



Staff Report to the Zoning Administrator

Application Number: **141231**

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

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

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

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

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

Permits Required: Commercial Development Permit

Staff Recommendation:

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

Exhibits

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

Parcel Information

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

Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

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

Services Information

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

History

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

Project Setting

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

Zoning & General Plan Consistency

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

Non-habitable Accessory Structure

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

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

Conclusion

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

Staff Recommendation

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

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

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

Report Prepared By: Nathan MacBeth
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3118
E-mail: nathan.macbeth@santacruzcounty.us

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 141231
Assessor Parcel Number: 088-081-10
Project Location: 14750 Skyline Boulevard

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

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

Contact Phone Number: (408) 867-3106

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

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

F. Reasons why the project is exempt:

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

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

Nathan MacBeth, Project Planner

Date: _____

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for outdoor recreational uses and is not encumbered by physical constraints to development. Building inspections will confirm construction complies with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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

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

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

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

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

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

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

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

This finding can be made, in that the proposed storage/maintenance building will not result in an

intensification of the existing recreational use (shooting range) as the structure is ancillary to the shooting range. The structure itself has been on the subject property for approximately 20 years and will not generate additional traffic as the structure is intended for use by employees only. No increase in the existing level of traffic will result from the approval of this project and no additional draw on existing utilities serving the site will occur. Consequently, no adverse impacts to existing roads, intersections or utilities will occur in the surrounding area.

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

This finding can be made, in that the proposed structure is located on a portion of a 98 acre parcel that is completely screened from public views along Skyline Boulevard. The design of the proposed structure is consistent with the range of architectural styles found in the vicinity. The proposed 2,500 square foot maintenance/storage building is consistent with the land use intensity and density of the neighborhood. The proposed structure will not result in any changes to the existing use of the property as a shooting range which has been in operation since the 1950s.

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

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

Conditions of Approval

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

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

submittal, if applicable.

- C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for the new 2,500 square foot accessory structure. Currently, this fee is \$0.12 per square foot (\$300).
 - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - I. Complete and record a Declaration of Restriction to construct a non-habitable storage building. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Hours of construction: Monday through Friday between 8am and 5pm unless specifically authorized in advance by Planning staff.
 - E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established

in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. Future development on the subject property shall require an archeological site evaluation.

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

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Nathan MacBeth
Project Planner

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

NOTES

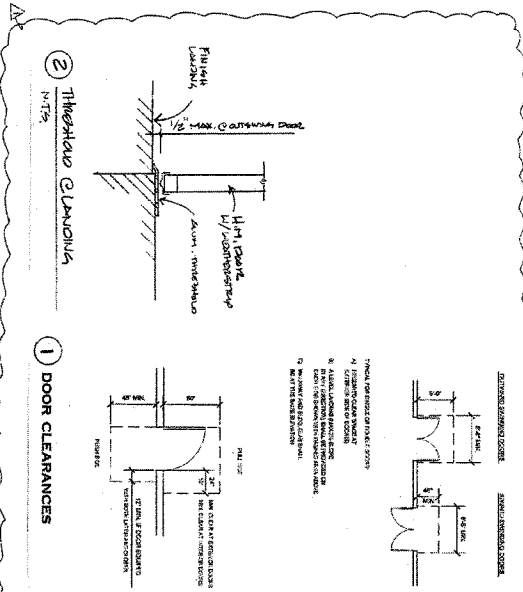
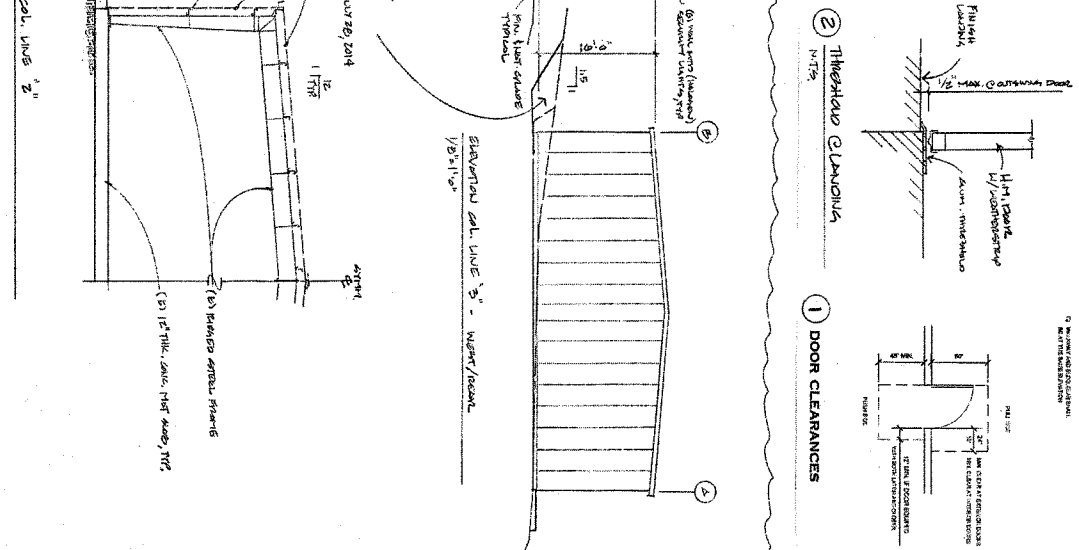
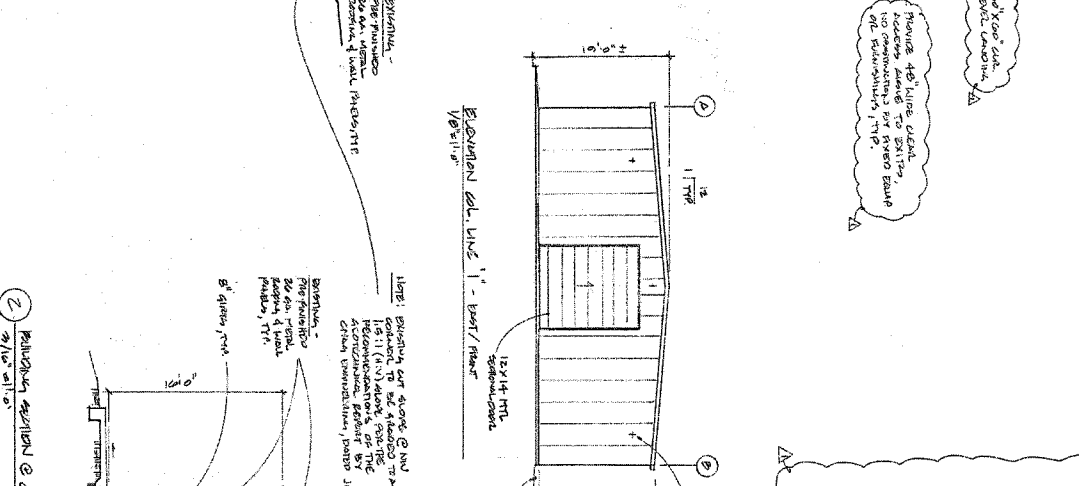
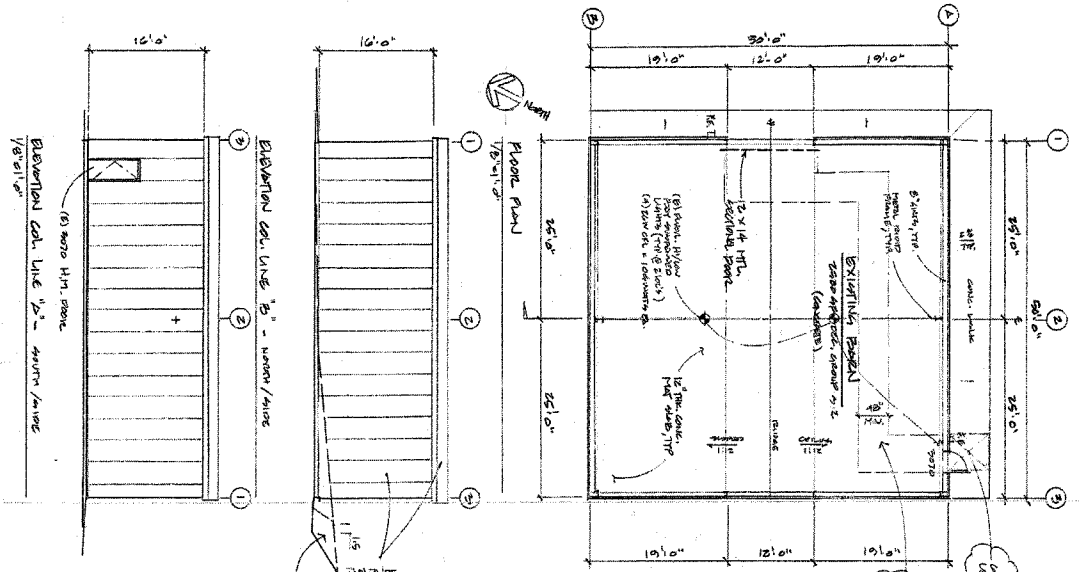
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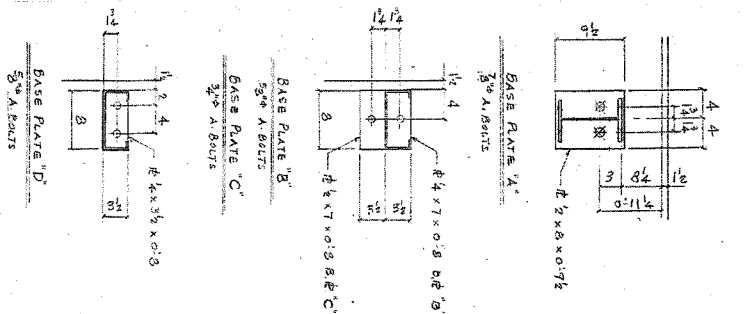
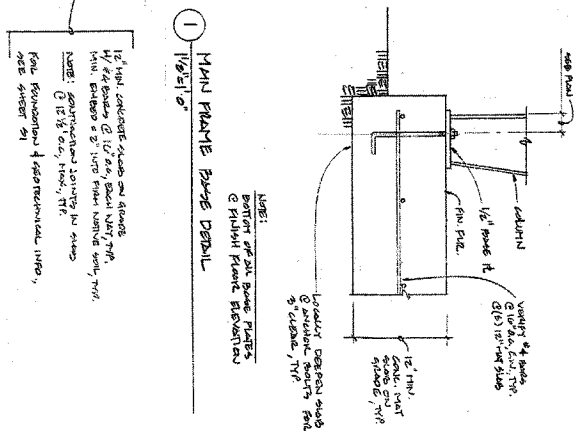
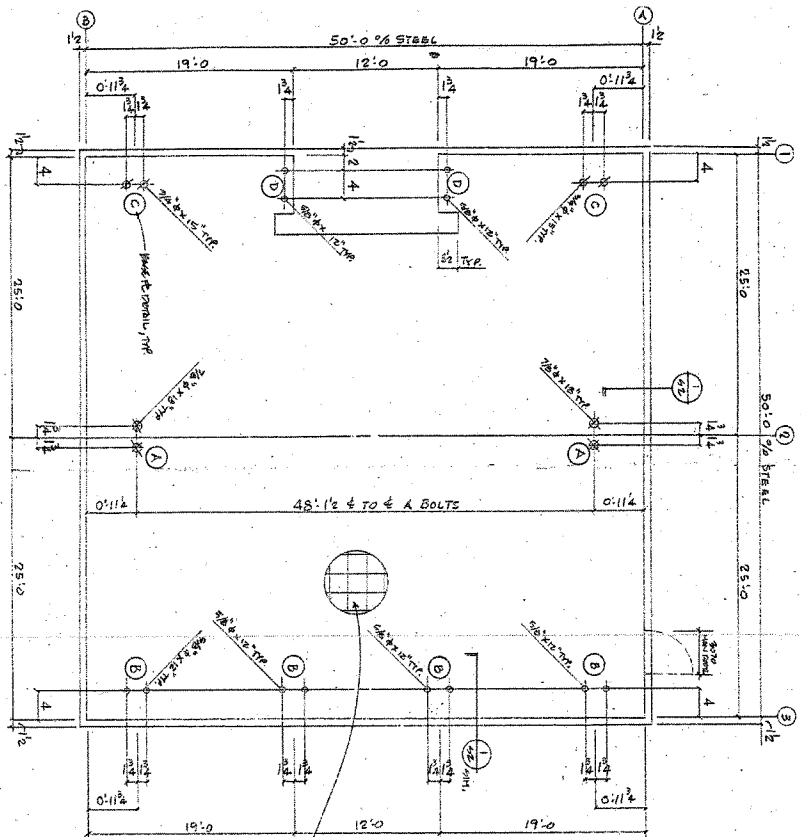
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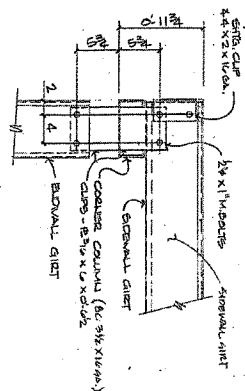
Waggoner
STRUCTURAL
DESIGN
PO BOX 1244
BANTA CREEK CA
95004-0124
PHONE/FAX 916 428-2222

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

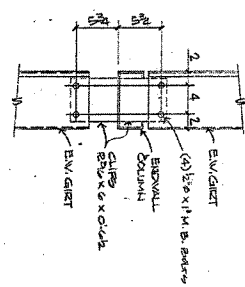
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| ANCHOR BOLTS (BY DIMS) | | | | | | | | |

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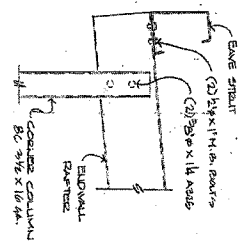




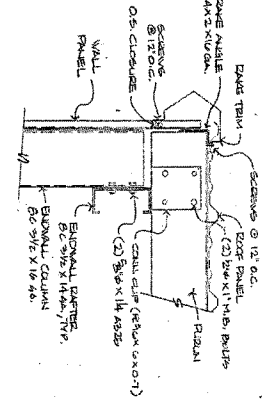
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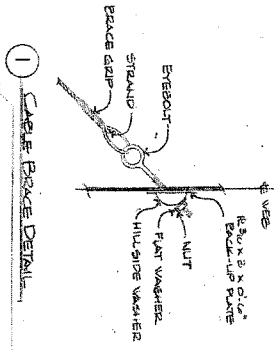
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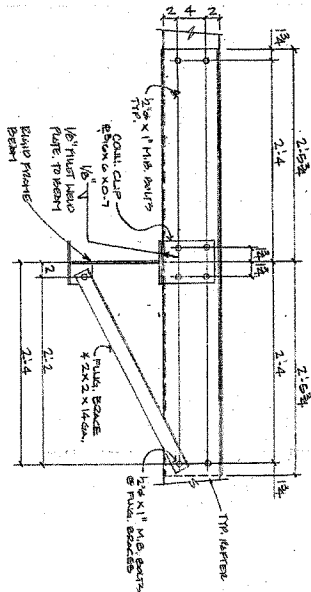
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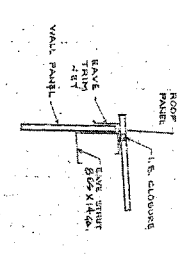
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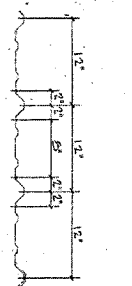
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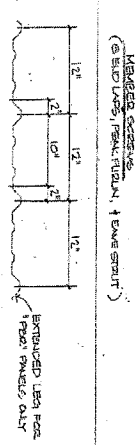
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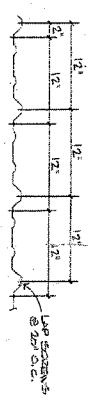
2 EAVE Rafter CONNECTION



4 SIMPLE EAVE TRIM DETAIL



12 MEMBER SCENES - ALL MEMBERS (DUALITY)

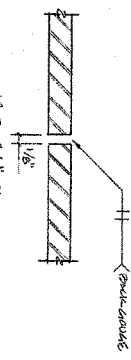


11 2x4 WALL PANELS (EAVE CONNECTION)

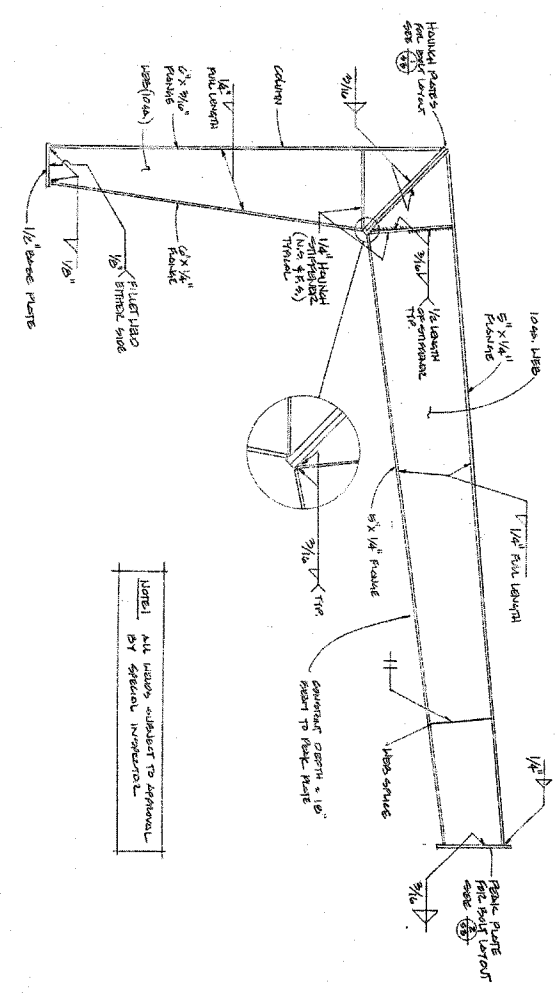
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LOS ALTOS ROD & GUN CLUB: NON-HABITABLE BARN
14750 SKYLINE BLVD.
COUNTY OF SANTA CRUZ, CALIFORNIA

MOORE
STRUCTURAL
DESIGN
14750 SKYLINE BLVD.
LOS ALTOS, CA 94024
PHONE: 950-950-1234
FAX: 950-950-1235



2 TYPICAL FLANGE SPLICE WELD



1 BASE PLATE @ LINE 2

NOTE: ALL WORK SUBJECT TO APPROVAL BY SPECIAL INSPECTOR

FOR TAX PURPOSES ONLY

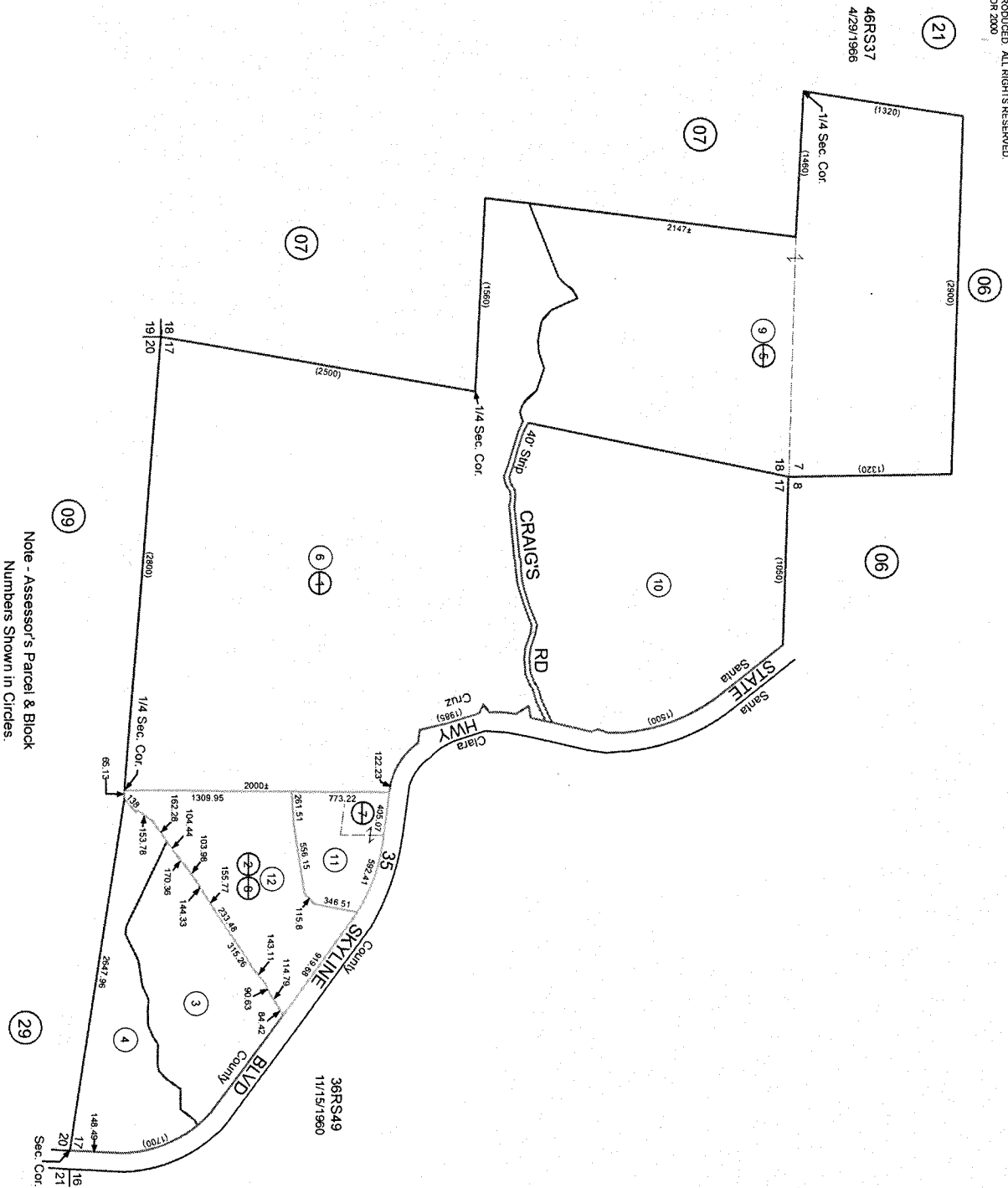
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACQUIRACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

POR. SECS. 7, 17 & 18, T.8S., R.2W., M.D.B. & M.

Tax Area Code
65-021

88-08

Electronically Redrawn 1/24/00 mvm
Rev. 8/31/01 mvm (changed page refs.)
Rev. 6/11/09 mc (8-0018275, LBA 1-11 & 12)
Rev. 3/14/13 CB (Cor linework on 1-3 & 12 as per 8-0018272)

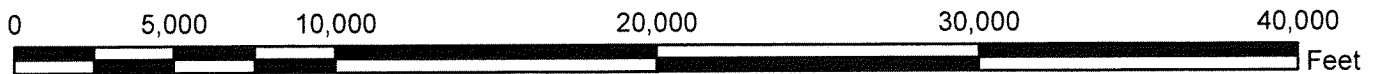
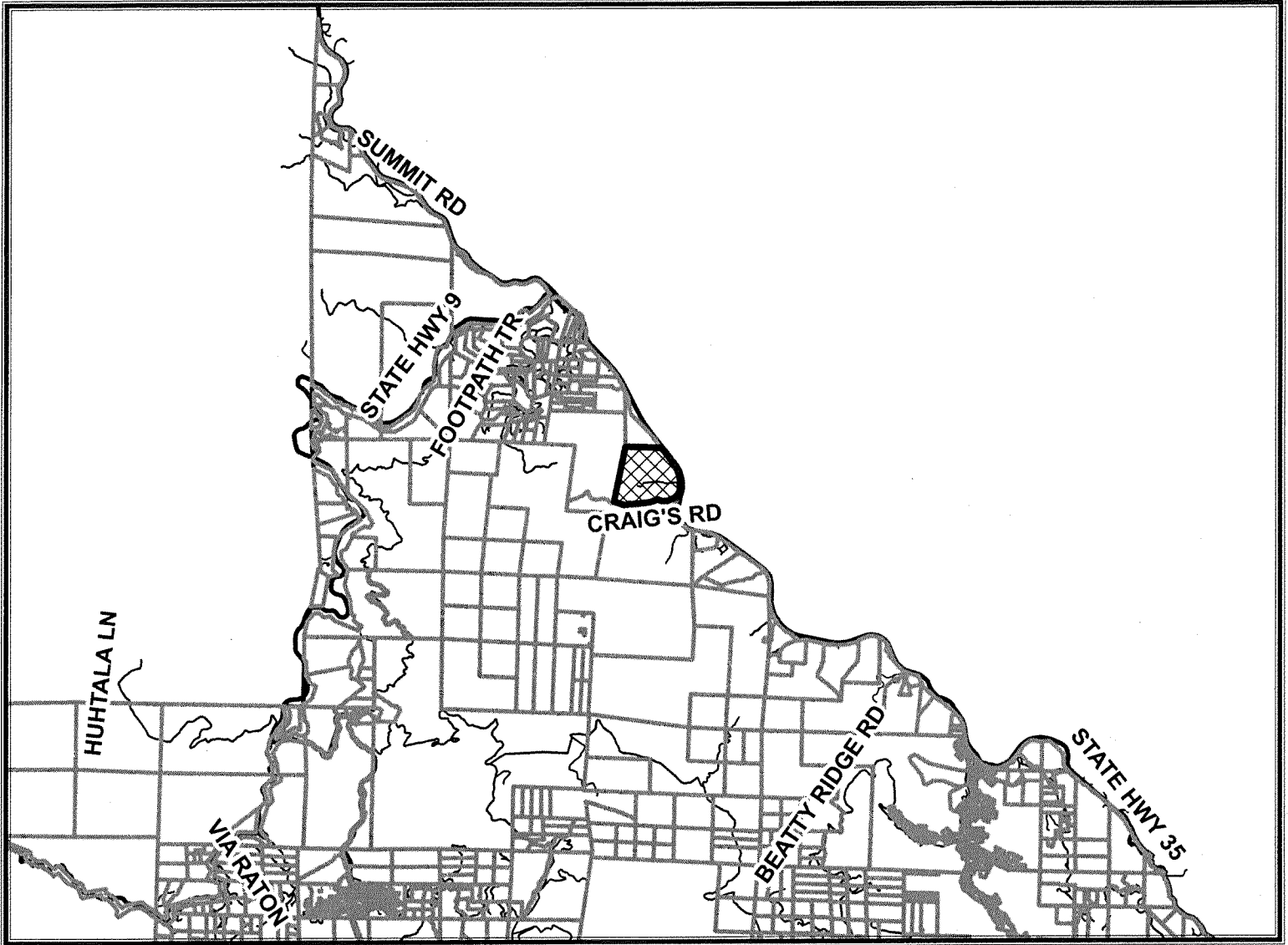


Note - Assessor's Parcel & Block
Numbers Shown in Circles.






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

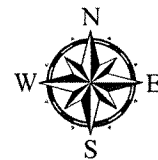


Location Map



LEGEND

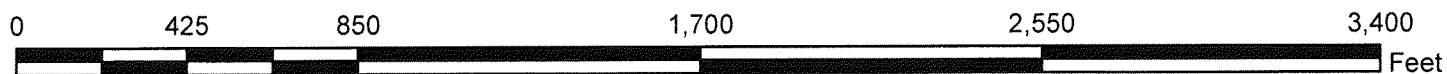
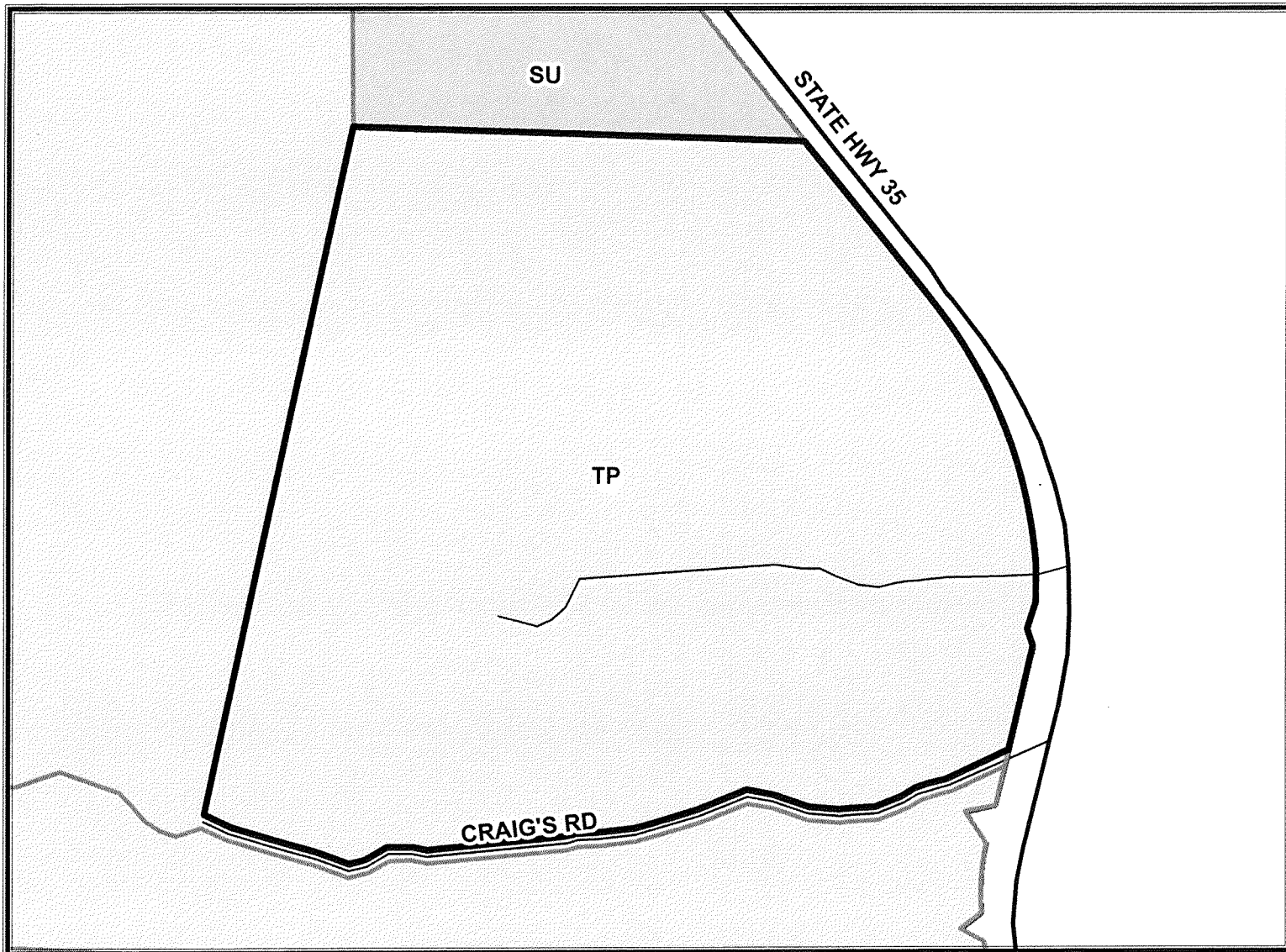
-  APN: 088-081-10
-  Assessors Parcels
-  Street
-  State Highways
-  County Boundary







Map Created by
County of Santa Cruz
Planning Department
March 2015

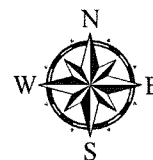


Zoning Map



LEGEND

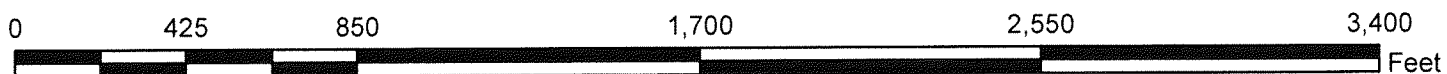
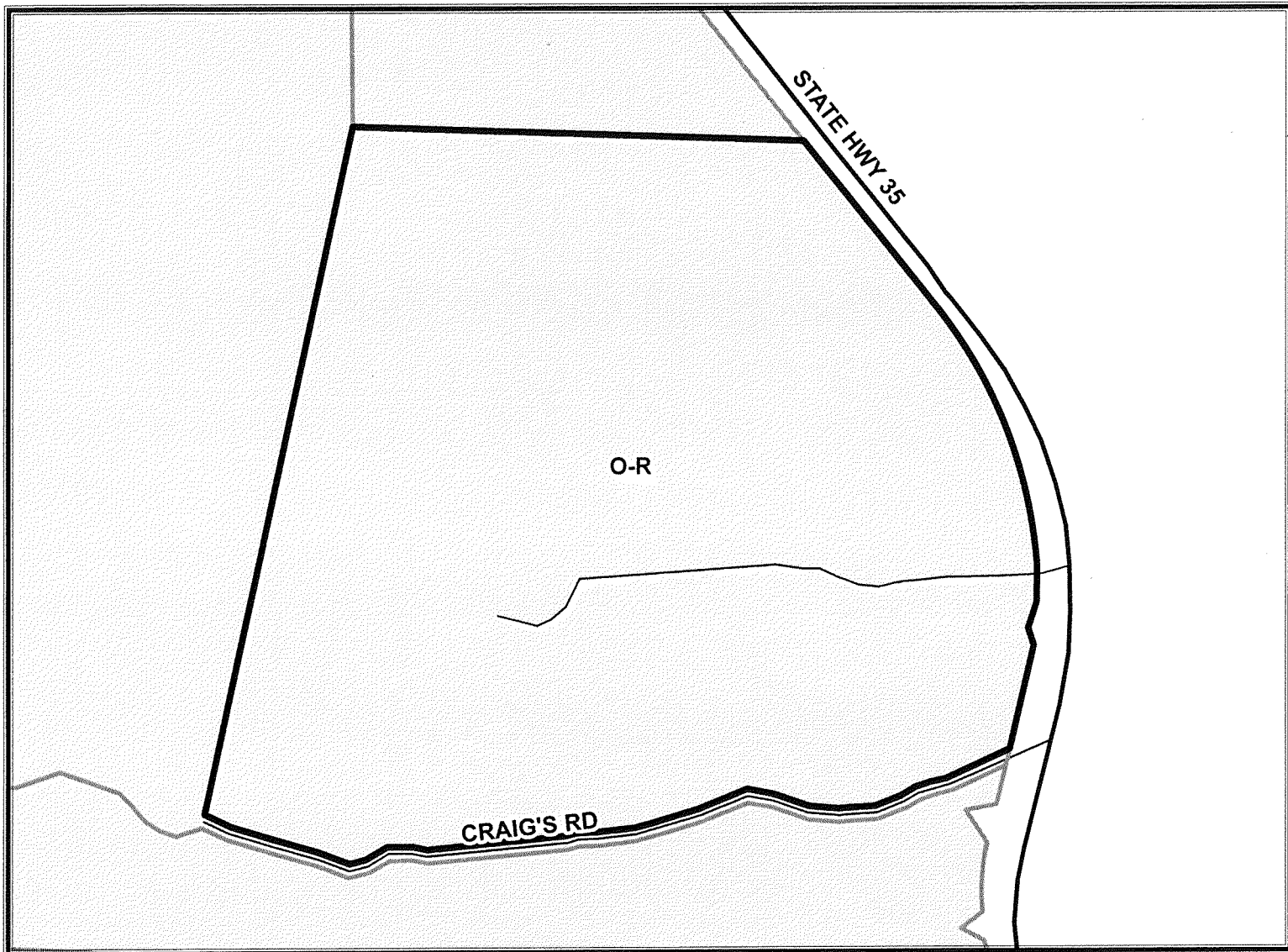
-  APN: 088-081-10
-  Assessors Parcels
-  Street
-  County Boundary
-  TIMBER PRODUCTION
-  SPECIAL USE









Map Created by
County of Santa Cruz
Planning Department
March 2015

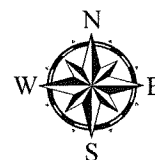


General Plan Designation Map



LEGEND

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



Map Created by
County of Santa Cruz
Planning Department
March 2015

Nathan MacBeth

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

Dear Mr. Macbeth,

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

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

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

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

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

Best Regards,

John Perry
Los Gatos, CA 95033

Nathan MacBeth

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

Importance: High

Please see attached.

WILLIAM P. PARKIN

wittwer / parkin

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

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March 2, 2015

VIA EMAIL

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

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

Dear Mr. Macbeth:

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

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

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


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

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

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

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

Very truly yours,
WITTWER PARKIN LLP



William P. Parkin

cc: Client

Nathan MacBeth

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

Dear Mr. Macbeth:

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

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

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

Sincerely,

Kevin Graber
240 Fox Run, Los Gatos, CA

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

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Nathan MacBeth

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

Dear Mr. Macbeth:

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

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

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

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

Thank you,

Lois Manning

Nathan MacBeth

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

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

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

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

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

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

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

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

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

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

Blair Glenn

Nathan MacBeth

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

Dear Supervisor McPherson and Mr. Macbeth:

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

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

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

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

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

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

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

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

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

Sincerely,
Gretchen

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

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

After 3 years of Drought.

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

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

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



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

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

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

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

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

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

Nathan MacBeth

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

Dear Mr. MacBeth,

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

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

Elizabeth Bresnan
12338 First Fork Rd
Los Gatos 95033

bresnane@yahoo.com

Nathan MacBeth

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

Hi, Mr. Macbeth,

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

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

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

Thanks again for your time today,

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

Nathan MacBeth

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

Dear Nathan MacBeth,

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

Thank you,

Patrick S. Bresnan
bresnanpatrick@yahoo.com

12338 First Fork Road
Los Gatos, CA 95033

Nathan MacBeth

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

Nathan,
Thank you for the quick reply.

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

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

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

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

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

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

Nathan MacBeth
Development Review Planner
County of Santa Cruz

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

Nathan,

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

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

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

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

Supervisor McPherson,

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

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

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

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

Nathan MacBeth

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

Mr. Macbeth,

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

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

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

Thank you,

Ed and Carolyn Hayes
170 Fox Run
Los Gatos

Nathan MacBeth

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

Hello Nathan,

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

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

Thank you,

Kris

Nathan MacBeth

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

Hello Nathan,

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

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

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

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

Thanks,

Gil Lemke, Santa Cruz Mountains

Nathan MacBeth

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

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

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

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

Eric Jewett

LCDR, USN(ret)

Nathan MacBeth

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

Hi Nathan,

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

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

Thank You

rc

#141231
4/3/15
Item #3

Nathan MacBeth

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

Hello Nathan,

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

Which states;

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

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

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

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

Sincerely,

Ron

Nathan MacBeth

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

Dear Mr. Macbeth,

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

Thank you!
Gretchen