35 years, I never really knew what I had until the county brought a wonderful nearest relative of the Ohlone Indians to my property for reburial. I was moved to tears as I threw a shovel of dirt to rebury the person. I realized how short life is and how blessed I am to be living on the same land these people occupied centuries ago. How beautiful this place must have been, for my property is not the only property in Bonny Doon where others have lived before. An archaeological dig unearthed simple tools as well as a multitude of shells. The Ohlone's lived here for about 400 years between 1200 - 800 BC. Of note: I was unable to place a septic leach line system in the field because of the sacred land (county order).

The reason I'm writing to you is that an expanded project has been applied for on a nonconforming property. What is currently proposed is a permanent expansion of the intensity of use on a **lot 539 feet by 249 feet**, which is not compatible with the rural nature of Bonny Doon. I live next to the winery/tasting room on Pine Flat Road. I had no idea a winery was an industrial manufacturing/processing plant when first approached in 1982/1983. If I had known, I'd have fought it from the beginning. **It was approved without an environmental review.** This winery sits right on top of Mill Creek which runs through Redwood Meadows and to the town of Davenport. We (neighbors) were swept into believing it was to be a small sleepy winery that we wouldn't even see or hear. This is the same impression the current owner told his neighbors when he moved onto the property in 2008. **The Board of supervisors, the planning department and the Coastal commission visited the site in 1988 and recognized that it was too small to have events, food and music and that the winery permit had been granted without due consideration.** The result was that the permit was limited in scope and had noise reductions.

We, all of us as neighbors, share something unique. This land is for our use. The peace and beauty that we have here should not be desecrated. If we give into commercial development, **there's no turning back.** The next winery owner will have all the rights of any issued permit and may not cater to the desires of Bonny Dooners. **This permit is sold in perpetuity with the land.** I can only pray that future owners will abide by the permit. So far neither owner has been in compliance. This winery operation isn't about community; it's about money. You might enjoy it - as long as it's not next to you!

Please voice your opinion (see enclosed list of contacts). This isn't about fun, it's about the land, the beauty, the sacredness, and the peacefulness of the earth we walk on today. What legacy do we want to leave our children, our children's children? We are losing it now - there are four event centers proposed or existing within ½ mile from my home where 5-6 years ago, there were none. This is just what is commonly known. What do you want for your neighborhood?

Sincerely,
Deborah Hencke

Pertinent Information - Beauregard Vineyards Tasting Room/Winery

- ❖ Ryan Beauregard bought the business with the knowledge that previous applications for dinners and live music had been denied by the County.
- ❖ The parcel is ~1.5 acres and zoned Rural Residential. The parcel was originally 1.66 acres but the county took some of it when it redid the road in the 1960's. *It is now listed as 1.4 acres Rural Residential zoning (not Commercial) or listed as 539 ft by 249 ft. as per the May 2007 permit violation report. It has had a variance since the 50's general plan. The property was a general store in 1969, restaurant, beer and wine tavern in the 70's and combo of restaurant and beer/wine selling in the early 80's.*

Accepted Activity Under Current Use Permit

- ❖ Wine Tasting, indoor and outdoor, between 10am and 6pm
- ❖ Sell wine. ❖ Silence, no music.
- ❖ Operate a winery – produce up to 20,000 gallons annually.
- ❖ Hours of operation for wine production: 8am–6pm M-F, 10am–4pm Sat. May go up to 8pm behind closed doors M-F. No Sundays or legal holidays except during crush when extended hours are permitted. Neighbors **MUST** be notified 24 hours in advance.
- ❖ The California Fire Code limits occupancy to 49 people at any one time on the property.
- ❖ Outdoor lighting aimed down and shielded from neighboring properties.
- ❖ One 12sq. foot sign.
- ❖ No trucks allowed before 8a.m. except during crush when they are allowed at 7a.m.
- ❖ No permit for dinners catered or prepared on site.

Proposed Revisions to Expand and Legitimize Previous Violations to the Existing Use Permit

- ❖ Legalize the conversion of a portion of the Wine Production Building to a single family residence. *There has been no legal residence since winery permit was issued. The residence was built without permits and is in the second story of the winery building. Previously the property shut down at 6pm. Now parties go until 11pm-12am on many weekends. No limit on number of parties at the residence.*
 - ❖ Wine Club Pick-up Parties **6 weekends per year** with up to 49 people at one time, live music inside, catered food – *but no way to limit or regulate additional wine tasters who drop by*
 - ❖ Passport Days **4 Saturdays** per year with up to 49 people at a time, Live music inside, catered food. *How do you control who arrives? Who stops at 49 people? The 49 includes guests and staff.*
 - ❖ New Release Parties **2 weekends per year** with up to 49 people at a time. *Same issues as above.*
 - ❖ **10 Thursday night Community Party** events per year with up to 175 people, from 5pm to 8pm, extending current use permit for food service and **live music outside**; *currently no way to control how many arrive or how long it lasts*
 - ❖ **Evening events** (fundraisers, etc.) from 6 to 8pm. **Six events per year** with live music, catered food
 - ❖ **Up-light the redwood grove** behind the Tasting Room, *(even though all events during the summer months end at 8pm, perhaps this is for their residential use/parties?)*
 - ❖ **Increase wine production** from permitted 20,000 gallons per year (8,410 cases – 12 bottles @ 750 ml) to 50,000 gallons per year (20,000+ cases) Current application asks for 50,000 gallons including 5,000 gallons of brandy (addition of a distillery); *number of trucks to haul waste, haul bottles/boxes, etc not addressed in application*
 - ❖ Sell morning coffee and pastries daily, *(deliveries would have to start before 7 am)* Current application **7 am to 11 am daily (7 days/week)**
 - ❖ Proposal to use **Bonny Doon School** parking lot and/or Bonny Doon Equestrian Park (formerly Vigne) for parking and to shuttle guests to large events.
 - ❖ Allow food to be brought in using commercial food truck or caterer. *No food service was allowed in original permit issued 1988. Original decision was based on inadequate septic capacity.*
- Note: application includes indoor and outdoor amplified music. Outdoor music for community party only. *(No music was permitted previously as it was just a wine tasting venue and noise could not be contained on the property determined in 1986-1990 review.)*

Keep Bonny Doon Rural
P.O. Box 282
Ben Lomond, CA 95005

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Santa Cruz, CA

BONNY DOON RESIDENT
SANTA CRUZ, CA 95060

Contact the Neighbors – ruralbonnydoon@gmail.com

Our community has a history of fighting long and hard against commercialization and development in Bonny Doon in order to maintain the quiet, rural nature of our unique habitat. Please write to our supervisors and let them know your thoughts.

References for relevant information:

Property Owner: Beauregard Vineyards
Property Address: 10 Pine Flat Road, Santa Cruz, CA 95060
Parcel Number: 063-091-15 Cross Street: Bonny Doon Rd.

Property Owner: Sabankaya
Property Address: 4286 Bonny Doon Rd. Santa Cruz, CA. 95060
Parcel Number: 063-082-13 Cross Street: Blessing Lane

Contact Information for Letters to County:

Hard copy to 701 Ocean St. Santa Cruz, Ca. 95060 (best way to reach them)

County Supervisor: Neal Coonerty, bds031@co.santa-cruz.ca.us
Coonerty's assistant: Rachel Dann, bds032@co.santa-cruz.ca.us
be sure to cc. Rachel Dann in any communication with the supervisor
County supervisors: Bruce McPherson, John Leopold, Greg Caput, Zach Friend

Planning department:

Planner: Samantha Haschert, pln145@co.santa-cruz.ca.us
samantha.haschert@co.santa-cruz.ca.us

Planning Director: Kathy Previsich, kathy.previsich@co.santa-cruz.ca.us



September/October 2013 issue

Opening CEMEX Redwoods to the Public: the Process

Bryan Largay, Conservation Director, Land Trust of Santa Cruz County

Open Forum: Your Vision for Bonny Doon in 2023?

Wednesday, September 11, 2013, 7:30 p.m.
 Bonny Doon School Multipurpose Room
 Ice Cream Grade and Pine Flat Road

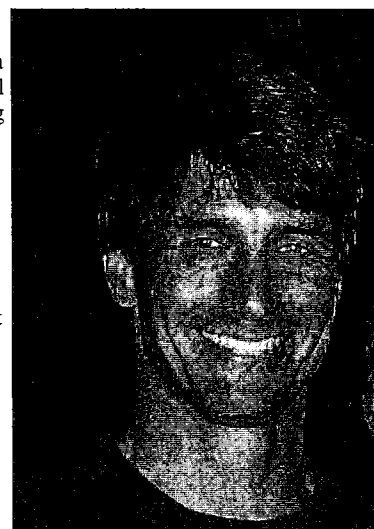
Planning for Public Access to "CEMEX Redwoods"

At the Sept. 11 RBDA meeting, Bryan Largay, Conservation Director for the Land Trust of Santa Cruz County will launch the public engagement process for planning recreational and educational access to the CEMEX Redwoods property. He will describe how the Land Trust will be gathering public input, and what the Land Trust and its conservation partners in the 8,532-acre property will do with information.

Bryan says that he expects it will take about 2 years to formulate the plan and obtain any easements needed to open to the public parts of the property, which stretches from Highway One to Empire Grade.

Bryan will talk about the many opportunities provided by the property, and how the planning process will strive to develop a plan that provides access while protecting natural resources but at the same time is financially sound. Timber harvesting on part of the property, which has been logged many times by its various owners through the years, will continue. We are assured by Sempervirens that it will be done in an environmentally sound manner. Big Creek Lumber has done the logging for many years and is expected to continue. The protection of the CEMEX Redwoods property (a name which we are very happy to say will definitely change) is a large scale and complex project. The four Conservation Partners involved with the project, and their areas of responsibility are as follows:

- The Land Trust of Santa Cruz County is the lead on the Public Access Plan.
- Save the Redwoods League is the lead on the Conservation Plan.
- The Peninsula Open Space Trust is the lead on the Management Plan.
- The Sempervirens Fund is the lead on the Timber Harvest Plan. In addition:
- The Peninsula Open Space Trust and Sempervirens Fund own the property.
- The Save the Redwoods League will hold the Conservation Easement.
- The Land Trust will lead implementation of public access.



Every Home a Castle...or a Nuisance?

The area around the intersections of Pine Flat and Bonny Doon roads may become pretty busy on dry season weekends if all the property owners who are seeking or may seek event permits receive them.

Beauregard Vineyards' (10 Pine Flat Rd.) application for various events and new uses has been much discussed in meetings and in these pages. Some of the events held there have been in violation of the property's use permit, obtained by its former owner, Bonny Doon Vineyards. It was only after neighbors pressured the County into issuing a red tag that the Beauregards sought a new, expanded permit. Teresa Sabankaya, owner of the locally famed "castle" house at 4286 Bonny Doon Rd., about 1/5 of a mile from Beauregard Vineyards,

has applied to rent out her property for outdoor weddings of up to 100 guests 12 times a year between May and October, and unlimited smaller functions with up to 10 guests at a time.

Following what seems to be a Bonny Doon tradition of asking forgiveness rather than permission, Sabankaya, too, has had more than a dozen unpermitted weddings there already. Again, after complaints from neighbors, the County issued a red tag, so Sabankaya applied for a permit. Recognizing that canceling the remaining 5 weddings scheduled through October would be a hardship for the betrothed couples and their guests who have made plans far in advance, the Planning Dept. is allowing the events to take place, but is considering putting limits on the hours and amplified music.

A bit down the road from the winery is Redwood Meadows Ranch. In 1998, RMR's developer, Bill Cunningham, applied for a permit to hold events for up to 250 people on his 20-acre agricultural reserve parcel on the ranch. He planned to plant grapes and start a winery. The scale of the proposal, in particular the large events, was opposed by his RMR neighbors and the RBDA. Eventually Cunningham received permission to hold winery-related events for no more than 49 people at a time. Nothing was ever built or planted, the permit lapsed, and the agricultural parcel has been for sale for several years. It is possible that Cunningham or a new owner could try to re-open the permit, or apply for even larger events.

Finally, just a few feet from the entrance to RMR, is the former Vigné Farms, now Bonny Doon Equestrian Park, near the intersection of Bonny Doon Rd. and Smith Grade, which is under a long-term lease to Jim Beauregard. On that site in recent years there have been large events like riding competitions and the Bonny Doon Art & Wine Festival. Except for this summer's A&W festival, none of the events has been permitted.

Your RBDA Board is highly concerned about the impacts of so many possible events, especially on weekends, in such a concentrated area, especially events that involve alcohol. We feel that, certainly cumulatively, they provide the potential for a lot more traffic and noise, could jeopardize public safety and are not in keeping with the residential, rural nature of Bonny Doon.

After much discussion, we have formulated a position that we are opposed to any permits for any site that is not already specifically licensed to host commercial events, and marketed to people who aren't residents of Bonny Doon. While we appreciate that property in Bonny Doon is expensive and it is not unreasonable for someone to want or need to exploit the economic value of their house and land, sometimes that effort unfairly reduces the livability and property values of their neighbors, creates increased traffic on Bonny Doon's narrow, curvy roads, and deteriorates the quality of life in our quiet mountain community.

For those reasons we are opposed to the Castle House application, which is now undergoing Planning Dept. review. Wanda Williams, Planning Dept. Assistant Director, told us that they will carefully look at a number of issues, including traffic, safety, parking, noise, waste disposal, and American Disabilities Act compliance, and the cumulative impacts in relation to the other venues within a mile.

The application must be approved at a Zoning Administrator public hearing, and also get a Coastal Permit. The ZA can decide to approve the application in full, or limit its scope and apply certain conditions to it, like prohibiting amplified music. The ZA's decision can be appealed to the Planning Commission and the Coastal Commission.

Santa Cruz Water Sources Drying Up as Desalination Plan Withers

With the Santa Cruz Mayor and City Manager issuing a statement on Aug. 20 calling for postponement of the pursuit of desalinated water, prospects for increasing the City's water supply look grim.

Bad news for City water customers (and those of the Soquel Creek Water District, the City's partner in desal) is good news for Bonny Dooners opposed to UCSC's massive development plan for its North Campus. Approval of the City and UCSC's applications to extend the City water district to the Local Agency Formation Commission to include the North Campus has been held up by the rejection of the Environmental Impact Report for the project by the State 6th District Court of Appeals. During the year or so it took the suit over the EIR to wind its way through the legal system, LAFCO commissioners were debating the effects on the City's water supply, and how to ensure that there would be enough water for all the City's customers.

As the LAFCO commissioners wrangled over what conditions to impose on possible approval, the City's (and undoubtedly, the university's) hope was that the proposed desalination plant would be approved. But opponents of the plant garnered enough signatures to place a measure on the ballot, approved by a 72% majority, to require that the desal plant's construction would have to be approved by the voters. When the draft EIR was published this summer, it caused such an outpouring of objections that the plant's backers were stunned, despite the crushing vote against desal last November. Perhaps the desal plant's proponents are worried about their re-election prospects?

It is also perhaps not coincidental that longtime City Water Director Bill Kocher announced in early August that he would retire in September. He undoubtedly has been frustrated by his failure to enlarge the City's water supply, despite numerous efforts over 27 years.

In fact, the City is now facing a shrinking, rather than growing, water supply, as it must agree to take as much as 800 million gallons a year less (about 25% of its annual supply) from the San Lorenzo River and North Coast streams in order to help restore Coho salmon and steelhead habitat, which is required by the federal Endangered Species Act.

Referring to the supply cutback, Kocher told the Santa Cruz Sentinel, "I don't think we've done a good job describing what's to come. We were so focused on the solution that we didn't get people to understand the gravity of the problem."

In fact, Kocher and the City have used delaying tactics for years to forestall the cuts they knew were coming, and even disingenuously downplayed the impact. No wonder that people couldn't "understand the gravity of the problem."

The pique of the National Marine Fisheries Service negotiators at this double-dealing game was evident in the comments submitted in response to the draft EIR for the desal plant, "Unfortunately the Alternatives Analysis does not appear to thoroughly evaluate alternatives recommended by National Marine Fisheries Service and California Department of Fish and Wildlife through more than 10 years of technical assistance provided to the City."

With the desal plant almost certainly shelved for now, and the 25% supply cutback a virtual certainty, the LAFCO commissioners will be hard put to justify approving 100 to 150 million gallons a year for UCSC's North Campus expansion.

Ironically, Mayor Hilary Bryant and City Manager Martin Bernal said in their Aug. 20 statement that they will ask the City Council to support a "community involvement plan" to get water customers' ideas for how to conserve water and cut usage. It was a citizen group, Santa Cruz Desal Alternatives, that vigorously opposed the very expensive and energy intensive desal plan and proposed several ways that water conservation could be accomplished. Perhaps the City should simply ask Desal Alternatives to spearhead the "community involvement plan," since they have been working on just that for more than 2 years.

Despite the City government leaders backing off from pursuit of the desal plant, apparently they still want to complete the final EIR, at a cost projected to be in the hundreds of thousands of dollars. This is an example of the "sunk cost fallacy," the well-studied syndrome where people who have already spent money on something irrationally continue to throw good money after bad. The City and the Soquel water district have already poured \$15 million into the desal effort. Time for some new leadership at City Hall?

Horrible Idea, Resurrected

In an ominous note for Bonny Dooners, well regarded (at least until now) local geologist Gerald Weber concluded 7 pages of comments on the desal plant draft EIR with the statement, "How can the dEIR be accepted as adequate when there is essentially no detailed study and assessment of the ground water potential along the north coast?" Back in the mid-90s City Water Director Bill Kocher advocated a plan, based on Weber's own studies, to drill test wells near the bottom of Back Ranch Rd. to augment the city water supply. Bonny Dooners who feared their water would be sucked off by massive City wells hired Weber to help oppose the plan, because he had subsequently decided that his original studies were flawed. In fact, his detailed testimony at a City Water Commission hearing was the principal reason the plan was dropped. Now, it appears he is trying to resurrect it. The project was killed in March 1997, but our words in the January 1997 Highlander "...this Freddy Krueger of a project won't stay dead" may come back to haunt us. Who should be believed, the Gerry Weber of 1996, 1997, or 2013? Scary.

Beauregard Vineyards Expansion Application Still Incomplete

The Santa Cruz County Planning Dept. has granted Beauregard Vineyards a 60- day extension, to Oct. 21, to supply the information it has requested in order to begin processing and reviewing its permit expansion application.

The Beauregards are asking to increase the quantity of wine to be produced, change the use of some of the property from commercial to residential use, and expand the number and size of commercial events allowed on the property. The application was submitted on May 22. The RBDA Board has discussed the matter extensively over the past few months. Discussion has revolved around neighborhood impacts, commercialization precedents, environmental protection, and adherence to the letter of the law. We acknowledge the community-building aspects residents have enjoyed by attending various events. From experience the Board has learned to wait and see what an application to the County actually contains; otherwise the Board ends up only relying on the applicant's representations as well as "Dooner Rumor" rather than the specifics the County will act on.

It is appropriate to say that there are significant concerns that, if addressed in the completed application in an unsatisfactory or inadequate manner, would lead the Board to take a clear and public negative position regarding the application. The Board made its displeasure with plans to rent out the winery for weddings and similar events known to the Beauregards, and those plans were subsequently dropped from their application. It is hardly uncommon for Bonny Dooners to operate under the "ask for forgiveness rather than permission" clause when it comes to application for permits, whether for commercial operations or for residential construction projects. Due to budget restrictions Santa Cruz County is not in a position to actively enforce its own zoning and permitting rules. To be clear, for many Dooners this impatient or indifferent approach to regulation has resulted in residents being forced to "play cop" if unhappy with their neighbors' actions. It is dishonest to distinguish between the Beauregards' illicit commercial operations and the unauthorized cutting of timber or grading of one's own property, or any of the myriad ways in which many Bonny Doon residents break the rules.

Public safety, protection of our watersheds and overall environment, and support of the overall good of the Bonny Doon community and our rural lifestyle are the fundamental concerns of the RBDA Board and our membership. Reasonable and judicious interpretation of those concerns and how the actions of our residents may impact those concerns is a real and sometimes complex challenge for not only the Board, but the entire community.

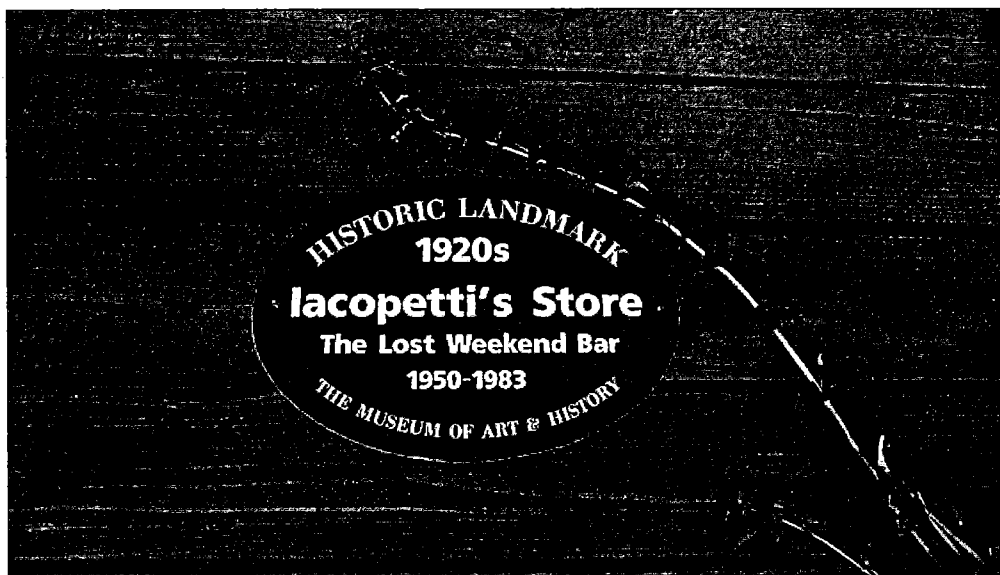


Photo by Ted Benhari

Rail Trail Grant Application Derailed

The Santa Cruz Regional Transportation Commission's application for a grant to help fund the northern portion of the "Rail Trail," from Davenport to the Santa Cruz Wharf, has been turned down.

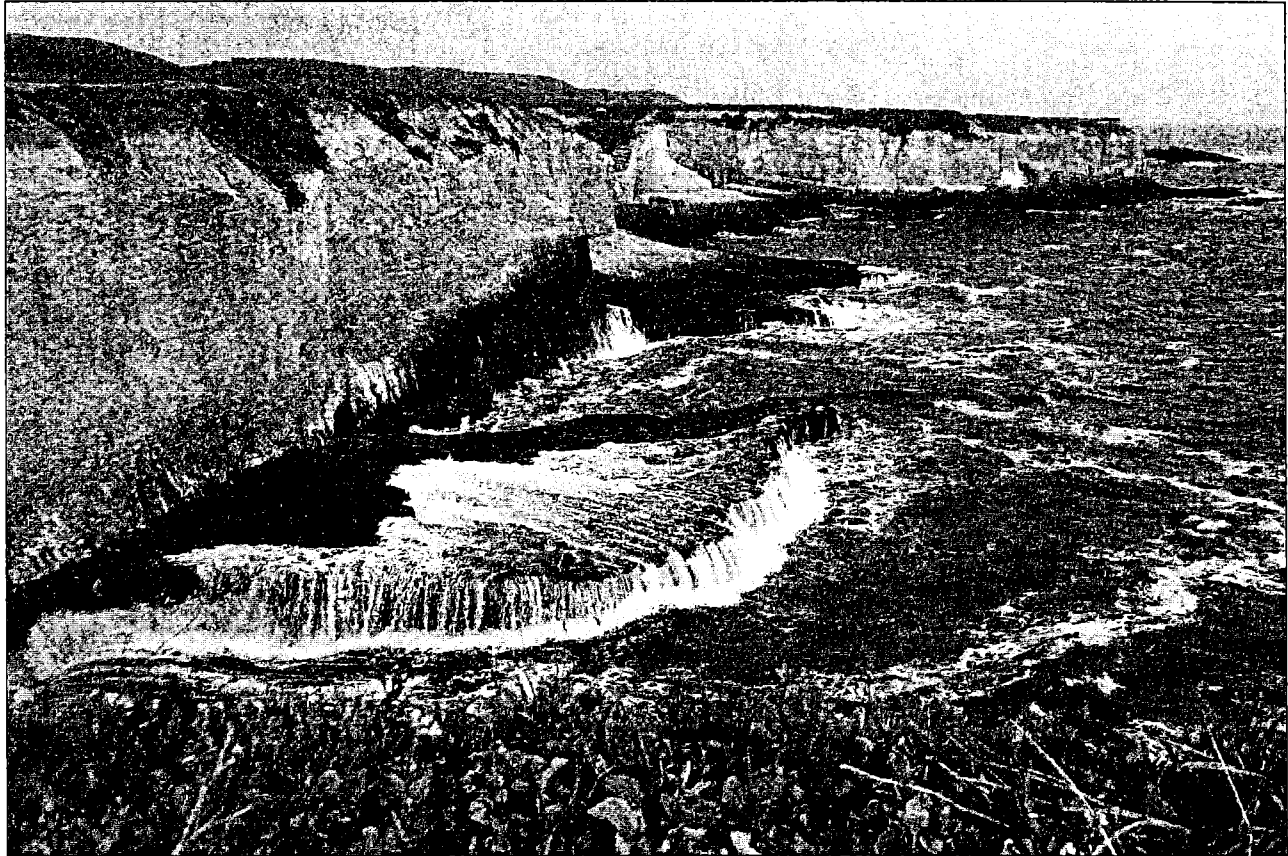
The Land Trust of Santa Cruz County and the federal Bureau of Land Management partnered with the Santa Cruz Regional Transportation Commission to seek a \$21 million grant from Federal Lands Access Program to build out the trail, officially designed the Monterey Bay Sanctuary Scenic Trail Network/rail trail. The 15-mile northern portion of the trail was selected because the ownership of the various properties the trail will pass through is relatively concentrated in the hands of conservation groups, government entities and other large landowners, and portions of the trail, like the paved path from Santa Cruz to Wilder Ranch, are already in place.

The applicants had been hopeful that the grant proposal would be successful because it would provide access to the California Coastal National Monument and would, according to the grant application, "provide active transportation, recreation and eco-tourism – all goals that the grant program emphasizes." The proposal, like the trail, had the active support of Congressman Sam Farr. In addition, the Land Trust had agreed to contribute \$2.8 million in matching funds to the project.

"The good news is that they did not program, on the short list, all the funds available so we have another shot next year or the following, depending on when they decide to accept applications," says Cory Caletti, Senior Transportation Planner at the Regional Transportation Commission.

RBDA Board Actions - August 8, 2013

- Write a letter to the Planning Dept. opposing the granting of a permit to Teresa Sabankaya to rent her property at 4286 Bonny Doon Road for weddings and other private events. Unanimously approved.
- Coordinate with Bonny Doon Ecological Reserve Docent Coordinator Val Haley on an article and letter to the Santa Cruz Sentinel on the "Moon Rocks" trespassers' trial and the Sentinel's coverage. Unanimously approved.
- Appoint Marty Demare liaison to the Davenport/North Coast Association to help pressure the County to resolve the ownership of Davenport water rights. Unanimously approved.



Shark's Tooth Beach - photo by Ted Benhari

Support the RBDA by renewing your membership now: all 1-year memberships expired on January 31st.

Ideas for RBDA Meeting Topics

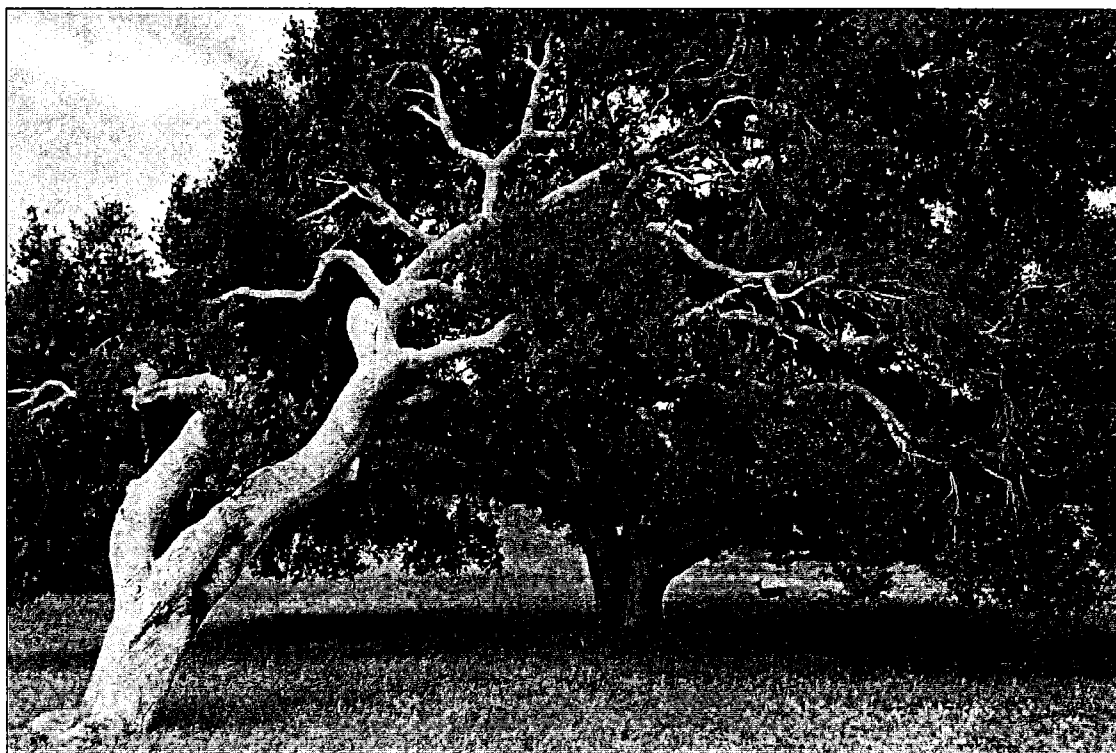
We are always open to suggestions for interesting programs and speakers at our bimonthly (except July) RBDA public meetings.

What are you interested in? Local flora and fauna, gardening, environmental and political issues, Bonny Doon history or geology, public safety?

What were some of your favorite speakers or presentations at past RBDA meetings?

Were there any that you would like us to repeat?

Please email us with your ideas and comments at board@rbda.us.



California Oaks - photo by Ted Benhari

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The Highlander

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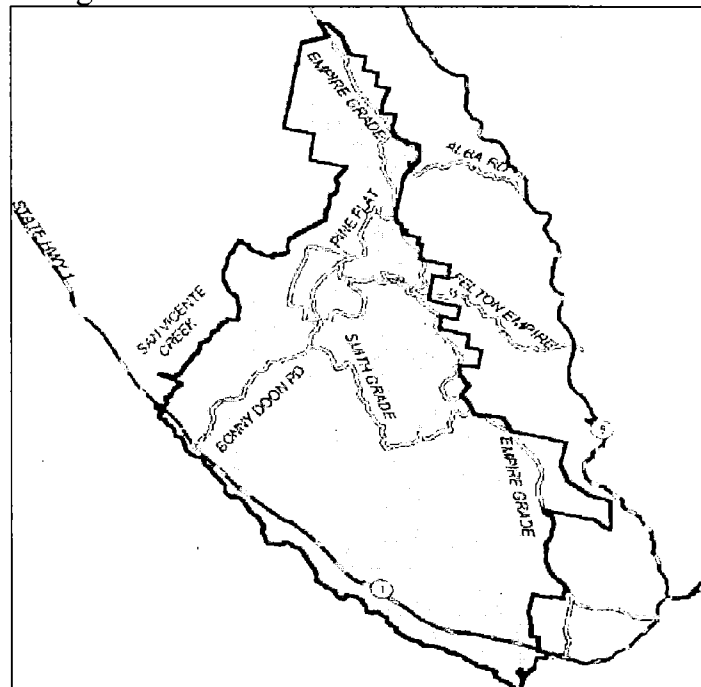
Bonny Doon's voice in preserving our special quality of life,
The Highlander is mailed free to Bonny Doon residents prior to the
RBDA General Meetings, which are usually held on second Wednesdays of
January, March, May, July, September and November.
We encourage you to participate.

Send mail correspondence to the Highlander Editor at the above address,
or by email, below.

[RBDA Executive Board click here](#)

[Contact the RBDA Board in one email](#) 

The Bonny Doon Planning District



If you live in or own property within this district, roughly from Empire Grade to the ocean and from San Vicente Creek to the City of Santa Cruz border, you are eligible to be an RBDA member.

Please support the RBDA!

Dues payments count for a full year from date received.
Dues mostly go for printing and mailing The Highlander,
your voice for keeping Bonny Doon rural and natural.

[Click here for details!](#)

Those who make additional contributions qualify as:

CONTRIBUTORS (\$ 25+ dues)
SUSTAINERS (\$50+ dues), or
PATRONS (\$ 100+ dues)

[Back to the RBDA homepage](#)
[To the Highlander index](#)

9 September 2013

Samantha Haschert, Planner III
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

To whom it may concern –

Regarding the application for a use permit by Teresa Sabankaya, at a residence at 4286 Bonny Doon Road:

After having had more than a dozen unpermitted weddings there already, and after complaints from neighbors, the County issued a red tag, so Ms Sabankaya has applied to rent out her property for outdoor weddings of up to 100 guests 12 times a year between May and October, and unlimited smaller functions with up to 10 guests at a time.

This was built as a single-family home—I used to live there in the early 1970s. The road is small, and the neighbors are close by. The proposed use is utterly inappropriate with the zoning of the planning district, and the nature of that area in particular. Conversions of residences to commercial properties is simply wrong for everyone. This one has the earmarks of an absolute nightmare in the short term, which believe the neighbors have already expressed, and an ominous portent for the future.

For the sake of the integrity of the Bonny Doon community, I trust the Planning Commission will deny this application forthwith.

Thank you.



Paul Hostetter
2550 Smith Grade
Bonny Doon 95060
427-1143

Samantha Haschert

Subject: 131150
Entry Type: Phone call
Start: Mon 9/9/2013 9:00 AM
End: Mon 9/9/2013 9:00 AM
Duration: 0 hours

Laurie Magarian
55 Carter Road
lkpatn@gmail.com

Opposed to Beauregard and Castle House applications. Bonny Doon is for people who want to live in a rural, quiet area. Permitting commercial activities will set a precedent.

Beauregard

- Went to preliminary meetings held by applicant
- Property owner has not complied with the current permit and converted the winery to a residence illegally
 - o Actions are deceptive and ingenuous
- Traffic has been and will be a problem at the intersection where people slow down to find the winery
- Amplified music seems to be a problem for the neighbors
- Inappropriate for residential neighborhood
- Alcohol related activities= not safe driving

Castle House

- Traffic will be impacted
- Inappropriate for residential neighborhood
- Alcohol related activities = not safe driving

Bonny Doon, 9/2/13.

To: Planning Dept. of Sta Cruz Co,
Sta Cruz, Calif.

①

From: Susana & Don Meuldijk
6000 Bonny Doon Road
Santa Cruz, Ca 95060

Subject: Application by Ms. T. Sebenskaya²
to hold social events of up to 100
people at 4286 Bonny Doon Road.

We are opposed to the granting of such a
permit for the following reasons:

- 1) Bonny Doon is a rural area where the
people, who live here, reside here for
the peace and quiet that the area
offers. (amongst other reasons).
- 2) Organizing and holding events such
as described in the permit are not in
comonance with the rural character of
the Bonny Doon area.
- 3) Roads in Bonny Doon are narrow and
curvy and are not conducive to
the safe transit of many cars.
- 4) Most of people that will attend the events
described in the permit will probably not
be familiar with these roads resulting

in traffic problems.

- 5) Ingress and egress to 4286 Bonny Down Road are close to a blind sharp corner in the road.
- 6) Having had weddings at the location already must not be a reason to grant the permit.
- 7) Noise and accompanying use of alcohol - if permitted - lead to conditions which ~~the~~ are not in keeping with the rural character of the area.
- 8) Deauvregard Winery has a similar permit going through the process and is about $\frac{1}{10}$ of a mile away.
- 9) Putting limits of hours and on level of sound from amplified music does not solve the problems that are a direct result of these events (described in the permit).
- 10) If this permit is granted what is there to keep many such commercial endeavours from establishing themselves in this rural area.
- 11) The county of Santa Cruz does not have the financial resources and/or personnel to enforce whatever rules and/or

regulations are imposed by the Planning Dept

- 12) The process of neighbours complaining is very slow and ineffective and must not be used as a solution to the problem.

For the above reasons and others, we are opposed to the granting of such a permit.

Susana & Tom Meuldijk,
6000 Bonny Dorn Road
Santa Cruz, Ca 95060

Samantha Haschert

From: Bonny Doon [friendsofbonnydoon@gmail.com]
Sent: Saturday, August 24, 2013 12:08 PM
To: Samantha Haschert; Neal Coonerty; board@rbda.us
Subject: reward or punishment? Re: Permit Application - 4286 Bonny Doon RD

Bellow is an email being passed around Bonny Doon.

Clearly I would not want to spoil anyones wedding how ever the County Planning departments policies encourage continued disregard for local zoning. Particularly when for the prices of a slap on the wrist they can make large sums of money! (5K per event!)

With in the last few years with in the equivalent of 3 city blocks. The Beauregard's, a prominent local business man and 5th generation Bonny Dooner, show up with bull dozers develop Vinya farms with out permits. knocking down magnificent redwood trees in a area designated as a scenic corridor in the Monterey Bay National Marine Sanctuary. They are fined how ever its not a deterrent. They build an illegal residence, expand their winery and event center with out permit. Knowing there would be lots of community opposition.

Now the Sabankaya's , long time Bonny Doon residents and local business owners start an un-permitted event business, knowing there would be a lot of community opposition. In the interest of "not spooling anyone's wedding the county is allow the Sabankaya's to profit from there illegal activity

I think it is the communities best interest that the weddings through Oct. be allowed to continue. how ever the the Sabankaya's should be fined 4 or 5 times the amount they charge for each one of these events as a deterrent to the next person thinking of side stepping the County.

Keep mind that the Sabankaya's will take the fine as a business expense against one of there many businesses. <http://www.castlehouseandgarden.com/Venue-Details.html>. The Sabankaya's are very tricky. To get around the fine they will host the events for free!

"Hi Everyone,

We live at 4415 Bonny Doon Road. The RBDA invited us to join a meeting with Wanda Williams (planning) and Rachel Dann (supervisor team) to discuss the development at 4286 BD road. Wanda told us there will be 5 more events in September and October and this will make a total of 10 events this summer. The county will not stop the next 5 events because it will bring inconvenience to the participants that booked the venue in advance. Currently Castle House has a web site and is marketing for 2014 without a permit. The county clearly understands this summer's events were not permitted/ illegal but has done nothing to stop the activity. The county said that they would ask the Sabankaya's not to amplify these next 5 events and to stop booking further events. It would be great to work with you to stop or limit the event center at 4286 BD road.

thanks

Tom Zingale and Marjory Cameron

831-423-9237"

8/10/2013

Catherine Bayer
4727 Bonny Don Rd
Santa Cruz, CA 95060
bayercathy@hotmail.com
831-422-0180

Samantha Haschert
Development Review
701 Ocean St
Santa Cruz, CA 95060

Dear Ms. Haschert,

I have previously written in regard to the proposed development of Beauregard Vineyards & trust that letter is on file.

I write at this time to call your attention to further proposed development in my immediate neighborhood.

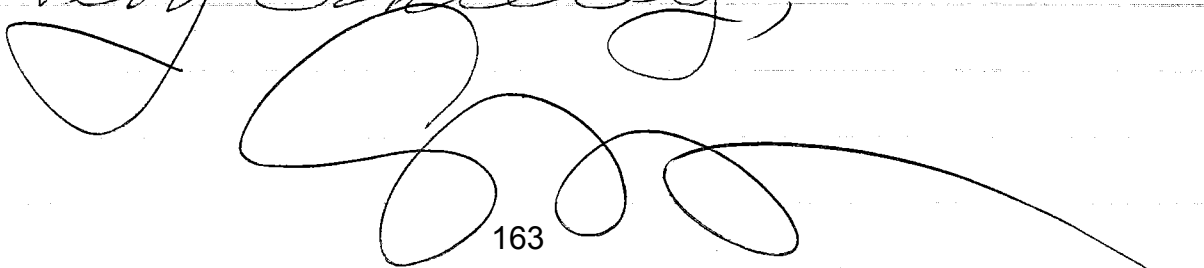
The property at 4286 Bonny Don Rd which is located very near my home and between my home & Beauregard Vineyards has applied to hold an unspecified number of weddings/events as a business worth up to 100 guests attending, catered food, live music, etc.

This property added to Beauregard Vineyards, Vign Farms Equestrian Center and the property with permit for a 100,000 gallon winery & event center at Redwood Meadows makes for 4 PROPOSED EVENT CENTERS less than a mile from my home in a RURAL RESIDENTIAL ZONED AREA!

Rather than look at each application/case individually, I ask you to look at a parcel map to see concretely what is at stake here.

I AM EXTREMELY OPPOSED TO FURTHER COMMERCIAL DEVELOPMENT HERE IN BONNY DOON.

Please speak up and act to keep Bonny Doon and all rural areas of our county
RURAL

Very Sincerely,


Samantha Haschert

From: Meggin Harmon [megginharmon@yahoo.com]
Sent: Tuesday, August 13, 2013 7:20 PM
To: tom zingale; Samantha Haschert
Cc: Marjory Cameron
Subject: Re: Meeting today 8/13/2013 - I thank you also!

Dear Samantha,

I wanted to write an email thanking you for meeting with us today as well, Tom just beat me to it :-)

I appreciate learning about the permit process and would merely like to add that home businesses to produce goods then sold elsewhere (art, soap, etc) have been common in Bonny Doon and Teresa's floral business is a great example. Even occasional small luncheons during the day would seem amenable to a residential neighborhood that tends to be on the quiet side.

Regards,
Meggin

From: tom zingale <tzingale@hotmail.com>
To: Samantha Haschert <PLN145@co.santa-cruz.ca.us>
Cc: Marjory Cameron <marjoryc@hotmail.com>; Meggin Harmon <megginharmon@yahoo.com>
Sent: Tuesday, August 13, 2013 2:11 PM
Subject: Meeting today 8/13/2013

Hi Samantha,

Thank you very much for the meeting today. I did find it very informative and the information you provided is helpful. We will continue to work with you in hope of a compromise resolution that works for everyone involved.

I forgot to mention today a few things and wanted to make sure you are aware.

1) There was another Wedding party on Saturday August 10th similar to the previous wedding. This event had a large party bus arrive around 3:30PM and did go on to 9 or 10 PM with music at the reception. We did notice that there was no music at the beginning of the event when guests arrived before the ceremony. Also, I am not sure how the sound barriers she is adding will reduce the neighborhood noise level since the reception party is outside with amplified music and sound will just travel. If these are considered concessions to satisfy neighbors they do not address the major issues which are number of guests, traffic created, hours of operation, and loud music in the evening. Maybe these are areas where compromise can be discussed as we move through the application process with you.

2) Over the last 7 weeks there have been 4 events with 50+ people and amplified music on Saturday evenings. If you think about it, any neighbor who had this many large parties next door would consider this excessive. I am sure any normal resident would be complaining with such a large number of parties, even if they were private functions. In this case, these parties are for commercial purposes which aggravates the situation further in my opinion.

3) Normal business hours end at 5 PM and this business clearly exceeds normal hours. Most home businesses do not draw large numbers of people to the residence as part of the business. I would think what is proposed in this application would be considered unusual for a home business.

4) The average private party has maybe 20 guests in any residential home and the frequency of these events is quite sparse. This permit clearly exceeds the number of guests by a large number and also the frequency has been excessive.

We really appreciate your time and want to continue working with you regarding the permit request. We really hope the county understands our concerns and that we are just looking to live in a normal residential neighborhood in Santa Cruz and enjoy the beautiful surroundings we have.

Tom Zingale and Marjory Cameron

From: Samantha Haschert
Sent: Monday, August 12, 2013 12:29 PM
To: 'tom zingale'
Subject: RE: parcel 063-082-13 Wedding party 8/3/2013

We are at 701 Ocean Street on the fourth floor of the County Building.

From: tom zingale [mailto:tzingale@hotmail.com]
Sent: Saturday, August 10, 2013 11:28 AM
To: Samantha Haschert
Subject: Re: parcel 063-082-13 Wedding party 8/3/2013

Sure that will work. Where are you located ?

From: Samantha Haschert
Sent: Friday, August 9, 2013 8:39 AM
To: 'tom zingale'
Subject: RE: parcel 063-082-13 Wedding party 8/3/2013

Does 9 am work for you?

From: tom zingale [mailto:tzingale@hotmail.com]
Sent: Friday, August 09, 2013 7:57 AM
To: Samantha Haschert
Subject: Re: parcel 063-082-13 Wedding party 8/3/2013

Great next Tuesday would be fine. What time are you available ?

From: Samantha Haschert
Sent: Friday, August 9, 2013 7:15 AM
To: 'tom zingale'
Subject: RE: parcel 063-082-13 Wedding party 8/3/2013

Hi Tom,

I'm happy to set up a meeting with you, however, please keep in mind that the application is still incomplete and that we have not yet begun writing the initial study or staff report. I'm happy to discuss the proposal and record your comments but at this point I have not analyzed the application to any level of detail. I will therefore not be able to answer your questions about compliance with County policies because I don't know yet what we are going to support. I can, however, discuss the permit process and, as I mentioned, I can take your comments.

Are you available to meet next Tuesday?

Thanks,
Samantha

From: tom zingale [<mailto:tzingale@hotmail.com>]
Sent: Friday, August 09, 2013 7:03 AM
To: Samantha Haschert
Cc: Marjory Cameron
Subject: Re: parcel 063-082-13 Wedding party 8/3/2013

I would appreciate the opportunity for another meeting with you but this time in person. Would a meeting be possible ? We want to understand why the county policies and the permit process.

thanks
tom zingale and marjory cameron

From: [Samantha Haschert](#)
Sent: Monday, August 5, 2013 12:16 PM
To: 'tom zingale'
Subject: RE: parcel 063-082-13 Wedding party 8/3/2013

Hi Tom,

Your comments are being kept in the file for public record and will be attached to the staff report when it goes to the Zoning Administrator for review of the application. Because they have submitted an application to recognize the use and they are working diligently with us to continue the processing of the application, we will not require that they shut down. If the process stalls due to their inability to provide us with funds or information, we will require that they stop having events until a permit is approved.

We still have to prepare an initial study before we take the item to a hearing. You will have the opportunity to review the document and make comments on it as you will with the staff report.

Thanks for the updates.
Samantha

From: tom zingale [<mailto:tzingale@hotmail.com>]
Sent: Saturday, August 03, 2013 7:59 PM
To: Samantha Haschert
Subject: parcel 063-082-13 Wedding party 8/3/2013

Hi Samantha,

I just wanted to let you know the Sabankaya's at 4286 Bonny Doon Road neighbors parcel 063-082-13 (app number 131127) had another large wedding party on 8/3/2013. The music was quite loud and we did call the

sheriff in hope they would turn down the volume. I wanted to let you know this is the third non-permitted event this summer. This event like the previous two had a large number of cars, noise and commotion associated with the reception.

I wanted to know if it would be appropriate to have a meeting with Wanda Williams the zone administrator ? We just want to make sure she is aware of our concerns about this permit.

thanks for your help

Tom Zingale and Marjory Cameron

Meeting with Neighbors 8/13

- PO's should not be permitted to operate during permitting process or should be limited in their hours of operation
- Use contributes to traffic on Bonny Doon Road
 - Vehicles are travelling fast
 - Drivers can't find site, no signage
 - Party buses going to site
- Operation should not be permitted in a residential zone district
 - Too many people
 - Loud music, noise travels
 - Changes character of the community
- Operation too close to Beauregard winery
- Some neighbors are not there all the time- renters who many be impacted by use as well
- Allowing wedding venue to operate would set a bad precedent

Samantha Haschert

From: tom zingale [tzingale@hotmail.com]
Sent: Sunday, June 30, 2013 6:40 AM
To: Samantha Haschert
Subject: Re: Summary of 5/30/13 meeting

Please look at the web site as well:

<http://michaeljamesphotostudio.com/blog/kori-and-ian-are-married-bonny-dune-and-santa-cruz-mountains-wedding-photography/>

From: tom zingale
Sent: Saturday, June 29, 2013 3:54 PM
To: Samantha Haschert
Cc: tzingale@hotmail.com
Subject: Re: Summary of 5/30/13 meeting

Hi Samantha,

I wanted to give you an update on activities at our neighbors parcel 063-082-13. The last two Saturday's in a row 6/22 and 6/29 2013 wedding parties have taken place. I assume these are not permitted ? I am not sure if these would be considered private parties but certainly look like professional wedding parties. There has been music playing with umbrellas and tables in the front of the house.

I have attached a few pictures showing signs of the activity. Let us know when you have any more information on the proposal.

thanks

Tom and Marjory

From: Samantha Haschert
Sent: Friday, May 31, 2013 7:53 AM
To: 'tom zingale'
Subject: RE: Summary of 5/30/13 meeting

Hi Tom,

This is very helpful. Thanks for your involvement.

Samantha

From: tom zingale [mailto:tzingale@hotmail.com]
Sent: Friday, May 31, 2013 7:50 AM
To: Samantha Haschert
Cc: tzingale@hotmail.com; Marjory Cameron
Subject: Summary of 5/30/13 meeting

Hi,

I just wanted to summarize in an email what we discussed yesterday about the permit on my neighbors parcel 063-082-13. I thought this might be useful as an addendum to any notes you wrote down. I may have added one or two new points I missed yesterday.

-I live across the street at 4415 Bonny Doon Road from our neighbor interested in permitted events at their residence. My neighbor lives at 4286 Bonny Doon road.

-The main reason we moved to Bonny Doon was for a quiet country setting in a neighborhood that is all residences zoned rural residential. I do not believe a permit for any sort of business that disturbs or transforms the neighborhood character and is offensive to people living in the neighborhood is appropriate. I am totally opposed to my neighbors proposal. This new permit will change our current living environment. Effectively this permit would allow a new event center in Bonny Doon .

-The events bring a large number of people, traffic and excessive noise to our neighborhood. As I described yesterday there is loud cheering, talking and commotion when events are running on the property. Also as part of the events is a party (reception) with very loud music/partying to late in the evening. The music and large number of people are a disturbance. I can hear the music in my bedroom clearly in the evening when events are running and on my patio the noise is unbearable. Noise really travels in the forests of Bonny Doon and is exacerbated by the fact it is normally quiet.

-I also believe that if the county permits any type of event on this property the infrastructure will be in place that effectively sets in motion more activity. I am not sure how the county will police the number of events and how loud these events will be. I can see this starting off as wedding and receptions but expanding to other types of parties or corporate events. There will be no way to understand what is taking place or how many people will be at these events. I would think my only recourse would be to call the Sherriff. I assume disturbing the peace violation might be raised but do not see any other way of curtailing excessive non permitted activity especially on weekends.

-Something I forgot to mention yesterday. It does take a significant amount of work for my neighbor to prepare for these events which leads to other noise related to prepping the site as an event location. There is a large amount of activity created by event planning and prep. I can tell this is true by the amount of activity from equipment on the property before events.

-I also did not mention yesterday that we have a legal small cottage rental on our property at 4417 Bonny Doon road. We do not want to see our renters disturbed by the noise level or jeopardize the income we receive from the rental because of these events.

-Finally you asked me yesterday what I thought was ok when it comes to a permit. I believe that allowing the wedding itself at reasonable times without a reception at the property would be appropriate. Most of the issues I raise are associated with the reception part of the event.

-Thank you very much for your time. I really appreciate that SC county is taking the time to hear folks in the neighborhood.

Tom Zingale

Samantha Haschert

From: tom zingale [tzingale@hotmail.com]
Sent: Friday, May 31, 2013 7:50 AM
To: Samantha Haschert
Cc: tzingale@hotmail.com; Marjory Cameron
Subject: Summary of 5/30/13 meeting

Hi,

I just wanted to summarize in an email what we discussed yesterday about the permit on my neighbors parcel 063-082-13. I thought this might be useful as an addendum to any notes you wrote down. I may have added one or two new points I missed yesterday.

-I live across the street at 4415 Bonny Doon Road from our neighbor interested in permitted events at their residence. My neighbor lives at 4286 Bonny Doon road.

-The main reason we moved to Bonny Doon was for a quiet country setting in a neighborhood that is all residences zoned rural residential. I do not believe a permit for any sort of business that disturbs or transforms the neighborhood character and is offensive to people living in the neighborhood is appropriate. I am totally opposed to my neighbors proposal. This new permit will change our current living environment. Effectively this permit would allow a new event center in Bonny Doon .

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-Thank you very much for your time. I really appreciate that SC county is taking the time to hear folks in the neighborhood.

Tom Zingale

Samantha Haschert

From: Bonny Doon [friendsofbonnydoon@gmail.com]
Sent: Sunday, August 11, 2013 11:22 AM
To: Neal Coonerty
Cc: Samantha Haschert; board@rbda.us
Subject: The future of Bonny Doon. Paradise lost!

Recently the county planning department has received several applications for event centers. When taken individually these applications seem harmless how ever when taken together the threat becomes clear. Our very lifestyle is endangered. The very thing that makes Bonny Doon special is may soon be a distance memory.

Most of us moved here to enjoy the peace and quite. It is hard to live so far away from town. Our kids spend close to 2 hours a day on buses each day going to and from school. We endure hr+ 1 way commutes. We travel at dawn and late at night to avoid traffic. We pay sky high sales, property, and income taxes. We choose to live far from the maddening crowds. We moved here because of Bonny Doon's reputation for strong environmental stewardship and community that actively opposes commercial development.

In the short span of 5 or 6 years we have gone from a single quite wine tasting room to now 3 approved event centers and 4th application under consideration all with in 3 city blocks of each other! In addition Beauregard Winery is apply for huge expansion of its current operating permit.

Imagine all of these event centers hold events on the same day of week. Week after week after week. Noise, Traffic, Loud parties, drunk drivers on an already dangerous road, ... This has been our reality the last couple of years!

Enough is enough!

Is there no justice? The county continues to encourage and reward illegal actives. The Beauregard's where fined over \$500,000 just a few years ago for illegally developing Vigne Equestrian center. Clearly this was not a deterrent. A few short years later they purchase and once again illegally develop the wine tasting room across the road. The winery permits explicitly prevent the property from being used as a residence yet they knowingly convert the wine production building into a home. Why should the county subsidies them. I.E. the rent they did not pay for their home for the last 4 years would easily be between \$100,000 and \$200,000 !!! How much property tax did they avoid? Build-able lots in our area sell for \$750,000 in 2007 ! What ever inconvenience they have to go through are just another business expense for them that they will take a tax deduction!!!

The people that are applying for an event center at 4286 Bonny Doon Rd have knowing operated the event center illegally for the last year or two. Even as they have submitted their application they continue hold weddings and other events on weekly basis!

Given the current business owners history to you really think they plan to operate with in the term of their permits when they know the county can not afford to regulate or enforce the terms of their permits. Add to this the huge sums of money to be made by cheating? (There are over 500 wineries in CA. The way you make money is through direct sales and event hosting. There are 500 bottles of wine on the store shelf why should anyone pick your over your 499 competitors. selling wine retail or wholesale is a money loosing proposition).

There are already many areas in the City and County that are just as beautiful and already zoned for this kind of commercial activity. Bonny Doon is special. Do not allow money and greed to turn Bonny Doon info just another anyplace.

Regards

A concerned citizen.

10 Pine Flat Rd. Beauregard Winery application for expanded production, event center, and full time residence

Brisa Del Mar 100,000 gallon winery and event center

4286 Bonny Doon Rd. Application for event center

3675 Bonny Doon Rd. Vigne Equestrian center. (permits for horse shows. They also host illegal wine tasting events, camp outs, ...)

Samantha Haschert

From: Teresa Sabankaya [tessasgarden@gmail.com]
Sent: Friday, August 09, 2013 9:58 AM
To: Samantha Haschert
Subject: In response-
Attachments: Facility Rental Agreement Form.2013.doc

Hello Samantha,

I wanted to respond in writing to the phone calls you have received regarding the weddings here.

First, the call (s) from Tom Zingale (sp?)--

We have never had an event during a week day. All of our weddings happen on Saturdays, from the hours of 3pm-9:30pm. Last year, there were two weddings where a few of the guests remained until 10 pm. All other events had all the guests out by 9:30 pm, and will remain the case in the future. Music rules are that it must stop -both amplified and non-amplified at 9:30 pm. The music regulations and rent time (hours of ceremony and reception) are both detailed in the contract we use with clients. The contract is attached for your reference. With regard to pre-event equipment noise; we mow our lawns & use a leaf blower. I guess would be the only thing I can think of? However, while speaking with a neighbor (after our phone conversation on Wednesday) he reminded me that last Saturday Aug. 3rd, prior to our clients arriving here, there was a very loud saw mill (?) running for 1 hour very nearby and it was very disrupted and annoying. It had nothing to do with us, and maybe this is what Tom heard as well. I have also noticed, and I think it should be noted that recently there have been several parties and/or weddings happening in our neighborhood. Once particularly loud one was on Country Estates that happened in June. Then in July there was 'something' going on over on upper Pine Flat that was live music. I'm not pointing fingers and certainly not complaining, however it should be noted that we are not the only ones that have celebrations going on up here! We will be mindful of any pre-event noise regardless.

Also, you mentioned in your voice mail something about parking on the street. I assure you that we have NEVER, ever had a car on the street from the very beginning to current and in the future will never happen either. My husband is in the parking lot assisting guests with parking and we would never allow someone to park on the street under any circumstances. And on the same note I would also like to address the traffic subject. Since frequently our guests are traveling from out of town, state, or country, they generally don't like to drive their own vehicles up here. More often than not, a professional 12 person van driver would be contracted to carry guests to and from Castle House from a designated spot --usually their hotel--in Santa Cruz.

With regard to a general noise and cheering complaint; last weekend on Aug. 3 the wedding was quite small--there were 65 people here. Most of them had just traveled from London and were very tired so we had an early departure of guests. Most were gone by 9 pm, and there were maybe about 10 here until 9:30. Music stopped completely at 9 pm. We only had 11 cars in our parking lot. We played a vintage Gramophone in the rose garden that has only one sound level--low. We had reception music played from an ipod which was not overly loud either because we maintain that our guest must be able to talk to each other without raising their voices. I have hired a sound consultant/engineer to come on site during an event in order to analyze our sound with both amplified and non-amplified music in both the garden ceremony area and courtyard reception area. He will walk the perimeter of the property and detail what he hears and outline for us where most of the noise or any potential disruption would be coming from. He will offer his suggestions to us on how to reduce any sound noise and disruption. I will pass this information on to you as soon as possible. *Once last year in September, as the newlyweds were leaving I let the guests line up outside at the top of the tower stairs where there was a lot of cheering noise upon their departure. I felt it was too disruptive. From that point on I have not let this occur, and will continue to be mindful of this.*

I have reached out and left a message for Andy Davidson, however I did speak to his wife Allie and she said Andy got upset last Saturday morning because my gardener was using the leaf blower at 8:00 am. I told her I would definitely not let them start using the machines until 9:00 am from now on. She seemed fine with that and again re-iterated their support for us. She does think Andy is very worried about too much commercial development and I assured her we are not attempting to increase on what we've already been doing. And just between us--Allie and Andy have a very personal vendetta against the Beauregards (I got an earful). A while back, the Vigne Farms permit issues tied up their own residential permit to begin construction on their new home. It delayed them about 8 months she said. She expressed her disgust and dismay toward the Beauregard's projects. Andy may be fearful that if my application is approved then it may pave an easier route for the Beauregards ?? Unfortunately just as I feared and you stated- there seems to be a general public perception that our projects may be related.

And finally, with regard to the call you received from Debbie Hencke (sp?). My friends and supportive neighbors have advised me against reaching out to her. Because she is associated with RBDA it may be best to leave her alone. Although I myself believe and support their general philosophy, the RBDA can truly make one's life miserable. Through the years, they have become more and more bureaucratic and systematic and less sensitive to the needs & desires of the majority of the population up here. I have to sit on this one for a bit and let it simmer in order to make the best decision as to contact and reach out to her or not.

As I've said before, we really, really do want to keep everyone happy. I realize we may not be able to do this, however, we can certainly try. We will make adjustments as necessary (hopefully) not to the point where it does not work for us. I am especially interested in what feedback we get from the sound consultant. His specialty is to give one ideas on implementing systems which reduce noise and sound in neighborhoods.

Please let me know of any more complaints so that i can continue to address them appropriately.

Thank you so much for all your help Samantha!

Warmest,

--

Teresa Sabankaya

Castle House & Garden

Facility Rental Agreement Form

This Facility Rental Agreement (this "Agreement") is made effective _____ by and between the Sabankaya Family, owners of Castle House & Gardens, a private guild (the "company") and _____ (the "client").

1. **Description of Services.** The Client will rent out Castle House & Gardens, located at 4286 Bonny Doon Rd, Santa Cruz CA 95060 for the following date: _____ for 8 hours.

2. **Payment of Fees/Deposit.** _____

A 50% deposit is due upon contract signing, and the balance is to be paid no later than thirty (30) days prior to the wedding. The company reserves the right to cancel the contract if the payments have not been made in a timely manner. A 15% security deposit is also due thirty (30) days prior to the wedding. Within forty-eight (48) hours after your wedding, the company will document and notify you of any damage and the repair costs. If there is no damage, your security deposit will be refunded within thirty (30) days.

3. **Other Charges.** The following charges are extra and not included in the payment of services.

Event timeline & coordination by a professional wedding planner, rental of tables, chairs, dishes and linens, tents & umbrellas that may be needed for rain or shade, cleanup and removal of all event refuse, food, and other components.

4. **Insurance Requirements.** Proof of liability insurance is required and due four (4) weeks prior to your event. Insurance coverage requirements are; **\$2,000,000** General Aggregate with \$2,000,000 per occurrence including property damage, with \$1,000 Property Damage Deductible. A separate endorsement for Sabankaya Trust/ Mustafa Sabankaya must be named as additional insured.

5. **Relationship of the Parties.** It is understood by the parties that the Client is a member & client, and not an employee of Castle House & Gardens.

6. **Indemnification.** The Client agrees to indemnify and hold Castle House & Gardens and Sabankaya family harmless from all claims, losses, expenses, fees including attorney fees, cost, and judgments that may be asserted against a Sabankaya family member, and/or Castle House & Gardens that result from acts or omissions of the Client, their/his/hers employees, guests, and/or agents.

7. Commitments

Castle House & Gardens will provide a clean and ready space, use of existing fixtures, parking areas with assistance, and an on duty event manager (Management is responsible for the safety of the event). Any assistance in day of event coordination is extra and will be invoiced accordingly. The company contracted floral design- Tessa's Garden will provide these floral/design services;

- 1 Bridal Bouquet, 1 Groom Boutonniere, up to six attendants for both sides, basic nuptial/aisle décor, 12 centerpieces for guest tables, restroom flowers, and entrance tower/foyer décor.

The company does not supply any extra sound/lighting equipment, event fixtures, technical support, and/or food/beverages.

8. **Alcohol Policy.** All guests must be at least 21 years old to drink on the premises.

10. **Serve ability.** If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

11. **Event Set-up Limitations.** All property belonging to Client, Client's invitees, guests, agents and sub-contractors, and all equipment shall be delivered, set up and removed on the day of the event. Should the client need earlier access for set-up purposes, this can be arranged. The Client is ultimately responsible for property belonging to the Client's invitees, guests, agents and subcontractors.

12. **Rental Hours.** Rental begins at 1:30 pm and end at 9:30 pm promptly, with music shut down at 9:00 pm, and guest departure at 9:30pm.

13. **Music Guidelines.** Music shall not be amplified in the garden ceremony area. Music sound level in reception/courtyard area shall not exceed accepted requirements of a residential area for sound decibels & noise regulations. The level must be very low as we are located in a residential area.

14. **Smoking.** Castle House is a non-smoking facility. Smoking is strictly prohibited in the garden, inside the house, courtyard, entrance tower, outdoor terrace, restrooms, kitchen and any other area not designated for smoking. The designated smoking area is behind the exterior guest room wing off the courtyard and has appropriate receptacles and seating.

Membership Notation

The Castle House & Gardens Guild was established in 1999. Membership is open to any with an interest in horticulture, conservation, flower arranging, home gardening, and promoting gardening in the community. All programs and projects are developed with these goals in mind. The Guild will allow members to access grounds for private events, retreats, and opportunities to participate in various workshops held annually at Castle House. By confirmation of your planned event outlined above, you are inducted into membership of the Castle House Private Guild.

Castle House & Gardens

BY: Teresa Sabankaya Date: _____

BY: (Sign) _____ Date: _____

Print: _____

BY: (Sign) _____ Date: _____

Print: _____

Samantha Haschert

From: Debbie Hencke [dhencke@gmail.com]
Sent: Tuesday, July 30, 2013 11:06 PM
To: Samantha Haschert
Subject: 4286 Bonny Doon Rd

Samantha, I have great concerns about taking a rural residential property and turning it into a commercial venture. It seems the applicants are getting very tricky in their wording - holding "private functions" would seem to not be commercial, however it is strictly that. I am not in favor at all of adding to the list of properties in a rural residential neighborhood that are becoming event centers. We don't have the traffic controls, policing, roads, the county control to have events up here. I think that is clearly evident by the ongoing violations of the winery. This is not what Bonny Doon has been fought for over the years. It is a unique place to live and while I understand the need to want to make money, this is not the neighborhood to do so.

I am familiar with the property because in 1976, my husband and I considered purchasing the property to open a board and care center for the elderly as it would have lent itself to having independent older adults who still functioned but needed supervision (but the house was too cold). The property was beautiful then with huge chestnut trees lining the road to the house. The swimming pool was inoperative. I don't even remember it not having a paved road. I can't imagine the dust that would occur with a non paved road and 50 + cars/trucks delivering supplies, arriving, etc. What a disaster this would be.

What happens to the taxes? It's got a homeowner's exemption.

Please notify me of any public hearings if it should get that far.
Thank you,

--

Debbie Hencke
160 Pine Flat Rd.
Santa Cruz, Ca. 95060
831-423-7964 home
831-359-9391 cell
831-227-4401 work cell

Samantha Haschert

From: tom zingale [tzingale@hotmail.com]
Sent: Saturday, August 03, 2013 7:59 PM
To: Samantha Haschert
Subject: parcel 063-082-13 Wedding party 8/3/2013

Hi Samantha,

I just wanted to let you know the Sabankaya's at 4286 Bonny Doon Road neighbors parcel 063-082-13 (app number 131127) had another large wedding party on 8/3/2013. The music was quite loud and we did call the sheriff in hope they would turn down the volume. I wanted to let you know this is the third non-permitted event this summer. This event like the previous two had a large number of cars, noise and commotion associated with the reception.

I wanted to know if it would be appropriate to have a meeting with Wanda Williams the zone administrator ? We just want to make sure she is aware of our concerns about this permit.

thanks for your help
Tom Zingale and Marjory Cameron