



# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

[www.sccoplanning.com](http://www.sccoplanning.com)

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at [www.sccoplanning.com](http://www.sccoplanning.com) under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Todd Sexauer of the Environmental Review staff at (831) 454-3511.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 to make arrangements.

### PROJECT: LESTER WINERY

**APP #: 151101**

**APN(S): 107-111-32, -76, -77, -79, -80**

**PROJECT DESCRIPTION:** This is a proposal to convert approximately 1,920 square feet of an existing 4,800 square foot agricultural barn into a winery with 5,000 gallons of wine production and a tasting room. The project includes public wine tasting Saturday and Sunday between 12-5 pm and wine tasting by appointment only on Fridays, Passport Days and Corralitos Wine Trail Day between 12-5 pm; winery and club events at the tasting room (up to 16 per year with up to 50 guests between 12-5 pm) Friday, Saturday, and Sunday; outdoor special events (up to 10 per year with up to 200 guests) Friday, Saturday, Sunday between 12-9 pm with live music between 4-9 pm (with clean up between 9-10 pm); excluding public wine tasting and winery and club events during outdoor special events. Requires a Commercial Development Permit, a Map Correction to Minor Land Division 99-0840 (to modify an approved building envelope), Agricultural Buffer Setback Reduction (from 200 feet to 122 feet to Adjacent APN: 107-111-32), and Archaeological and Geologic Report Review.

**PROJECT LOCATION:** The proposed project is located on the east side of Pleasant Valley Road (adjacent to 2000 Pleasant Valley Road) approximately 1,000 feet north of Del Valle Road within the community of Watsonville in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**EXISTING ZONE DISTRICT:** SU, RA, CA

**APPLICANT:** Lester Properties, LLC

**OWNER:** Lester Properties, LLC

**PROJECT PLANNER:** Sheila McDaniel

**EMAIL:** [Sheila.McDaniel@santacruzcounty.us](mailto:Sheila.McDaniel@santacruzcounty.us)

**ACTION:** Negative Declaration with Mitigations

**REVIEW PERIOD:** January 12, 2017 through January 31, 2017

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



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### MITIGATED NEGATIVE DECLARATION

**Project: Lester Winery**

**APN(S): 107-111-32, -76, -77, -79, -80**

**Project Description:** This is a proposal to convert approximately 1,920 square feet of an existing 4,800 square foot agricultural barn into a winery with 5,000 gallons of wine production and a tasting room. The project includes public wine tasting Saturday and Sunday between 12-5 pm and wine tasting by appointment only on Fridays, Passport Days and Corralitos Wine Trail Day between 12-5 pm; winery and club events at the tasting room (up to 16 per year with up to 50 guests between 12-5 pm) Friday, Saturday, and Sunday; outdoor special events (up to 10 per year with up to 200 guests) Friday, Saturday, Sunday between 12-9 pm with live music between 4-9 pm (with clean up between 9-10 pm); excluding public wine tasting and winery and club events during outdoor special events. Requires a Commercial Development Permit, a Map Correction to Minor Land Division 99-0840 (to modify an approved building envelope), Agricultural Buffer Setback Reduction (from 200 feet to 122 feet to Adjacent APN: 107-111-32), and Archaeological and Geologic Report Review.

**Project Location:** The proposed project is located on the east side of Pleasant Valley Road (adjacent to 2000 Pleasant Valley Road) approximately 1,000 feet north of Del Valle Road within the community of Watsonville in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**Owner and Applicant:** Lester Properties, LLC

**Staff Planner:** Sheila McDaniel, (831) 454-2255

**Email:** [Sheila.McDaniel@santacruzcounty.us](mailto:Sheila.McDaniel@santacruzcounty.us)

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

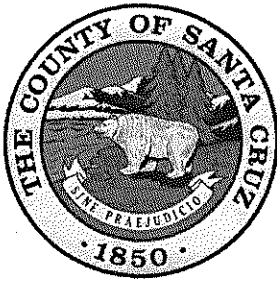
#### California Environmental Quality Act Mitigated Negative Declaration Findings:

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, 5<sup>th</sup> Floor, Santa Cruz, California.

Review Period Ends: January 31, 2017

Date: \_\_\_\_\_

\_\_\_\_\_  
TODD SEXAUER, Environmental Coordinator  
(831) 454-3511



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## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY/ENVIRONMENTAL CHECKLIST

**Date:** 12/21/2016

**Application  
Number:** 151101

**Project Name:** Lester Winery

**Staff Planner:** Sheila McDaniel

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

**APPLICANT:** Lester Properties, LLC

**APN(s):** 107-111-32, -76,-77,-79,-80

**OWNER:** Lester Properties, LLC

**SUPERVISORAL DISTRICT:** 2

**PROJECT LOCATION:** The proposed project is located on the east side of Pleasant Valley Road (adjacent to 2000 Pleasant Valley Road) approximately 1000 feet north of Del Valle Road within the community of Watsonville in the unincorporated County of Santa Cruz (Location Map attached as Figure 1) The County of Santa Cruz is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**SUMMARY PROJECT DESCRIPTION:** Proposal to convert approximately 1,920 square feet of an existing 4,800 square foot agricultural barn into a winery with 5,000 gallons of wine production and a tasting room. The project includes public wine tasting Saturday and Sunday between 12-5 pm and wine tasting by appointment only on Fridays, Passport Days and Corralitos Wine Trail Day between 12-5 pm; winery and club events at the tasting room (up to 16 per year with up to 50 guests between 12-5 pm) Friday, Saturday, and Sunday; outdoor special events (up to 10 per year with up to 200 guests) Friday, Saturday, Sunday between 12-9 pm with live music between 4-9 pm (with clean up between 9-10 pm); excluding public wine tasting and winery and club events during outdoor special events. Requires a Commercial Development Permit, a Map Correction to Minor Land Division 99-0840 (to modify an approved building envelope), Agricultural Buffer Setback Reduction (from 200 feet to 122 feet to adjacent APN 107-111-32), and Archaeological and Geologic Report Review. (Site plan attached as Figure 2).

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

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED:**

- |  |  |
|--|--|
| <input type="checkbox"/> General Plan Amendment        | <input 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"/> LAFCO Annexation  |
| <input type="checkbox"/> Sewer Connection Permit       | <input checked="" type="checkbox"/> Other: Agricultural Buffer Reduction Determination |

**OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement):**

<u>Permit Type/Action</u>	<u>Agency</u>
None	None

**DETERMINATION:**

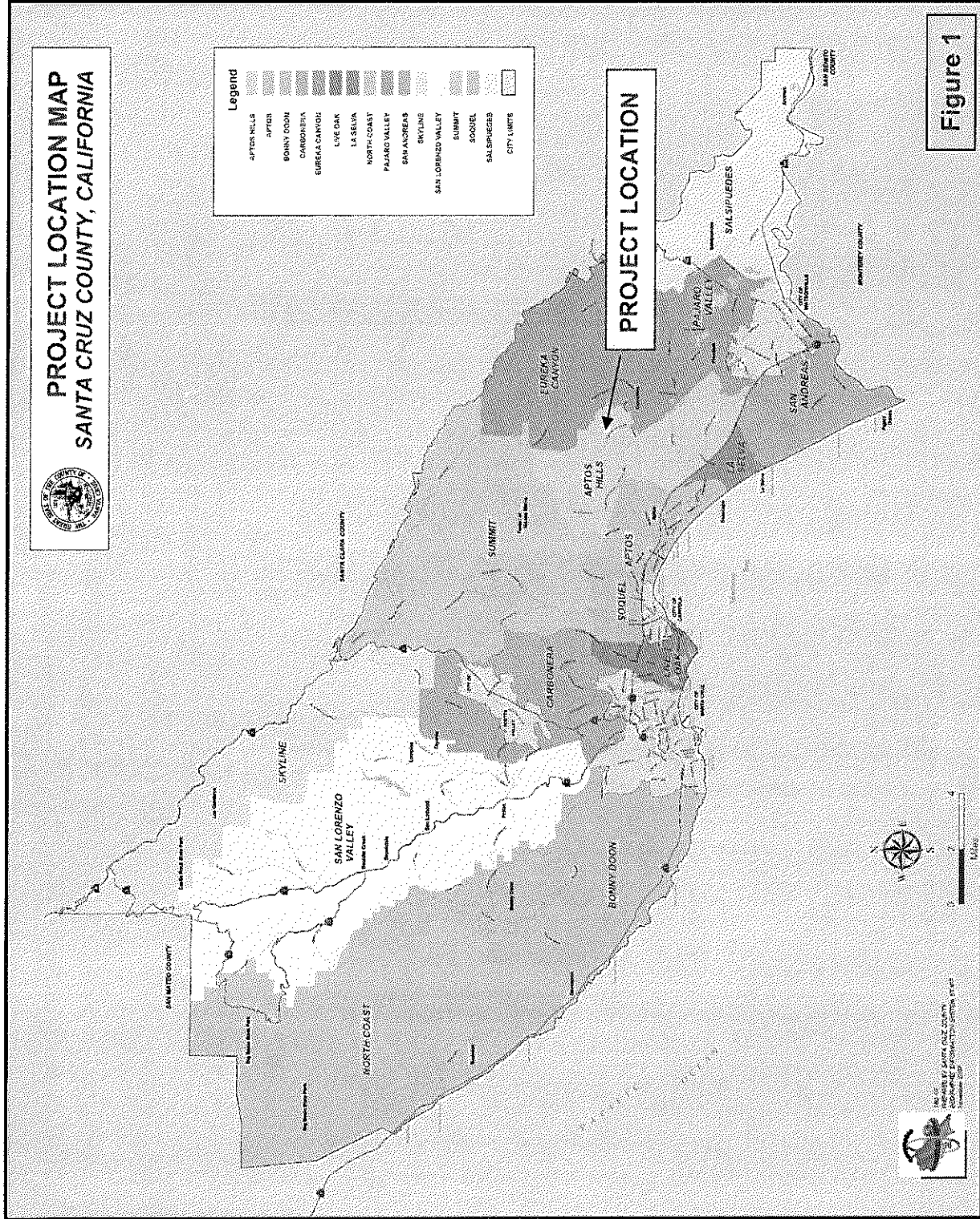
On the basis of this initial evaluation:

- 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

1-11-16  
\_\_\_\_\_  
Date



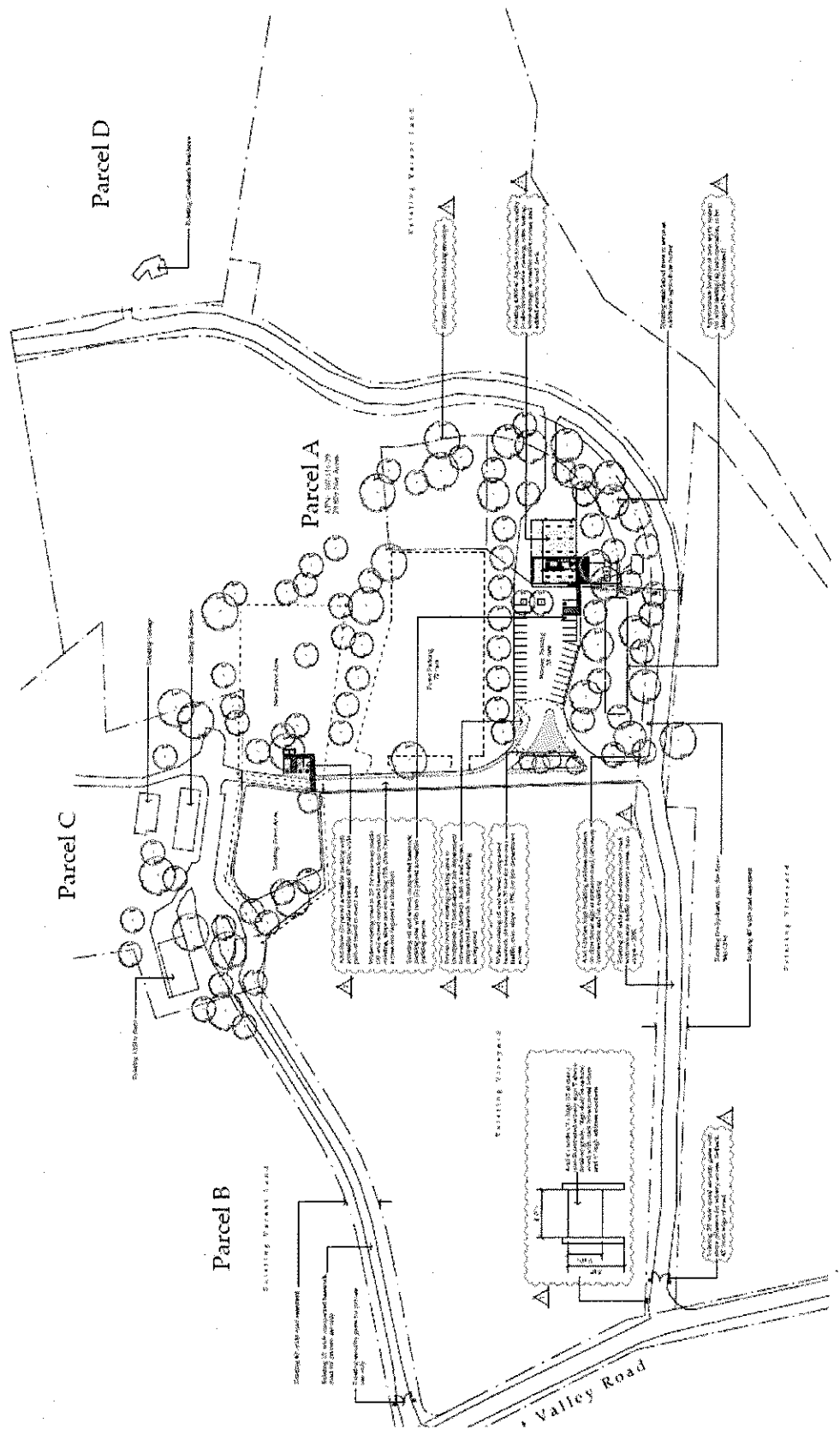


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NO.	DESCRIPTION
1	EXISTING BUILDING
2	NEW BUILDING
3	EXISTING DRIVE
4	NEW DRIVE
5	EXISTING LANDSCAPE
6	NEW LANDSCAPE
7	EXISTING UTILITIES
8	NEW UTILITIES
9	EXISTING FENCE
10	NEW FENCE
11	EXISTING SIGNAGE
12	NEW SIGNAGE
13	EXISTING PAVING
14	NEW PAVING
15	EXISTING CURB
16	NEW CURB
17	EXISTING SIDEWALK
18	NEW SIDEWALK
19	EXISTING BIKEWAY
20	NEW BIKEWAY
21	EXISTING LIGHTING
22	NEW LIGHTING
23	EXISTING TREES
24	NEW TREES
25	EXISTING SHRUBS
26	NEW SHRUBS
27	EXISTING GRASS
28	NEW GRASS
29	EXISTING SOIL
30	NEW SOIL
31	EXISTING WATER
32	NEW WATER
33	EXISTING SEWER
34	NEW SEWER
35	EXISTING GAS
36	NEW GAS
37	EXISTING ELECTRIC
38	NEW ELECTRIC
39	EXISTING TELEPHONE
40	NEW TELEPHONE
41	EXISTING CABLE
42	NEW CABLE



**Partial Site Plan**  
 Rev. 11-20-22

**Figure 2**



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## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS:

Parcel Size (acres): Approximately 193 acres  
 Existing Land Use: Vineyard, Residential  
 Vegetation: Grape vines, grasses, trees  
 Slope in area affected by project:  0 - 30%  31 - 100%  N/A  
 Nearby Watercourse: Stream 425 (per GIS)  
 Distance To: Approximately 200 feet to southeast

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	No	Fault Zone:	County Fault Zone
Groundwater Recharge:	Yes, portion	Scenic Corridor:	No
Timber or Mineral:	No	Historic:	No
Agricultural Resource:	Yes, portion	Archaeology:	See report
Biologically Sensitive Habitat:	No	Noise Constraint:	Yes, see report
Fire Hazard:	Yes, portion	Electric Power Lines:	No
Floodplain:	No	Solar Access:	N/A
Erosion:	No	Solar Orientation:	South
Landslide:	No	Hazardous Materials:	No
Liquefaction:	Moderate	Other:	No

### SERVICES:

Fire Protection:	Pajaro Fire Protection District	Drainage District:	Outside drainage district
School District:	N/A	Project Access:	Pleasant Valley Road
Sewage Disposal:	Septic	Water Supply:	Central Water

### PLANNING POLICIES:

Zone District:	SU, RA, CA	Special Designation:	
General Plan:	R-R, AG, R-M		
Urban Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside		
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside		

## ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

### Natural Environment

Santa Cruz County is uniquely situated along the northern end of Monterey Bay approximately 55 miles south of the City of San Francisco along the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coast of the county create limitations on the style and amount of building that can take place. Simultaneously, these natural features create an environment that attracts both visitors and new residents every year. The natural landscape provides the basic features that set Santa Cruz apart from the surrounding counties and require specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

The California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County with special restrictions, regulations, and processing procedures required for development within that area. Steep hillsides require extensive review and engineering to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz County is among the best in the world, and the agriculture industry is a primary economic generator for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production rather than converting to other land uses.

### PROJECT BACKGROUND:

The combined property is approximately 193 acres in size and located on the east side of Pleasant Valley Road, approximately 2 miles northwest from Freedom Boulevard, in the rural agricultural area of the Aptos Hills Planning Area in Watsonville. The property is developed with an established vineyard, with approximately 20 acres in production, a residence, and multiple accessory structures. The Pleasant Valley Road area is comprised of some commercial agriculture and residential agriculture zoned properties between approximately 10 to 40 acres or larger. There are also pockets of smaller 2 to 10 acre residential agriculture properties developed with residential dwellings located north and south of the subject property.

The development area of the parcel is primarily located within the Rural Residential General Plan Land Use Plan designation and a sliver of the property is located within the Agriculture Land Use Plan designation. Portions of the more remote acreage associated with the parcel are designated Mountain Residential designation. The implementing zone district is Residential Agriculture, Special Use, and Commercial Agriculture. The improvements are

proposed on the Residential Agriculture zoned portion of the property. The subject property is characterized by sloping topography from the north to the south. The Commercial Agriculture zoned land on Assessor's Parcel Number 107-111-32 is located to the south of the subject property. The proposed wine tasting room is within 200 feet of this agriculture resource.

Access to the existing vineyard is provided by a 20 foot wide paved roadway extending east from Pleasant Valley Road and an approximately 16 foot wide roadway at the interior of the site. The property contains an existing 4,800 square foot barn located on the southeast portion of the property with an adjacent parking area. The upper central portion of the property contains an existing lawn area with existing pergolas, picnic tables, and barbeque area.

#### **DETAILED PROJECT DESCRIPTION:**

According to the program statement and revision letter by Swift Consulting Services representing the applicant (Attachment 1), the applicant is proposing a winery that includes wine tasting, winery events, and special events. Each component of the proposed use is described in more detail below.

#### Proposed Winery and Tasting Room

Proposed winery operations include wine making, wine storage, and wine tasting. The existing vineyard produces approximately 60-72 tons of grapes per year that are harvested by seasonal labor. The applicant intends to sell most of the grapes produced to off-site wineries and to produce approximately 5,000 gallons of wine annually from excess production. The property contains additional land area for future vineyard expansion.

The remodeled portion of the barn is approximately 1,920 square feet of the existing 4,800 square foot barn for the winery and tasting. The winery crush area is proposed within an approximately 460 square foot portion of existing covered outdoor bay, located on the north side of the barn. This area is currently used for covered equipment storage. Wine barrel storage is proposed in an approximately 492 square foot area within the barn. An approximately 752 square foot area within the front of the barn is proposed for public wine tasting. Accessible restrooms are proposed adjacent to the tasting room. A 500 square foot deck, extending south from the proposed tasting room, is for wine tasting.

Hours of operation for wine tasting are proposed by appointment only on Friday and passport days between 12-5 pm, and Saturday and Sunday between 12-5 pm. No amplified music is proposed at the tasting room. Wine tasting is not proposed during winery pick-up events and/or special events discussed in more detail below.

28 parking spaces are proposed adjacent to the barn for the proposed winery, and includes two accessible spaces. This parking lot entry roadway is proposed to be widened to a minimum 20 foot width for two way access and fire turnaround meeting fire district standards.

### Proposed Winery Tasting Room Events

16 winery tasting room events, such as wine club pick-up, wine maker's dinners, and wine release events, are proposed. Passport days are not proposed to be included in tasting room events. Winery events are proposed Friday, Saturday and Sunday for up to 50 people between 12-5 pm within the barn wine tasting room exclusively. Although 50 people are proposed, the applicant has indicated that these events do not typically involve more than 20 people at any given time. No amplified music is proposed at the tasting room. Wine tasting and tasting room events are not proposed simultaneously. Pre-approved caterers are proposed for these events and no on-site food preparation is proposed.

28 parking spaces are proposed adjacent to the barn for the proposed winery tasting room events and driveway widening to 20 feet as previously noted.

### Winery Special Events

10 special events for up to 200 people are proposed in the upper portion of the property lawn area between Friday, Saturday, and Sunday between 12-9 pm and event breakdown between 9 to 10 pm. This is in addition to the 16 winery tasting events. Outdoor live amplified music is proposed between 4-9 pm in the upper lawn only. Rented portable restrooms and tenting are proposed for large events. Project plans include an example of proposed tenting.

Lighting is proposed to be rented. No permanent lighting is proposed. All lighting is proposed to be downcast, 35 watt bulbs.

A total of 72 parking spaces are proposed for the 10 special events adjacent to the outdoor lawn event area, in addition to 3 proposed accessible spaces adjacent to the upper event area, and the existing 28 parking spaces located adjacent to the existing barn. The upper parking area is not proposed to be improved with impervious surface as this is an overflow parking area for large special events only. The roadway to the upper event parking area is proposed to be widened to 20 feet to provide two way access meeting fire district standards.

Pre-approved caterers are proposed for these events and no on-site food preparation is proposed.

### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. AESTHETICS AND VISUAL RESOURCES

Would the project:

1. Have a substantial adverse effect on a scenic vista?

**Discussion:** The project 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. County visual resource protection regulations only apply to public viewsheds.

2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**Discussion:** The project site is not located along a County designated scenic road, public view shed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

3. Substantially degrade the existing visual character or quality of the site and its surroundings?

**Discussion:** The existing visual setting is an established vineyard on gently sloping topography with developed roadway access, parking, and turnaround areas. The site contains mature trees dotted throughout the undeveloped portions of the site. The project involves minor expansion of the width of the existing roadways for compliance with the fire agency. The proposed project does not propose alterations to the site that affect the existing setting with exception of a minor deck addition on the south side of the existing barn. This improvement is screened from surrounding property by existing trees. Therefore, impacts from the project are anticipated to be less than significant.

4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

**Discussion:** The barn includes existing incandescent, exterior downcast lighting fixtures. The project proposes rented lighting for the 10 large special events only. This includes down cast light with 35 watt bulb under proposed rented event tent. The program statement (Attachment 1) provides examples of proposed lighting. The project would contribute an incremental amount of night lighting to the visual environment in the upper

portion of the site only. The site is screened from surrounding properties by mature conifers located on either side of the upper site and along the property lines that screen the proposed lighting from surrounding properties. Impacts from special event lighting would not be significant.

**B. AGRICULTURE AND FORESTRY 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:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 contains an approximately 12 acre parcel zoned Commercial Agriculture and designated as Type 2A agriculture resource lands, containing an active vineyard operation. Proposed improvements are located within 200 feet of the agricultural operation, but the proposed project does not include improvements on the Commercial Agriculture zoned parcel. The project provides an approximately 122 foot agricultural buffer to the proposed project wine tasting area that was reviewed and determined by the Agricultural Policy Advisory Commission to not result in impacts to the vineyard operation or result in conversion of this agricultural operation. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

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

**Discussion:** Most of the project site is zoned Residential Agriculture and Special Use, which are not considered to be an agricultural zone districts.

One of the project sites, assessor's parcel number 107-111-32, is zoned for Commercial Agriculture and contains Type 2A agriculture resource land, containing a vineyard operation. However, no Williamson Act contract is in place on this parcel.



Notwithstanding, the proposed project is located within approximately 122 feet of this agricultural resource land and includes an agricultural buffer reduction to reduce the required 200 foot buffer to this property. The project includes an Agricultural Buffer Reduction Determination by the Agricultural Policy Advisory Commission on December 17, 2015 that supports the proposed project. The Commission found that the proposed setback, with vegetative buffer, would be sufficient to protect the agricultural vineyard operation. Therefore, the project does not conflict with existing zoning for agricultural use or a Williamson Act Contract. Impacts are anticipated to be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 not located near land designated as Timber Resource. Therefore, the project would not affect the resource or access to harvest the resource in the future. The timber resource may only be harvested in accordance with California Department of Forestry timber harvest rules and regulations.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No forest land occurs on the project site or in the immediate vicinity. See discussion under B-3 above. No impact is anticipated.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See item B-1 above. No impacts are anticipated.

**C. AIR QUALITY**

The significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) has been relied upon to make the following determinations. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project would not conflict with or obstruct any long-range air quality plans of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). Because general construction activity related emissions (i.e., temporary sources) are accounted for in the emission inventories included in the plans, impacts to air quality plan objectives are less than significant. See C-2 below.

General estimated basin-wide construction-related emissions are included in the MBUAPCD emission inventory (which, in part, form the basis for the air quality plans cited below) and are not expected to prevent long-term attainment or maintenance of the ozone and particulate matter standards within the North Central Coast Air Basin (NCCAB). Therefore, temporary construction impacts related to air quality plans for these pollutants from the proposed project would be less than significant, and no mitigation would be required, since they are presently estimated and accounted for in the District's emission inventory, as described below. No stationary sources would be constructed that would be long-term permanent sources of emissions.

2. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Discussion:** Santa Cruz County is located within the North Central Coast Air Basin (NCCAB). The NCCAB does not meet state standards for ozone (reactive organic gases [ROGs] and nitrogen oxides [NOx]) and fine particulate matter (PM<sub>10</sub>). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors and PM<sub>10</sub>.

Ozone is the main pollutant of concern for the NCCAB. The primary sources of ROG within the air basin are on- and off-road motor vehicles, petroleum production and marketing, solvent evaporation, and prescribed burning. The primary sources of NOx are on- and off-road motor vehicles, stationary source fuel combustion, and industrial processes. In 2010, daily emissions of ROGs were estimated at 63 tons per day. Of this, area-wide sources represented 49 percent, mobile sources represented 36 percent, and stationary sources represented 15 percent. Daily emissions of NOx were estimated at 54 tons per day with 69 percent from mobile sources, 22 percent from stationary sources, and 9 percent from area-wide sources. In addition, the region is "NOx sensitive," meaning that ozone formation due to local emissions is more limited by the availability of NOx as opposed to the availability of ROGs (MBUAPCD, 2013b).

PM<sub>10</sub> is the other major pollutant of concern for the NCCAB. In the NCCAB, highest particulate levels and most frequent violations occur in the coastal corridor. In this area, fugitive dust from various geological and man-made sources combines to exceed the standard. Nearly three quarters of all NCCAB exceedances occur at these coastal sites where

sea salt is often the main factor causing exceedance (MBUAPCD, 2005). In 2005 daily emissions of PM<sub>10</sub> were estimated at 102 tons per day. Of this, entrained road dust represented 35 percent of all PM<sub>10</sub> emission, windblown dust 20 percent, agricultural tilling operations 15 percent, waste burning 17 percent, construction 4 percent, and mobile sources, industrial processes, and other sources made up 9 percent (MBUAPCD, 2008).

Given the modest amount of new traffic that would be generated by the project there is no indication that new emissions of ROG<sub>s</sub> or NO<sub>x</sub> would exceed MBUAPCD thresholds for these pollutants; and therefore, there would not be a significant contribution to an existing air quality violation.

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

**Discussion:** Project construction would have a limited and temporary potential to contribute to existing violations of California air quality standards for ozone and PM<sub>10</sub> primarily through diesel engine exhaust and fugitive dust. However, the Santa Cruz monitoring station has not had any recent violations of federal or state air quality standards mainly through dispersion of construction-related emission sources. BMPs and BACT described above under C-2 would ensure emissions remain below a level of significance. Therefore, the proposed project would not result in a cumulatively considerable net increase in criteria pollutants. The impact on ambient air quality would be less than significant.

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

**Discussion:** The proposed winery operation project would not generate substantial pollutant concentrations. Emissions from construction activities represent temporary impacts that are typically short in duration. Impacts to sensitive receptors would be less than significant.

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

**Discussion:** California ultralow sulfur diesel fuel with a maximum sulfur content of 15 ppm by weight would be used in all diesel-powered equipment, which minimizes emissions of sulfurous gases (sulfur dioxide, hydrogen sulfide, carbon disulfide, and carbonyl sulfide). Therefore, no objectionable odors are anticipated from construction activities associated

with the proposed project, and no mitigation measures would be required. The proposed project would not create objectionable odors affecting a substantial number of people; therefore, impacts are expected to be less than significant.

**D. BIOLOGICAL RESOURCES**

*Would the project:*

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>1. <i>Have a substantial adverse effect, either directly or through habitat modifications, on any species 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 Wildlife, or U.S. Fish and Wildlife Service?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** According to the California Natural Diversity Data Base (CNDDDB), maintained by the California Department of Fish and Wildlife, the area is mapped with a biotic layer for the Kangaroo rat. However, Environmental Planning staff has noted that habitat for this species does not occur within the project area and it's expected that there would be no detrimental impact to the species as a result of the proposed project. Therefore, no significant impact is anticipated.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>2. <i>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 Wildlife or U.S. Fish and Wildlife Service?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is located approximately 300 feet northeast of an unnamed stream located on the subject property. However, project construction of proposed minor roadway widening and project winery operations are not proposed in this area. The project would not affect this feature and therefore have no impacts to this feature.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>3. <i>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?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are no mapped or designated federally protected wetlands on or

adjacent to the project site. Therefore, no impacts would occur from project implementation.

- |   |  |                          |                          |                          |                                     |
|---|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4 | <i>Interfere substantially with the movement of any native resident or migratory fish or wildlife species or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**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.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | <i>Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would not conflict with any local policies or ordinances.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | <i>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</i> | <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.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | <i>Produce nighttime lighting that would substantially illuminate wildlife habitats?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** All construction would be completed during daylight hours. No nighttime lighting impacts from project implementation would occur.

The subject property is located in a rural area and is surrounded by existing agricultural land that does not generate nighttime lighting and some residential development that currently generates some nighttime lighting. The area is mapped with a biotic layer for the Kangaroo rat. Habitat for the mapped species does not occur within the project area and it is expected that there will be no detrimental impact to the species as a result of the proposed project. No further biotic information is required.

There is also a mapped unnamed creek within approximately 600 feet south of the proposed

outdoor special event area. However, there is significant mature vegetation along the creek and mature vegetation located between the creek and the event site and adequate prevents lighting from impacting the creek area. No impact would occur.

**E. CULTURAL RESOURCES**

*Would the project:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The existing structure(s) on the property is/are not designated as a historic resource on any federal, state or local inventory. As a result, no impacts to historical resources would occur from project implementation.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** According to the Archeological Survey Report prepared by Albion Environmental, Inc. dated September 2015 (Attachment 2), there is no evidence of pre-historic cultural resources. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

Impacts are expected to be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Impacts are expected to be less than significant. However, 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
4. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** See discussion under E-2. Impacts would be less than significant.

5. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** No unique paleontological resources or unique geologic features are known to occur in the vicinity of the proposed project. No impacts are anticipated.

## F. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
B. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 2.5 miles southwest of the San Andreas fault zone, and is located on the Zayante fault zone. While the San Andreas fault is larger and considered more active, 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.

A combined geologic investigation and geotechnical engineering investigation report, prepared by Haro, Kasunich, and Associates, dated April 1, 2015 (Attachment 3), was prepared for expansion of the approved building envelope to convert an existing non-habitable barn into a habitable structure so a portion of the barn may be utilized as a winery. This report has been reviewed and accepted by the County Geologist, dated June 3, 2015 (Attachment 4). The reports conclude that the revised building envelope will not be impacted by debris flow hazards. In addition, the proposed building envelope expansion area is further from fault traces and potential slope instability. Original recommendations of the geologic report and geotechnical report are included as conditions of the proposed project. Impacts are less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The report cited above (see Discussion under F-1) requires that all construction is conditioned to comply with the recommendations of the accepted report, including a plan review letter prior to building permit issuance stating compliance with the recommendations to reduce potential geologic hazard to a less than significant level.

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

**Discussion:** There are slopes that exceed 30% on the property. However, no improvements are proposed on slopes in excess of 30%.

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

**Discussion:** Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because required road widening occurs in only a small portion of the existing roadway area (between the barn and upper event area) and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan (*Section 16.22.060 of the County Code*), which would specify detailed erosion and sedimentation control measures. The plan would include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion. Impacts



from soil erosion or loss of topsoil would be considered less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The geotechnical report for the project did not identify any elevated risk associated with expansive soils. Therefore, no impact is anticipated.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. <i>Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project would use an onsite sewage disposal system proposed adjacent to the existing barn, and County Environmental Health Services has determined that site conditions are appropriate to support such a system (Attachment 5). An advanced enhanced sewage treatment design is required as a condition of approval of the building permit application.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. <i>Result in coastal cliff erosion?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**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. No impact is anticipated.

**G. GREENHOUSE GAS EMISSIONS**

*Would the project:*

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

**Discussion:** Greenhouse gas (GHG) emissions for transportation projects can be divided into those produced during construction and those produced during operations. Construction GHG emissions include emissions produced as a result of material processing, emissions produced by onsite construction equipment, and emissions arising from traffic delays due to construction. These emissions would be produced at different levels throughout the construction phase; their frequency and occurrence can be reduced through innovations in plans and specifications and by implementing better traffic management during construction phases.

The project would result in a small temporary increase in greenhouse gas emissions during construction. Permanent operational project emissions are also expected to be minimal. However, in the absence of further regulatory or scientific information related to

greenhouse gas emissions and California Environmental Quality Act significance, it is too speculative to make a determination on the project's direct impact and its contribution on the cumulative scale to climate change. Nonetheless, the County has strategies to help reduce greenhouse gas emissions and energy consumption. These measures included in the *County of Santa Cruz Climate Action Strategy* (County of Santa Cruz, 2013) are outlined below.

Strategies for the Reduction of Greenhouse Gases from Transportation

- Reduce vehicle miles traveled (VMT) through County and regional long range planning efforts.
- Increase bicycle ridership and walking through incentive programs and investment in bicycle and pedestrian infrastructure and safety programs.
- Provide infrastructure to support zero and low emissions vehicles (plug in, hybrid plug-in vehicles).
- Increase employee use of alternative commute modes: bus transit, walking, bicycling, carpooling, etc.
- Reduce County fleet emissions.

Strategies for the Reduction of Greenhouse Gases from Energy Use

- Develop a Community Choice Aggregation (CCA) Program, if feasible.
- Increase energy efficiency in new and existing buildings and facilities.
- Enhance and expand the Green Business Program.
- Increase local renewable energy generation.
- Public education about climate change and impacts of individual actions.
- Continue to improve the Green Building Program by exceeding the minimum standards of the state green building code (Cal Green).
- Form partnerships and cooperative agreements among local governments, educational institutions, nongovernmental organizations, and private businesses as a cost-effective way to facilitate mitigation and adaptation.
- Reduce energy use for water supply through water conservation strategies.

Impacts are expected to be less than significant.

2. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Discussion:** See the discussion under G-1 above. No significant impacts are anticipated.

## H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project would not create a significant hazard to the public or the environment. No routine transport or disposal of hazardous materials is proposed. However, during construction, fuel would be used at the project site. In addition, fueling may occur within the limits of the staging area proposed to be located in the parking area of the site. Best management practices would be used to ensure that no impacts would occur. Impacts are expected to be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see discussion under H-1 above. Project impacts would be considered less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project is not located within close proximity to any public schools in the area. The nearest school is located on Corralitos Road, beyond a ¼ mile from the subject property. Although fueling of equipment is likely to occur within the staging area, best management practices would be implemented. No impacts are anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is not included on the October 20, 2015 list of hazardous sites in Santa Cruz County compiled pursuant to Government Code Section 65962.5. No impacts are anticipated from project implementation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is not located within two miles of a public airport or public use airport. No impact is anticipated.

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is not located in the vicinity of a private airstrip. No impact is anticipated.

7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2010-2015 (County of Santa Cruz, 2010). Therefore, no impacts to an adopted emergency response plan or evacuation Plan would occur from project implementation.

8. 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project is not located in a Fire Hazard Area. However, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. Impacts would be less than significant.

**I. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY**

Would the project:

1. Violate any water quality standards or waste discharge requirements?
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project includes minor widening (approximately 4 feet) entry area to the wine tasting area and the existing upper roadway to comply with the 20 foot two

way fire agency roadway standard. The existing upper roadway and the existing parking lot, adjacent to the existing barn, were constructed between 2003 and 2007 (per 2003 and 2007 GIS images). These existing and proposed surface areas are not subject to drainage review and approval prior to building permit issuance. Notwithstanding, the existing improvements and proposed improvements would not discharge runoff either directly or indirectly into a public or private water supply. The nearest stream is located approximately 300 feet from existing pavement surfaces and further beyond that to the minor roadway widening areas. Substantial vegetation exists within the creek and between the creek and project improvements. In addition, no commercial or industrial activities are proposed that would generate a substantial amount of contaminants. The parking and driveway associated with the project and proposed overflow event parking area would incrementally contribute urban pollutants to the environment; however, the contribution would be minimal given the size of the driveway and parking area. Potential siltation from the proposed project would be addressed through implementation of erosion control best management practices (BMPs). No water quality standards or waste discharge requirements would be violated. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>2. <i>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)?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The vineyard currently produces approximately 5,000 gallons of wine from excess grape production. No increase in production of wine is proposed by the project. Although the project would potentially incrementally increase water demand for the event use, the Central Water District has indicated that adequate supplies are available to serve the project (Attachment 6). Although the proposed project would be located in a mapped groundwater recharge area, the proposal would be consistent with General Plan policies 5.8.2 (*Land Division and Density Requirements in Primary Groundwater Recharge Areas*), 5.8.3 (*Uses in Primary Groundwater Recharge Areas*), and 5.8.4 (*Drainage Design in Primary Groundwater Recharge Areas*). The project would also be consistent with Section 7.79.110 of the County Code (*New Development and Redevelopment*). The code states, "All responsible parties shall mitigate impacts due to development and implement Best Management Practices (BMPs) per the County Design Criteria adopted by the County of Santa Cruz and Chapters 16.20 and 16.22 SCCG to control the volume, runoff rate, and potential pollutant load of stormwater runoff from new development and redevelopment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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projects to minimize the generation, transport, and discharge of pollutants, prevent runoff in excess of predevelopment conditions, and maintain predevelopment groundwater recharge.” No adverse impact would occur to groundwater recharge with project implementation.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>3. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project is located approximately 300 feet northwest of stream 425 (unnamed otherwise), and has the potential to generate water quality impacts during construction. However, the proposed project would be consistent with County Code Section 7.79.070, which states, “No person shall make any unpermitted alterations to drainage patterns or modifications to the storm drain system or any channel that is part of receiving waters of the county. No person shall deposit fill, debris, or other material in the storm drain system, a drainage channel, or on the banks of a drainage channel where it might enter the storm drain system or receiving waters and divert or impede flow.” An erosion control plan would also be required per Section 16.22.060 of the County Code. These standard construction plan requirements, including best management practices, would ensure that impacts do not occur. Impacts would be less than significant.

The following water quality protection and erosion and sediment control best management practices (BMPs) would be implemented, based on standard County requirements, to minimize construction-related contaminants and mobilization of sediment to the Stream 425 in the project area.

The BMPs will be selected to achieve maximum sediment removal and represent the best available technology that is economically achievable and are subject to review and approval by the County. The County will perform routine inspections of the construction area to verify the BMPs are properly implemented and maintained. The County will notify contractors immediately if there is a noncompliance issue and will require compliance.

The BMPs will include, but are not limited to, the following.

- All earthwork or foundation activities involving rivers, ephemeral drainages, and culverts, will occur in the dry season (generally between June 1 and October 15).
- *Specifically for bridge projects.* Implement a netting and tarp system at the bridge site to prevent and minimize debris from entering the river during demolition and construction activities.
- Equipment used in and around drainages and wetlands will be in good working

order and free of dripping or leaking engine fluids. All vehicle maintenance will be performed at least 300 feet from all drainages and wetlands. Any necessary equipment washing will be carried out where the water cannot flow into drainages or wetlands.

- Develop a hazardous material spill prevention control and countermeasure plan before construction begins that will minimize the potential for and the effects of hazardous or toxic substances spills during construction. The plan will include storage and containment procedures to prevent and respond to spills and will identify the parties responsible for monitoring the spill response. During construction, any spills will be cleaned up immediately according to the spill prevention and countermeasure plan. The County will review and approve the contractors' toxic materials spill prevention control and countermeasure plan before allowing construction to begin. Prohibit the following types of materials from being rinsed or washed into the streets, shoulder areas, or gutters: concrete; solvents and adhesives; thinners; paints; fuels; sawdust; dirt; gasoline; asphalt and concrete saw slurry; heavily chlorinated water.

4. *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the 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:** Although the subject property is located approximately 300 feet northwest of Stream 425 (otherwise unnamed), the proposed project would not alter the existing overall drainage pattern of the site. The project is conditioned to comply with best management practices and erosion control prior to issuance of a building permit. Impacts from project construction would be less than significant.

5. *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?*

**Discussion:** Few changes are proposed to the property as a result of the proposed project. Minor road widening and construction of a 500 square foot deck are proposed. The drainage pattern on the property is not anticipated to be altered by the proposed project. Furthermore, the project is conditioned to comply with the best management practices and erosion control prior to issuance of a building permit to ensure that existing storm water

facilities are adequate to handle the minor increase in drainage associated with the project. Refer to response I-1 for discussion of urban contaminants and/or other polluting runoff. Impacts would be considered less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. <i>Otherwise substantially degrade water quality?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see discussion under I-1 above. Impacts would be considered less than significant with the implementation of BMPs

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. <i>Place housing 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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated May 16, 2012, no housing or any other development lies within a 100-year flood hazard area. No impacts from project implementation would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. <i>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated May 16, 2012, no portion of the project site lies within a 100-year flood hazard area. Therefore, the proposed project would not impede or redirect flood flows. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not increase the risk of flooding and would not lead to the failure of a levee or dam. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 10. <i>Inundation by seiche, tsunami, or mudflow?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are two primary types of tsunami vulnerability in Santa Cruz County. The first is a teletsunami or distant source tsunami from elsewhere in the Pacific Ocean. This type of tsunami is capable of causing significant destruction in Santa Cruz County. However, this type of tsunami would usually allow time for the Tsunami Warning System for the Pacific Ocean to warn threatened coastal areas in time for evacuation (County of



Santa Cruz 2010).

The more vulnerable risk to the County of Santa Cruz is a tsunami generated as the result of an earthquake along one of the many earthquake faults in the region. Even a moderate earthquake could cause a local source tsunami from submarine landsliding in Monterey Bay. A local source tsunami generated by an earthquake on any of the faults affecting Santa Cruz County would arrive just minutes after the initial shock. The lack of warning time from such a nearby event would result in higher casualties than if it were a distant tsunami (County of Santa Cruz 2010).

The project site is located approximately 4 miles inland, outside the coastal zone and beyond the effects of a tsunami. In addition, no impact from a seiche or mudflow is anticipated. No impact would occur.

**J. LAND USE AND PLANNING**

*Would the project:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Physically divide an established community?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project does not include any element that would physically divide an established community. No impact would occur.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project site contains an approximately 12 acre parcel zoned Commercial Agriculture and designated as Type 2A agriculture resource lands. This parcel contains an active vineyard operation. Proposed improvements are located within 200 feet of the agricultural operation, but the proposed project does not include improvements on the Commercial Agriculture zoned parcel. Pursuant to County Code Section 16.50.095 requires a minimum 200 foot setback to agriculture resource lands unless an agricultural buffer reduction is approved by the Agricultural Policy Advisory Commission. The project provides an approximately 122 foot agricultural buffer to the proposed operation. The proposed setback was reviewed by the Agricultural Policy Advisory Commission and determined to not result in result in potential impacts to the agricultural operation because there is an adequate existing vegetative buffer between the proposed winery use and existing vineyard operation. Therefore, impacts from the proposed use on the vineyard would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. 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:** The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

### K. MINERAL RESOURCES

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 Residential Agricultural (RA), Special Use (SU) and Commercial Agriculture (CA), 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 potentially significant 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. No impact would occur.

### L. NOISE

Would the project result in:

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local 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:**

Construction Noise

County of Santa Cruz General Plan

The Santa Cruz County General Plan (County of Santa Cruz 1994) contains the following table, which specifies the maximum allowable noise exposure for stationary noise sources (Table 2). The County of Santa Cruz has not adopted noise thresholds for construction noise.

The following applicable noise related policy is found in the Public Safety and Noise Element of the Santa Cruz County General Plan (Santa Cruz County 1994).

- Policy 6.9.7 Construction Noise. Require mitigation of construction noise as a condition of future project approvals.

	Daytime <sup>5</sup> (7:00 am to 10:00 pm)	Nighttime <sup>2, 6</sup> (10:00 pm to 7:00 am)
Hourly Leq average hourly noise level, dB <sup>3</sup>	50	45
Maximum Level, dB <sup>3</sup>	70	65
Maximum Level, dB – Impulsive Noise <sup>4</sup>	65	60

Notes:

- 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 to the receptor side of noise barriers or other property line noise mitigation measures.
- 2 Applies only where the receiving land use operates or is occupied during nighttime hours
- 3 Sound level measurements shall be made with "slow" meter response.
- 4 Sound level measurements shall be made with "fast" meter response
- 5 Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced to 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.

Source: County of Santa Cruz 1994

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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**Sensitive Receptors**

Some land uses are generally regarded as being more sensitive to noise than others due to the type of population groups or activities involved. Sensitive population groups generally include children and the elderly. Noise sensitive land uses typically include all residential uses (single- and multi-family, mobile homes, dormitories, and similar uses), hospitals, nursing homes, schools, and parks.

The use of construction equipment to accomplish the proposed project would result in noise in the project area, i.e., construction zone. Table 3 shows typical noise levels for common construction equipment. The sources noise that levels are normally measured at 50 feet, are used to determine the noise levels at nearby sensitive receptors by attenuating 6 dB for each doubling of distance for point sources of noise such as operating construction equipment. Noise levels at the nearest sensitive receptors for each site were analyzed on a worst-case basis, using the equipment with the highest noise level expected to be used.

**Table 3: Typical Noise Levels for Common Construction Equipment (at 50 feet)**

Equipment	L <sub>max</sub> (dBA)
Air Compressor	81
Backhoe	80
Cement Mixer Truck	85
Cement Pump Truck	82
Chain Saw	85
Compactor	82
Crane	83
Concrete Saw	90
Dozer	85
Excavator	85
Dump Truck	84
Flat Bed Truck	84
Front End Loader	80
Fork Lift	75
Generator	81
Grader	85
Hoe-rams	90
jackhammers	88
Paver	85
Pick-up Truck	55
Pneumatic Tools	85
Rollers	74
Tree Chipper	87

Source: Federal Transit Authority, 2006.

The nearest sensitive receptors are located approximately 600 feet to the south and 800 feet to the northwest of construction area.

**Impacts**

Although construction activities would likely occur during daytime hours, noise may be audible to nearby residents. However, periods of noise exposure would be temporary. Noise from construction activity may vary substantially on a day-to-day basis.

**Potential Temporary Construction Noise Impacts**

Construction activity would be expected to use equipment listed in Table 3. Based on the activities proposed for the proposed project, the equipment with the loudest operating noise level that would be used often during activity would potentially be equipment related to clearing for road widening (approximately 4 feet), and equipment required to place baserock and to oil and screen the road surface. A maximum temporary noise level of 85 dBA at a distance of 50 feet would potentially occur. The nearest sensitive receptor is located approximately 600 feet south of the construction site. At that distance, the decibel level is reduced by approximately 22 decibels from 85 decibels to 63 decibels (based on a

standard sound drop of 6 dB per doubling of the distance-  
<http://sengpielaudio.com/calculator-distance.htm>). However, these impacts would also be temporary.

The County of Santa Cruz has not adopted significance thresholds for construction noise. However, Policy 6.9.7 of the General Plan requires mitigation of construction noise as a condition of future project approvals.

The following mitigation measures will be required to assist in the reduction of temporary construction noise impacts. With the implementation of those measures, no adverse noise impacts are expected occur during construction activities.

#### Mitigation Measures

- NOI-1 Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.
- NOI-2 Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.
- NOI-3 Prohibit gasoline or diesel engines from having unmuffled exhaust.
- NOI-4 Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.

#### Outdoor Live Music

The project includes outdoor amplified music for 10 large special events between 4 pm and 9 pm. 7 am to 10 pm is considered to be the daytime by the General Plan. A noise study was prepared by Edward Pack, dated June 30, 2012 (Attachment 7). Field measurements of sound levels associated with live music (85 and 90 decibels) taken at three locations at the edge of the property are shown to be significantly below the General Plan daytime maximum level of 70 dBA (Lmax) and the daytime average level of 45 dBA Leq (this value includes the 5 decibel ambient reduction). The maximum noise levels that would occur at these locations as a result of live music at the existing stage area or proposed event area, located east of the existing stage area, are approximately 38 decibels at the western property line, 42 decibels at the southern property line, and 42 decibels at the easterly property line.

The proposed average noise level associated with the three measurement locations are approximately 34 decibels, 44 decibels, and 36 decibels, respectively. These average noise levels are below the 45 average decibel level.

No mitigation measures are required to comply with the noise standard of the General Plan

and the project is not anticipated to result in significant noise impacts.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The use of construction equipment would potentially generate vibration in the project area. The nearest residential property is located at approximately 600 feet to the south on Del Valle Road and 800 feet to the northwest of the project site on Pleasant Valley Road. Due to this distance, none of the area residences would experience significant ground borne vibration or ground borne noise levels during construction activities associated with the proposed project. Therefore, Impacts would be considered less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project would not result in a permanent increase in the ambient noise level. The main source of ambient noise in the project area is traffic noise along Pleasant Valley Road. Although the project would result in additional traffic associated with the wine tasting, winery events, and large special events, additional traffic associated with the proposed use would not be expected to result in a significant increase in the ambient noise levels.

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

**Discussion:** See discussion under L-1 above. Noise generated during project construction would increase the ambient noise levels in adjacent areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant with the incorporation of mitigation measures.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is not within two miles of a public airport. Therefore, the proposed project would not expose people residing or working in the project area. No impact is anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is not within two miles of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area. No impact is anticipated.

#### M. POPULATION AND HOUSING

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. No impact would occur.

The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect. Impacts would be less than significant.

The proposed project would not extend the road or increase its capacity significantly. A less than significant impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. No impact would occur.

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

replacement housing elsewhere?

**Discussion:** The proposed project would not displace a substantial number of people since the project is intended as a winery. No impact would occur.

**N. PUBLIC SERVICES**

Would the project:

1. *Would the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities; including the maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion (a through e):** While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads. Impacts would be considered less than significant.

**O. RECREATION**

Would the project:

1. <i>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The proposed project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. Impacts would be



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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considered less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 project does not propose the expansion or construction of additional recreational facilities. No impact would occur.

**P. 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project consists of wine tasting, winery pick-up events, and special events, as described in the program statement (Attachment 1) and updated program statement correspondence from John Swift, Swift Consulting Services, dated September 14, 2016. As noted in the statements, wine tasting, winery pick-up events, and winery special events are not proposed to occur simultaneously. Traffic associated with wine tasting would occur from 12-5 pm or slightly thereafter Friday by appointment only, and on Saturday and Sunday. Traffic associated with winery Pick-up events would occur between 12-5 pm Friday or slightly thereafter, Saturday, and Sunday. Traffic associated with large special events are proposed Friday, Saturday, and Sunday between 12-10 pm or slightly thereafter.

The project is provided access by Pleasant Valley Road, a 40 foot wide local street, developed with a two way paved road varying in width from approximately 20 to 24 feet. Pleasant Valley Road connects to Hames Road and Freedom Boulevard, which are both identified as major collector streets. Freedom Boulevard is a 60 foot wide right-of-way developed with two travel lanes and bicycle lanes. Hames Road is a 40 foot wide right-of-way developed with two travel lanes. The project's road access meets County standards and has been approved by the local fire agency and Public Works Road Engineering.

The project would create a small incremental increase in traffic on these nearby roads and intersections including Pleasant Valley Road, Hames Road, and Freedom Boulevard. A

traffic volume and trip generation analysis was provided by Kimley Horn, dated August 15, 2016 (Attachment 8). The study concluded that the proposed project would result in a low volume of traffic, resulting in 40 maximum daily weekend trips associated with wine tasting, 16 maximum new trips associated with small winery events, and 62 maximum additional traffic trips associated with large special events. Traffic volumes associated with the use would be expected to result in a low volume increase in non peak vehicle trips from current vehicles trips, which were calculated to be approximately two vehicles trips per minute. The proposed project would result in approximately three trips a minute and would not substantially increase vehicle trips overall. Therefore, traffic impacts are expected to be less than significant.

Furthermore, given that the increase in vehicle trips largely occurs during non-peak traffic hours overall (peak hour trips occur between 4 pm to 6 pm on weekdays) with exception of a few trips associated with wine tasting and winery events, the proposed increase in vehicle trips would be insignificant. The Public Works Road Engineering Department has also noted that the proposed project trips do not meet the threshold for traffic impact analysis on nearby roads because the surrounding roadway network is not known to have substantial level of service issues during pm peak traffic hours that would trigger a requirement for a traffic study. Further, the small increase in peak hour trips would not cause the Level of Service at any nearby intersection to drop below Level of Service D, consistent with General Plan Policy 3.12.1.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>2. <i>Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** In 2000, at the request of the Santa Cruz County Regional Transportation Commission (SCCRTC), the County of Santa Cruz and other local jurisdictions exercised the option to be exempt from preparation and implementation of a Congestion Management Plan (CMP) per Assembly Bill 2419. As a result, the County of Santa Cruz no longer has a Congestion Management Agency or CMP. The CMP statutes were initially established to create a tool for managing and reducing congestion; however, revisions to those statutes progressively eroded the effectiveness of the CMP. There is also duplication between the CMP and other transportation documents such as the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Program (RTIP). In addition, the goals of the CMP may be carried out through the Regional Transportation Improvement Program and the Regional Transportation Plan. Any functions of the CMP which are useful, desirable

and do not already exist in other documents may be incorporated into those documents.

The proposed project would not conflict with either the goals and/or policies of the RTP or with monitoring the delivery of state and federally-funded projects outlined in the RTIP. No impact would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No change in air traffic patterns would result from project implementation. Therefore, no impact is anticipated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project consists of wine tasting, winery pick-up events, and special events, as described in the program statement (Attachment 1) and noted in Item P.1. The project is provided access by Pleasant Valley Road, a 40 foot wide local street, developed with a two way paved road varying in width from approximately 20 to 24 feet. Pleasant Valley Road connects to Hames Road and Freedom Boulevard, which are both identified as major collector streets. Freedom Boulevard is a 60 foot wide right-of-way developed with two travel lanes and bicycle lanes. Hames Road is a 40 foot wide right-of-way developed with two travel lanes. The project's road access meets County standards and has been approved by the local fire agency and Public Works Road Engineering. No increase in hazards are anticipated from project design or from incompatible uses. No impacts would occur from project implementation. However, Public Works has noted that they intend to review the hazards associated with the roads (Hames and Pleasant Valley) within 6 months and complete recommended improvements (signage, reflectors, vegetation clearing, etc.) within 6 months to a year.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. <i>Result in inadequate emergency access?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project is provided access by Pleasant Valley Road, a 40 foot wide local street, developed with a two way paved road varying in width from approximately 20 to 24 feet. Pleasant Valley Road connects to Hames Road and Freedom Boulevard, which are both identified as major collector streets. Freedom Boulevard is a 60 foot wide right-of-way developed with two travel lanes and bicycle lanes. Hames Road is a 40 foot wide right-of-way developed with two travel lanes. The project's road access meets County standards and has been approved by the local fire agency and Public Works Road Engineering. See Fire

Agency comments (Attachment 5).

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

**Discussion:** The proposed project design would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians. No impact would occur.

**Q. UTILITIES AND SERVICE SYSTEMS**

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not generate wastewater. Therefore, wastewater treatment requirements would not be exceeded. No impacts would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Current water required to irrigate vineyard operations is provided by an on-site well. The proposed project would connect to an existing municipal water supply. Central Water District has determined that adequate supplies are available to serve the project (Attachment 6). No impact would occur from project implementation.

The project would be served by an on-site sewage disposal system, which would be adequate to accommodate the relatively light demands of the project. Impacts would be considered less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project includes minor impervious surface improvements to an existing roadway, but does not require the construction of new storm water drainage facilities. Erosion control would be sufficient to handle the minor runoff. No impacts are

expected to occur from the proposed project.

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

**Discussion:** The Central Water District has indicated that adequate water supplies are available to serve the project and has issued a will-serve letter for the proposed project, subject to the payment of fees and charges in effect at the time of service (Attachment 6). The development would also be subject to the water conservation requirements. Therefore, existing water supplies would be sufficient to serve the proposed project, and no new entitlements or expanded entitlements would be required. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed restroom associate with wine tasting is proposed to be served by a septic system approved by the Environmental Health Agency prior to issuance of the building permit. Impacts would be less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. <i>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed would not generate minor solid waste during the operational phase of the project. However, minor, if any, construction debris would be generated during demolition and construction, much of which would be recycled. No impact is anticipated.

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

**Discussion:** The project would comply with all federal, state, and local statutes and regulations related to solid waste disposal. No impact would occur.

**R. MANDATORY FINDINGS OF SIGNIFICANCE**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Does the project have the potential to degrade the quality of the environment,</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*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?*

**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 (A through Q) 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.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>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)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 were determined to be no potentially significant cumulative effects related to the proposed project. 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.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 3. <i>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

**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 (A through Q). As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following: Noise. However, mitigation has been included that clearly reduces these effects to a level below significance. These include:

- NOI-1 Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.
- NOI-2 Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.
- NOI-3 Prohibit gasoline or diesel engines from having unmuffled exhaust.
- NOI-4 Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.

As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

#### IV. REFERENCES USED IN THE COMPLETION OF THIS INITIAL STUDY

California Department of Conservation. 1980

Farmland Mapping and Monitoring Program Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance Santa Cruz County U.S. Department of Agriculture, Natural Resources Conservation Service, soil surveys for Santa Cruz County, California, August 1980.

County of Santa Cruz, 2013

County of Santa Cruz Climate Action Strategy. Approved by the Board of Supervisors on February 26, 2013.

County of Santa Cruz, 2010

*County of Santa Cruz Local Hazard Mitigation Plan 2010-2015*. Prepared by the County of Santa Cruz Office of Emergency Services.

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.

MBUAPCD, 2008

Monterey Bay Unified Air Pollution Control District (MBUAPCD), CEQA Air Quality Guidelines. Prepared by the MBUAPCD, Adopted October 1995, Revised: February 1997, August 1998, December 1999, September 2000, September 2002, June 2004 and February 2008.

MBUAPCD, 2013a

Monterey Bay Unified Air Pollution Control District, NCCAB (NCCAB) Area Designations and Attainment Status – January 2013. Available online at [http://www.mbuapcd.org/mbuapcd/pdf/Planning/Attainment\\_Status\\_January\\_2013\\_2.pdf](http://www.mbuapcd.org/mbuapcd/pdf/Planning/Attainment_Status_January_2013_2.pdf)

MBUAPCD, 2013b

Triennial Plan Revision 2009-2011. Monterey Bay Air Pollution Control District. Adopted April 17, 2013.





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## Attachment 1

# Mitigation Monitoring and Reporting Program



**County of Santa Cruz**

**PLANNING DEPARTMENT**

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
 KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

**MITIGATION MONITORING AND REPORTING PROGRAM**  
 for the

**LESTER WINERY PROJECT**

Application No. 151101, October 26, 2016

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
<b>Noise</b>					
<b>NOI-1</b>	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.	Applicant and Contractor	To be monitored by the County Planning and the Contractor.	To be implemented during project construction.
<b>NOI-2</b>		Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.	Applicant and Contractor	To be monitored by the County Planning and the Contractor.	To be implemented during project construction.
<b>NOI-3</b>		Prohibit gasoline or diesel engines from having unmuffled exhaust.	Applicant and Contractor	To be monitored by the County Planning and the Contractor.	To be implemented during project construction.
<b>NOI-4</b>		Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.	Applicant and Contractor	To be monitored by the County Planning and the Contractor.	To be implemented during project construction.

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Attachment 2  
Program Statement

# Swift Consulting Services

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September 14, 2016

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

Re: Amendment to App #151101

Herewith is an amendment to Application #151101 and additional information. The amendment includes the addition of 4 adjoining properties to the application. One of these parcels is the vineyard property that was previously suggested by Planning staff to be added to the application, APN: 107-111-32. All four parcels being added to the application are adjacent to the original property included in the application and are owned by either Lester Properties, LLC or the Lester Survivor Trust. These include APN: 107-111-80, 73, 77 & 32.

Additional changes to Application 151101 include elimination of the pavilion and the permanent bathroom; limitations on Wine tasting open to the public Saturday and Sunday, 12 - 5pm, by appointment only on Friday and Passport days.

The application still includes up to 16 small club and winery events of up to 50 guest between 12 - 5pm Friday, Saturday and Sunday; up to 10 large special events on Friday, Saturday and Sunday 12 - 9pm (with event clean up between 9 - 10pm) excluding tasting room and winery events during large and small special events.

The Acoustical Analysis of outdoor music events, report prepared by Edward Pack dated June 30, 2015 takes measurements at the perimeter of the 5 parcels now included in the application. The acoustical analysis demonstrates that the project, including outdoor music, is consistent with the General Plan noise standards.

A Traffic Volume and Trip Generation Analysis was prepared by Kimley-Horn and Associates, dated August 15, 2016. The analysis provides information on existing traffic volumes on Pleasant Valley Rd. during the weekend of April 14 through Sunday, April 17, 2016. Saturday was a Passport day. The analysis estimates trips generated by both the wine tasting and the proposed events.

A worst case analysis was made of the hypothetical condition when a large event generating 60 trips in the peak hours occurred on a Passport day. This is hypothetical because the application now precludes both large and small events on a Passport day. However, when considering this hypothetical volume, the peak hour traffic is estimated to be approximately 157 trips during the peak hour. This number of trips represents less than 3 cars per minute and is characterized by the traffic engineer as a relatively low volume of traffic.

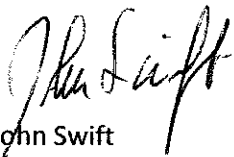
Private events have been held on the property for a number of years. The use of the land for these events has been donated by the owners to accommodate requests by family, friends, neighbors and local non-profits. The owners have also managed these events at no charge. A list of these events is attached.

It should be noted that since 1998 up until the present, these events have not generated complaints from neighbors in regard to noise, traffic or parking. These events spanned a range of attendance from 25 to as many as 420 for a funeral with many events of 100 - 150 people. Additionally, many of the events had live or recorded, amplified music.

The owner of this magnificent property can no longer donate the time to manage these events and needs to recoup the costs of maintaining the property. Thus the application for a Use Permit so that appropriate fees can be charges so this privately owned, property can continue to be made available as a community resource.

A second neighborhood meeting was held on August 23, 2016. A list of the people that were notified of the meeting and those who attended are attached. 129 people were notified of the meeting. Notes of the meeting and the responses to the comments raised are attached.

We look forward to working with you on this project. Please call me with any questions.

  
John Swift

Attached:

1. Authorization letter for the addition of the four parcels to the application.
2. Minutes and comments from the Neighborhood Meeting held on August 23, 2016.
3. List of people notified for the Neighborhood Meeting.
4. Sign in sheet for Neighborhood Meeting.
5. List of prior events.

**Lester Family Winery & and Event Proposal  
Application for Commercial Development Permit**

**Owner: Lester Properties LLC  
151 Westridge Dr, Watsonville CA 95076**

**Agent: Lori Lester Johnson, Lester Company  
[lori@lestercompany.com](mailto:lori@lestercompany.com)  
cell: 831-234-1392  
office: 831-722-2741  
fax: 831-722-2744**

**Program Statement:**

Convert 1920 square feet of an existing agricultural barn to an operational winery and tasting room with a 500 sf +/- exterior wood deck added on the south elevation. The Winery will have the capacity to produce 20,000 gallons but intends to produce less than 5,000 gallons annually as most tonnage is contracted to offsite wineries. Estate Winery production will be for excess yield.

Public Event space for a maximum of 10 special events per year, held only on Friday, Saturday or Sunday – with a maximum of 200 guests.

**Current Operations**

Lester Family Vineyards is an operational vineyard with 14 acres currently in production. 60-72 tons per year are harvested on-site with outside trucks, seasonal labor and machinery required. 80-90% of production is sold to offsite wineries.

Lester Family Vineyards at Deer Park Ranch is an operational vineyard in Pleasant Valley, encompassing over 200 acres, 14 of which are vineyards. Lester has been hosting 5-8 weddings and special events each year at no-charge for friends and family since 2004. These events have typically been from 12-10pm and have never received a neighbor noise or traffic complaint.

**Hours of operation:**

Tasting Room: Friday, Saturday & Sunday 12-5pm (Friday's by Appointment only)  
Tasting room hours will be limited during special events

Special Events: limited to 10 only per year on Fridays, Saturdays or Sundays between 12-10pm

- Actual special event hours will be limited to the hours between 12-9pm. Event breakdown will run no later than 10pm.

### **Tasting Room Events:**

Up to 16 Winery pickup and club events per year with a max of 50 guests – held between the hours of 12-8pm.

- Winery events are comprised of wine club pick up events, passport days, wine maker's dinners and release events. Guests typically flow in and out during the course of event hours with no more than 20 people on site at any given time.
- Winery events usually last 3-4 hours
- Winery events would be held at the Tasting Room
- Winery events are in addition to 10 special events.
- At no time would there be a winery event held at the same time as a larger Special Event
- No amplified music will take place at the tasting room/winery building.

### **Special Events:**

Up to 10 larger corporate or wedding events per year with max of 200 guests. Events to be held Fridays, Saturday or Sundays.

- These larger events would be in addition to the 16 small winery events.
- Special events will be held on the upper lawn event area marked on the site plan.
- Portable restrooms & tenting will be used for the 10 special events.
- The long term plan is to construct a permanent toilet rooms and an open air, shade structure pavilion that will be used for the permitted 10 events
- Tasting room hours will be limited during special events

### **Special Event Tenting & Lighting:**

All special events will be held in rental event tents until we move forward with permitting for the open air permanent pavilion.

- Rented event lighting will be used, we are not installing any permanent event lighting at this date.
- Event lighting examples are attached (exhibit A). All event lighting will be shielded with bulbs not to exceed 35 watts.

### **Event Music:**

Live Amplified Music will only occur between the hours of 4pm and 9pm for special events at the event area site. No amplified music will be at the tasting room/winery building.

A noise study has been completed. The Winery barn is set back 900 feet from Pleasant Valley Rd and over 1300 feet from the nearest neighbor.

A Noise study was conducted as part of this application. The measured and calculated noise exposures and noise levels were evaluated against the



**Restrooms**

Portable restrooms will be brought in as events dictate. There is a dedicated ADA accessible pad located directly across from the lawn where events will be held where portable ADA restrooms will be situated

**Event Coordination & Management:**

All events to be coordinated and managed by Lester Family Vineyards and Lester Company staff and contracted event coordinators. Event clients will be required to use an event coordinator from a pre-approved list.

**Number of employees:**

2-3

**Future Event Area:**

The long term plan is to build a permanent covered pavilion for the 10 proposed special events. The pavilion would be located on the site indicated on the plans – adjacent to the existing lawn event area. We would like a preliminary development permit for the pavilion as a part of this application and a condition for future expansion for additional events if business and community support expansion.

- Proposed pavilion will be open air, approximately 3,200 square feet by 20+/- feet high (see site plan for approximate location)
- Will include permanent bathrooms in a separate building

standards of the Santa Cruz County Noise Element and the Santa Cruz County Noise Ordinance. The purpose of the analysis was to determine the project-generated noise exposures and noise level impacts from amplified music at the existing and future event areas to the adjacent and nearby residential land uses. The noise standards are applied at the subject property boundaries. The results of the analysis reveal that the project-generated noise exposures and noise levels will be in compliance with the standards. Mitigation measures will not be required.

**Parking & Overflow:**

There are 28 spaces which includes 2 conforming ADA spaces (including van accessible) at winery building. There is additional event parking adjacent to the proposed winery building and event space for over 72 cars. Based on past events, 90% of all guests carpool with 3+ people per car.

Additionally, the plans include 3 conforming ADA spaces (including van accessible) directly across from the special event area that are fully accessible.

**Traffic:**

Winery events will be capped at 50 people, with most car travel at 2+ per car. Special events will be capped at 200 people, with most car travel at 3+ per car. There is dedicated parking on property for 100 cars at any given time. The addition of a tasting room and special events will not increase current traffic from current operations.

Traffic to the tasting room on weekends is expected to be no more than 25 cars. This number is based on current traffic to surrounding local wineries that have the same production capacity. The expected attendance will not increase traffic on Pleasant Valley Road, we expect that the tasting room will draw from existing wine consumers in the area.

**Noise:**

The Winery barn is set back 900 feet from Pleasant Valley Rd and over 1300 feet from the nearest neighbor.

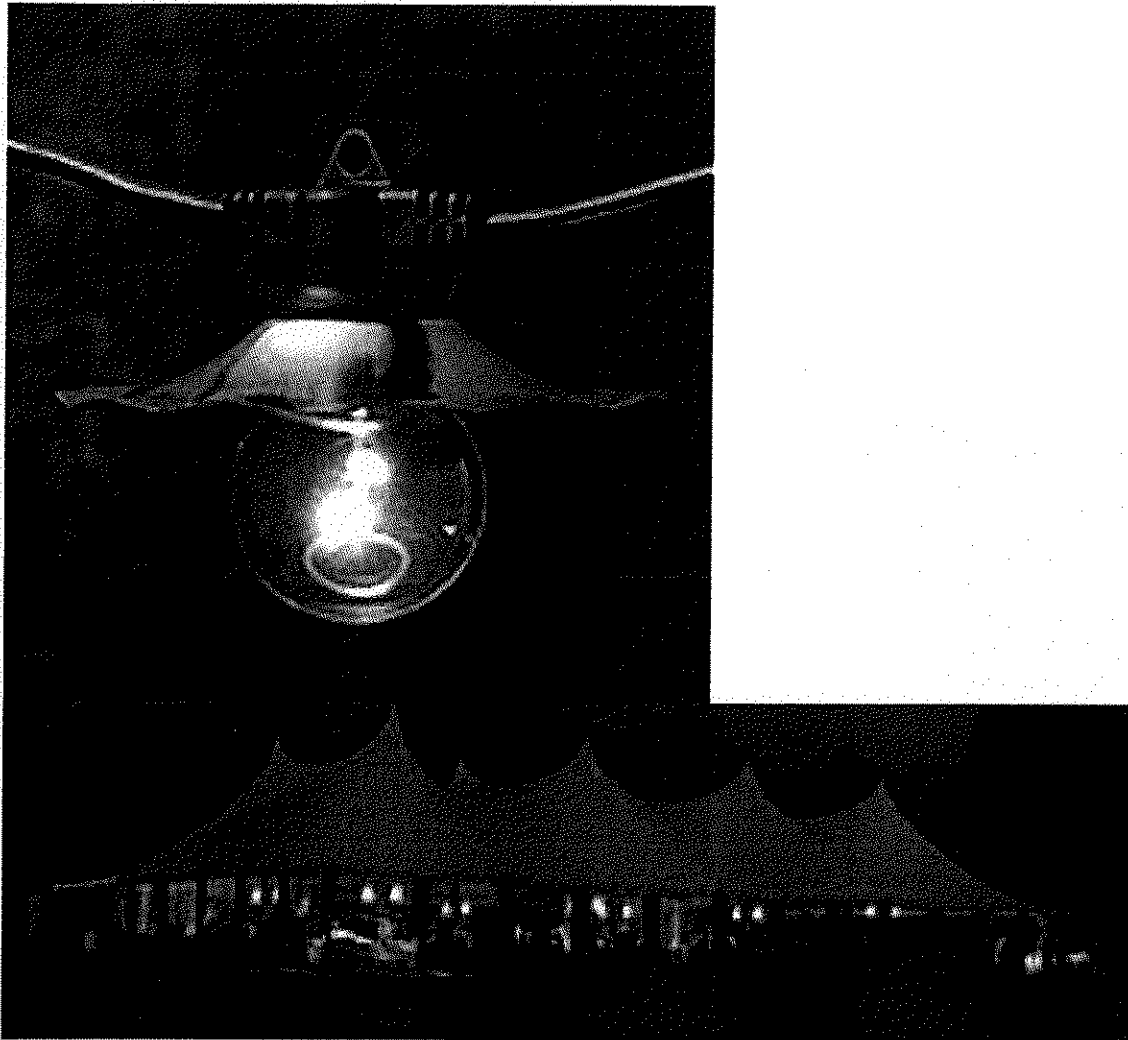
**Use/storage/disposal of hazardous materials:**

Not applicable

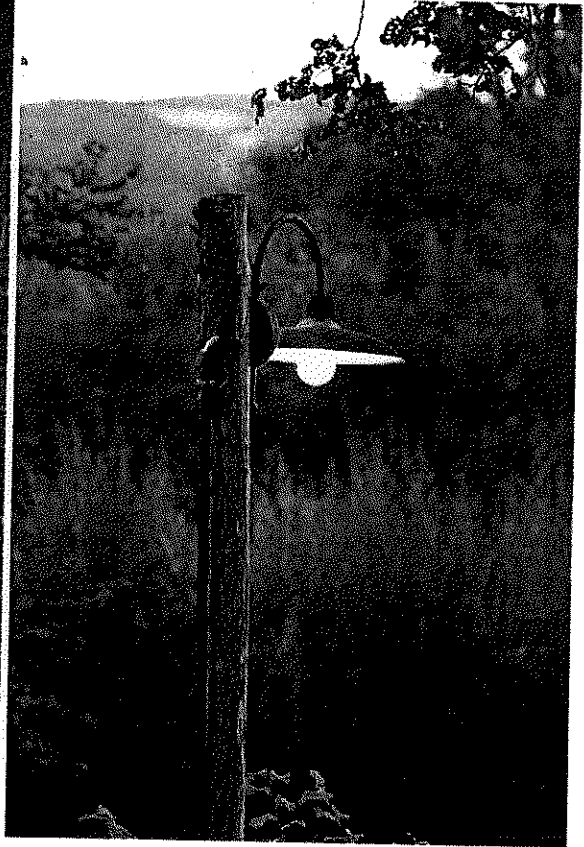
**Catering:**

There is no plan to have catering facilities at the winery building. For events, guests will use pre-approved caterers with Santa Cruz County health permits

**Exhibit A**











# Swift Consulting Services

---

September 14, 2016

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

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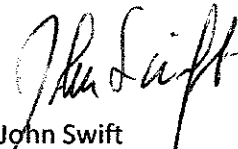


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PRIOR  
Deer Park Ranch Events

Date	Hours	Event	Attendance	Type
<b>Misc Dates</b>				
Dec	6-11 pm	Dave Paul	75	60th Birthday Party
		Un. Notre Dame	125	Fund Raiser
<b>1998</b>				
May 24, 1998	2-8 pm	Alaga Wedding	125	wedding
September 13, 1998	3-6 pm	Sno Cat party	50	
December 12, 1998	3-6 pm	AA Party		
<b>2001</b>				
	2-4 pm	Deer Park Party	25	
<b>2002</b>				
July 13, 2002	2-5 pm	Santa Clara Picnic	125	
<b>2003</b>				
August 2, 2003	4-9 pm	Shaeff Wedding	200	wedding
<b>2005</b>				
May 14, 2005	2-8 pm	Kappy & Ben	200	wedding
<b>2009</b>				
July 11, 2009	3-9 pm	Guenther Wedding	75	wedding
	4-8 pm	Darcey Wedding	60	wedding
<b>2010</b>				
June	2-8 pm	50th Wedding Ann.	200	
August	1-4 pm	Vino Tabi	50	wine club
September 25, 2010	4-7 pm	Harvest Party	75-100	vinterns celebration
December	6-9 pm	PacCom Christmas	75	Company Christmas
<b>2011</b>				
May 7, 2011	1-5 pm	Pleasant Valley	75	wine
June 25, 2011	12-4 pm	Soquel Vineyard	150	wine

Deer Park Ranch Events

Music
stereo
Live music
instrumental
none
Live music
DJ
instrumental
I Pod with speaker
instrumental
Live band
Live Musician
stereo
stereo
speaker

### Deer Park Ranch Events

August 13, 2011	1-5 pm	Pleasant Valley	85	wine
December 3-4, 2011	11-4 pm	Jewelry Show	100	art
<b>2012</b>				
June 10, 2012	2-6 pm	Graduation Party	50	grad party
March 12, 2012		BBQ at Ranch		
June 30, 2012	12-4 pm	Soquel Vineyard	150	wine
August 18, 2012	1-5 pm	Pleasant Valley	100	wine
September 23, 2012	1-4 pm	Vino Tabi	50	wine
Dec 8 & 9	12-5 pm	Jewelry Show	100 ea day	art
December 15, 2012	3-6 pm	AA Party	60	Christmas party
December 18, 2012	2-5 pm	Pleasant Valley	100	wine
<b>2013</b>				
June 29, 2013	12-4 pm	Soquel Vineyard	120	wine
August 3, 2013	1-5 pm	Pleasant Valley	90	art & Wine
September 28, 2013	2-6 pm	Cinnabar	120	wine
August 16, 2013	2-8 pm	30-50-60 Anniversary	150	family
December 7 & 8	12-5 pm	Jewelry Show	100 ea day	art
December 14, 2013	1-4 pm	Pleasant Valley	100	wine
December 15, 2013	3-6 pm	AA Party	60	Christmas party
<b>2014</b>				
April	6-9 pm	Hospice	75	fund raiser
May 24, 2014	1-5 pm	Lester Wedding	225	wedding
July 17, 2014	1-5 pm	Pleasant Valley	120	art & wine
August-14	3-9 pm	Gotcher Wedding	200	wedding
September 12, 2014	2-5 pm	La Rochelle	90	wine
September-14	11-7 pm	Dan's Memorial	420	funeral
December 6-7, 2014	12-5 pm	Jewelry Show	100 each day	art
December 13, 2014	2-5 pm	Pleasant Valley	125	wine
December-14	3-6 pm	AA BBQ	40	non-profit
<b>2015</b>				
June 13, 2015	3-7 pm	Byer's Wedding	75	wedding
July 11, 2015	1-4 pm	Sante Arcangeli Event	85	wine
July 18, 2015	1-5 pm	Pleasant Valley	129	wine
August 29, 2015	8 am to 5 pm	St. Francis School	20	board retreat
December 10, 2015	8 am to 5 pm	Vistage Meeting	15	board meeting
December 5,6, 2015	12-5 pm	Jewelry Show	100 per day	art
<b>2016</b>				
25-Jun-16	1-5 pm	Sante Arcangeli Winery	85	wine club event
1-Oct-16	1-5 pm	La Rochelle	75	wine club event

Deer Park Ranch Events

live band
stereo -inside
speaker outside
live band
live musician
stereo
stereo inside
speaker
live band
Live 3 bands
live band
stereo inside
inside
no
live musicians
live band
DJ-amplified
speaker
live-amplified
stereo-inside
live-inside
no
live instrumental-speaker
speaker only
live band
no
no
stereo -inside
speaker

## Lester Family Vineyards Winery Project

### Neighborhood Meeting

August 23, 2016

Lori Johnson welcomed everyone on behalf of the Lester Family and gave a brief history of her family's ownership and stewardship of the Ranch. Lori provided an overview of the original proposed project and the project revisions:

- Lester Family purchased the property in 1989 and planted 14 acres as vineyard. The vineyard produces about 60 tons of grapes per year which are currently sold to 10 local wineries.
- Since 2007, the Ranch has hosted up to 3 wine events and 2-3 weddings and non-profit events per year. Guest counts have ranged from 50-250 people for events. Over 500 people attended Dan Lester's funeral. These events were held at no charge for friends and family, winery partners and local non-profits. Lori & Pat Lester have personally acted as site facilitators and coordinators for each event.
- The goal of the winery project and project application is to keep the Ranch in agriculture and produce a small amount of wine under the Lester Family label. We also are trying to gain enough income to hire professional staff so that Lori and Pat Lester do not have to personally manage the events and pay for the cost of maintaining the property. We want to continue to make this incredible property available for community and use.
- The original application was for a 20,000 gallon production winery, Friday-Sunday Public wine tasting, 10 larger events per year, 16 small winery events per year, and a proposed future event pavilion.
- The application revisions would 1) reduce the winery production to 5000 gal max, 2) remove the construction of a future event pavilion and permanent bathrooms, 3) prohibit large events on Passport or Corralitos Wine Trail Saturdays, 4) prohibit back to back weekend day large events, 5) limit tasting room to appointment only on Fridays, Passport and Corralitos Wine Trail event days 6) restrict months of large events to May through October

John Swift of Hamilton Swift spoke about the traffic and noise studies that the Lesters conducted to aid in the project application.

- Another significant change in the application is the inclusion of all 5 ranch parcels in the project.

Q by Debbie Dietch

What is the significance of including all parcels?

A- 2 fold. 1) By including all 5 properties the noise consultant was able to measure the noise impact at the Ranch properties boundaries as opposed to the individual parcel lines. And 2) the County wanted all the parcels with grape crops included in the application so that the wine grapes were tied to the winery.

Q- Brad Asmus

How does joining the parcels affect future site splits

A- All permit restrictions will apply to all 5 parcels. The conditions of approval will be recorded on the deeds for all 5 parcels. Each parcel will maintain its separate legal status. In the event any parcel is sold the new owner would need to abide by the conditions.

Q by Dr Chen

Does expanding the permit border allow for louder music/noise?

A- Yes in some ways – in that the levels are not measured at a closer-in point. However the levels at the property lines tested within County regulations and actually had less decibels than the ambient noise coming onto the property.

- The noise study was conducted at 90 decibels 1<sup>st</sup> measured within 20
- feet of the DJ booth and then at 3 locations along the property boundary. At these locations the ambient noise level coming onto the property was 44-46 vs. the DJ music registering in the 30 decibels range at the point of measurement.

Q- By S Schaff

Did the noise study take in to account how noise travels?

A- We can't answer that – that would be a question for the noise expert. However we do know that the DJ booth was set on the upper lawn, at a higher elevation where the events will take place. The speakers were directed to where the events will be held and pointed in a southerly direction.

John Swift – The Traffic Study was conducted on April 14-17 Passport weekend, just below the entry to the Ranch. The peak traffic recorded was 90 vehicles in one hour on Passport Saturday, or less than one car every 2 minutes.

Q- by Debbie Dietch

I am concerned that more traffic will be generated by Lester Winery and then result in more traffic to Nicholson and upper Pleasant Valley Rd?

A- Lester Family Vineyards does not plan to participate in Passport Days. It is unclear how or to what extent the Lester Winery would drive traffic to wineries further up PVR on tasting days. There is no reason to believe that additional traffic will proceed further up PVR as a result of the small or large events.

Q- by Debbie Dietch

Is there any way the Lester will offer funds for road maintenance – mitigate the wear and tear?

A- We have no suggestions at this time.

Q- by Jean Thomas

What about speed bumps?

Comment by S. Schaff – we do not want speed bumps and if this project suggests them we would be against it.

Comment by Debbie Dietch – we notice that the speeding is not by wine guest, but rather the locals and contractors

A- maybe additional signage about speed limits can be installed by the county

Q- by Debbie Dietch

What is the average current traffic?

A- on Sundays the peak was 70 vehicles. Mid week the peaks ranged from 60-68

Comment – by Bill Kellerman that shows that the traffic increase resulting from the project is not significantly more than normal

John Swift – The traffic study also looked at the estimated traffic impact of larger events

- It was estimated that 60 additional vehicles would travel on PVR during the peak hour leading to an event. Estimations were taken from other wineries and locations that have events and the traffic consultants had data on.

Q by Christine Asmus

Why April Passport weekend as a measuring time frame?

A- April Passport is the largest of the year according the Santa Cruz Mountains Winegrowers Assoc. July is one of the slower periods.

Q by Debbie Dietch

If you are estimating that 200 people will attend an event carpooling 2 per car, that would mean 100 cars. Why are 60 trips estimated?



A- Because traffic and event arrival is typically longer than one hour at ranch/destination weddings. The peak is spread over one hour, and only 60 vehicles are expected in that time frame

Q by Debbie Dietch

Are you planning on more than one event per weekend?

A- Although we are asking to hold events Fri- Sun. we are limiting events to 1 per weekend and do not plan on 2 or 3 day events.

John Swift – traffic impact of the Tasting facility- counts were derived from comparable wineries

- Anticipated 10 additional trips
- in the peak hour hour, 40 total trips per day

Q by Debbie Dietch

Worry is not about traffic, but about road maintenance – what will be done?

A- We are not sure how to determine. What would be the pro-rata share of the Winery's responsibility for maintenance?

Q by Michael Gant

Concern about traffic jams along PVR during arrival to special events.

A- Have you experienced it yet? We have been holding 5 events per year averaging up to 200 people and have not heard any comments, nor have noticed any traffic jams.

A- Steve Johnson spoke that he has been the primary person directing parking and incoming guest vehicles. He has noted that people arrive over time and typically cars arrive over a longer period than just one hour. ~~We had over~~ Over 500 people for ~~attended~~ Dan Lester's funeral and there was not a PVR backup.

Comment by Christine Asmus

We often have situations when driving up and down and the "booze" bus is coming back and forth – it has caused driving issues.

A- We don't plan to host bridal parties or large party buses. We are not interested in that crowd, and are not producing enough product to want large crowds.

Comment by Brad Asmus

Our concern is not the Lester Family project, but the next potential owner that may want to expand operations

A- The permit conditions that we are requesting as part of the application can limit those concerns as they run with the land and do not cease with ownership change. Additionally, the septic system to be installed as part of the winery limits the size of the winery and case productions. The next owner, if there is one, in order to increase production would have to increase the size of the crush pad and septic system and apply for a new project application.

Q by S Schaff

Can you limit the number of people?

A- we are limiting large events to 200

Q by Dr Chen

Will you be holding rock and roll concerts?

A - we have no intention of holding any events that exceed the 200 person limit or infringe on the noise levels.

Comment by Jack Spurlock-sharing info - I am neutral on project. I have road concerns and am amazed that there hasn't been any accidents yet. I would like better road signage regarding traffic limits. Also, in speaking with Zack Friend, He noted that the county has no money for PVR improvement

Q by Debbie Dietch

Why this project now?

A - We want to keep land in AG, off set costs of the Ranch, and have a way to utilize grapes in large crop years. Also we want to answer the demand from locals and wineries to be able to use the Ranch

10750115 OO  
HICKS ALAN A TRUSTEE  
2805 PLEASANT VALLEY RD  
APTOS, CA 95003

10745108 OO  
ALFARO RICHARD & MARY KAY  
760 DEL VALLE  
APTOS, CA 95003

10750126 OO  
LEE GORDON E & JUDITH Z H/W CP  
2850 PLEASANT VALLEY RD  
APTOS, CA 95003

10750106 OO  
NICHOLSON BRIAN A & MARGUERITA R H/W  
2800 PLEASANT VALLEY RD  
APTOS, CA 95003

10711173 OO  
CALSOYAS CANDACE  
2020 PLEASANT VALLEY RD  
APTOS, CA 95003

10727101 OO  
MCGUCKIN ROBERT J & JEANNINE E  
12 OAK TREE LN  
APTOS, CA 95003

10750127 OO  
WHITNEY LAWRENCE A & FRANCES BASICH  
3040 PLEASANT VALLEY RD  
APTOS, CA 95003

10750117 OO  
RICHMAN LAWRENCE & JENNIFER SPURLOCK  
3050 PLEASANT VALLEY RD  
APTOS, CA 95003

10727114 OO  
CHEN FREDERICK W K & KATE TRUSTEE  
1610 CHARDONNAY RDG  
APTOS, CA 95003

10727108 OO  
HUFFMAN STEVEN DEAN & SUSAN MARIE MA  
1576 PLEASANT VALLEY RD  
APTOS, CA 95003

10711170 OO  
SHEEHAN KEVIN B U/M AS JT ETAL  
160 LIGHT SPRINGS RD  
APTOS, CA 95003

10728111 OO  
QUINK JOSEPH A H/W CP RS ETAL  
44 OAK TREE LN  
APTOS, CA 95003

10727107 OO  
CRAVER JOHN S TRUSTEES ETAL  
1616 CHARDONNAY RDG  
APTOS, CA 95003

10758113 OO  
MURRER EDWARD S & LINDA P TRUSTEES  
1583 PLEASANT VALLEY RD  
APTOS, CA 95003

10751117 OO  
ALLEN RICHARD E & JOANNE E CP  
2150 PLEASANT VALLEY RD  
APTOS, CA 95003

10727104 OO  
DE MARTINI ROBIN L  
1584 PLEASANT VALLEY RD  
APTOS, CA 95003

10728108 OO  
BRIDGES CHRISTOPHER K & ELISA L H/W  
20 OAK TREE LN  
APTOS, CA 95003

10750109 OO  
SPURLOCK JACK B & HELEN A TRUSTEES  
3000 PLEASANT VALLEY RD  
APTOS, CA 95003

10727112 OO  
SIMON STUART A & BETTY S TRUSTEES  
1615 CHARDONNAY RDG  
APTOS, CA 95003

10738106 OO  
SCHAAF SCOTT & SUSAN TRUSTEES  
35 OAK TREE LN  
APTOS, CA 95003

10745103 OO  
ATKINSON MARTHA LOUISE FUESSEL TRUST  
1845 ENOS LN  
WATSONVILLE, CA 95076

10728112 OO  
GRANT MICHAEL L & MICHELLE W  
48 OAK TREE LN  
APTOS, CA 95003

10750113 OO  
STONE CHERYL A  
187 VILLA MANZANAL  
APTOS, CA 95003

10745102 OO  
HOVE BRIAN D TRUSTEE  
1855 ENOS LN  
WATSONVILLE, CA 95076

10728109 OO  
THOMAS GERALD F & JEAN K CO-TRUSTEES  
1690 PLEASANT VALLEY RD  
APTOS, CA 95003

10750120 OO  
GORCKI RICHARD J & TINA  
3070 PLEASANT VALLEY RD  
APTOS, CA 95003

10745112 OO  
NASH CAMILLE M  
1885 ENOS LN  
CORRALITOS, CA 95076

10711131 OO  
MORDEN ROBERT M & DEANNA S TRUSTEES  
1770 PLEASANT VALLEY RD  
APTOS, CA 95003

10750112 OO  
DURETTE DAVID J & MARY ROSE H/W CP  
2929 PLEASANT VALLEY RD  
APTOS, CA 95003

10711162 OO  
GALLANT DENISE P  
500 CORRALITOS RIDGE RD  
CORRALITOS, CA 95076

10750128 OO  
CONIGLIO JOHN R & ELIZABETH S  
2947 PLEASANT VALLEY RD  
APTOS, CA 95003

10751118 OO  
PETERSEN JOHN L & NANCY M H/W CP RS  
2200 PLEASANT VALLEY RD  
APTOS, CA 95003

10738105 OO  
KELLERMAN WILLIAM HARRY & SHEILA JOY  
740 DEL VALLE  
APTOS, CA 95003

10745106 OO  
HICKEY WALTER J & JOYCE C TRUSTEES  
780 DEL VALLE  
APTOS, CA 95003

10711161 OO  
SMITH BRYAN H/W CP RS ETAL  
700 CORRALITOS RIDGE RD  
WATSONVILLE, CA 95076

10751104 OO  
FISCHER ELIZABETH ANNE  
2222 PLEASANT VALLEY RD  
APTOS, CA 95003

10727102 OO  
SOUTH DAVID ALLEN & MARY EVANS TRUST  
16 OAK TREE LN  
APTOS, CA 95003

10753102 OO  
RANDOLPH JOHN C & CECILY L TRUSTEES  
530 LIGHT SPRINGS RD  
APTOS, CA 95003

10751103 OO  
GAUKEL ERIC F & MARLISE M TRUSTEES  
2224 PLEASANT VALLEY RD  
APTOS, CA 95003

10727113 OO  
FREEMAN LINSEY J TRUSTEE  
1621 CHARDONNAY RDG  
APTOS, CA 95003

10745115 OO  
COHEN MORTON L TRUSTEE  
1835 ENOS LN  
WATSONVILLE, CA 95076

10753115 OO  
MASON KATHRYN TRUSTEE  
240 LIGHT SPRINGS RD  
APTOS, CA 95003

10728107 OO  
BREEN CHRISTOPHER E & CLAIRE H H/W J  
24 OAK TREE LN  
APTOS, CA 95003

10753108 OO  
MANNING DAVID & KATHLEEN H/W CP RS  
480 LIGHT SPRINGS RD  
APTOS, CA 95003

10751115 OO  
SAVERIA FRANK J & CAROL A TRUSTEES  
2301 PLEASANT VALLEY RD  
APTOS, CA 95003

10728102 OO  
GRANT WILLIAM A TRUSTEE  
38 OAK TREE LN  
APTOS, CA 95003

10745105 OO  
STENSHOEL ROZANN MARIE U/W  
1595 ENOS LN  
WATSONVILLE, CA 95076

10523177 OO  
HAHN CHRISTOPHER P  
3190 PLEASANT VALLEY RD  
APTOS, CA 95003

10716208 OO  
BYERS JAMES T & JANET H TRUSTEES  
41 OAK TREE LN  
APTOS, CA 95003

10753111 OO  
ASMUS BRADLEY NILES & CHRISTINE MERL  
400 LIGHT SPRINGS RD  
APTOS, CA 95003

10728110 OO  
WILLOUGHBY CHRISTOPHER M & JENNIFER  
700 DEL VALLE  
APTOS, CA 95003

10711110 OO  
BIGGAM LAWRENCE P & THERESA MARIE CO  
1855 PLEASANT VALLEY RD  
APTOS, CA 95003

10753113 OO  
DELANEY ALEXANDER H/W CP RS ETAL  
260 LIGHT SPRINGS RD  
APTOS, CA 95003

10738101 OO  
LE CLAIR MICHELLE U/W  
710 DEL VALLE  
APTOS, CA 95003

10751116 OO  
STARR RICHARD R & LYNNE SAMPSON CO-T  
2125 PLEASANT VALLEY RD  
APTOS, CA 95003

10711111 OO  
CHRISTIE ELLEN MANN TRUSTEE ETAL  
1981 PLEASANT VALLEY RD  
APTOS, CA 95003

10738102 OO  
REGISTER JAMES M & SHERRY L  
720 DEL VALLE  
APTOS, CA 95003

10751105 OO  
MONKERUD DONALD D & CAROL HAMILTON  
2220 PLEASANT VALLEY RD  
APTOS, CA 95003-9576

10751102 OO  
STOUT SHERRI M/W  
2240 PLEASANT VALLEY RD  
APTOS, CA 95003

10711127 OO  
WEISERT MICHAEL R & KAREN L H/W JT  
594 CORRALITOS RIDGE RD  
WATSONVILLE, CA 95076

10753106 OO  
PHILIP MOHAN & RAMILA H/W CP RS  
3030 PLEASANT VALLEY RD  
APTOS, CA 95003

10738104 AO  
BIDELMAN MARK H/W JT ETAL  
P O BOX 1015  
SOQUEL, CA 95073

10708101 AO  
BEESON DONALD  
P O BOX 60458  
PALO ALTO, CA 94306

10750129 OO  
MACKH CHARLES F & GEORGIA E TRUSTEES  
144 VILLA MANZANAL  
APTOS, CA 95003

10751122 AO  
WILCOX KENDALL A & KAREN K TRUSTEES  
17245 BUENA VISTA AVE  
LOS GATOS, CA 95030

10745107 AO  
SAMMS CHARLES JR  
1760 HAMES RD  
APTOS, CA 95003

10750130 OO  
DEAN DONALD J & MARGERY L  
3150 PLEASANT VALLEY RD  
APTOS, CA 95003

10708108 AO  
DINYARI NAMVAR & SHIRIN H/W  
299 VISTA DR  
LA SELVA BEACH, CA 95076

10751128 AO  
ETIENNE CLAIRE  
614 FOREST DR  
SEBASTOPOL, CA 95472

10523179 OO  
FOY GEORGE L & JANET M  
3200 PLEASANT VALLEY RD  
APTOS, CA 95003

10758103 AO  
POOR CLARES  
P O BOX 160  
APTOS, CA 95001

10708126 AO  
OCKELS THEODORE S & ROSEMARIE G TRUS  
4 OLIVEIRA LN  
LAFAYETTE, CA 94549

10745114 OO  
MC CLELLAN SHAUN P & MARY TRUSTEES  
1865 ENOS LN  
WATSONVILLE, CA 95076

10750114 AO  
GILMORE JEAN C CO-TRUSTEES ETAL  
1910 CLARK TUNNEL RD  
PENRYN, CA 95663

10753104 AO  
RANDOLPH JOHN C & CECILY L TRUSTEES  
1097 PLEASANT VALLEY RD  
APTOS, CA 95003

10519432 OO  
BRUNDAGE DIANE N M/W  
930 MEADOW RD  
APTOS, CA 95003

10758106 AO  
LESTER SEAN C S/M  
2010 PLEASANT VALLEY RD  
APTOS, CA 95003

10712168 AO  
NOVAGRATSKY EUGENE R TRUSTEE  
P O BOX 1776  
FREEDOM, CA 95019

10711163 OO  
STOEHR GREGORY S/M JT ETAL  
600 CORRALITOS RIDGE RD  
WATSONVILLE, CA 95076

10716211 AO  
LA VIDA BELLA VINEYARD LLC  
1624 CHARDONNAY RIDGE  
APTOS, CA 95003

10758107 AO  
LETTIS LLOYD A Jr  
30 MONTELL ST  
OAKLAND, CA 94611

10727111 AO  
TORRECILLAS KELLY DAVIS  
1623 CHARDONNAY RIDGE  
APTOS, CA 95003

10716210 AO  
CRAMBLET THOMAS R & PHYLLIS A TRUSTE  
49 OAK TREE LN  
APTOS, CA 95003

10751109 AO  
GANT MICHAEL S & KATHRYN R  
2226 PLEASANT VALLEY  
APTOS, CA 95003

10758101 AO  
SALATICH ANTHONY J CO-TRUSTEE ETAL  
308 ALTIVE AVE  
LA SELVA BCH, CA 95076

10711132 AO  
LESTER PROPERTIES LLC  
151 WESTRIDGE DR  
WATSONVILLE, CA 95076

10523178 AO  
BECCIO M GREGORY  
PO BOX 1076  
FREEDOM, CA 95019

10753116 AO  
DELANEY ALEXANDER H/W CP RS ETAL  
1572 BEDFORD AVE  
SUNNYVALE, CA 94087

10708120 AO  
RICHARDS TERRY T TRUSTEE  
473 SPRUCE CIR  
WATSONVILLE, CA 95076

10519431 AO  
TORF THOMAS & BEATRIX H/W JT  
912 MEADOWS RD  
APTOS, CA 95003

10519440 AO  
FOREST & THE MEADOWS HOMEOWNERS ASSO  
P O BOX 1073  
APTOS, CA 95001

10738104 BR  
Resident  
31 OAK TREE LN  
APTOS, CA 95003-9577

10750124 BR  
Resident  
3100 PLEASANT VALLEY RD  
APTOS, CA 95003-9570

10716202 AO  
STORRS STEPHEN JOHN & PAMELA ANNE TR  
303 POTRERO ST 35  
SANTA CRUZ, CA 95060

10751122 BR  
Resident  
2170 PLEASANT VALLEY RD  
APTOS, CA 95003-9575

10708101 BR  
Resident  
2055 ENOS LN  
WATSONVILLE, CA 95076-0265

10708128 AO  
GELFAND PETER & SANDRA HW ALL JT ET  
350 CORRALITOS RIDGE RD  
WATSONVILLE, CA 95076

10708108 BR  
Resident  
175 CORRALITOS RIDGE RD  
WATSONVILLE, CA 95076-0255

10745109 BR  
Resident  
750 DEL VALLE  
APTOS, CA 95003-9506

10727106 BR  
Resident  
1620 CHARDONNAY RDG  
APTOS, CA 95003-9797

10750114 BR  
Resident  
239 VILLA MANZANAL  
APTOS, CA 95003

10745109 BR  
Resident  
770 DEL VALLE  
APTOS, CA 95003

10727111 BR  
Resident  
1623 CHARDONNAY RDG  
APTOS, CA 95003-9797

10745106 BR  
Resident  
782 DEL VALLE  
APTOS, CA 95003-9506

10751128 BR  
Resident  
520 HAUER APPLE WAY  
APTOS, CA 95003-9501

10758101 BR  
Resident  
1765 PLEASANT VALLEY RD  
APTOS, CA 95003-9573

10758106 BR  
Resident  
1545 PLEASANT VALLEY RD  
APTOS, CA 95003-9572

10751102 BR  
Resident  
2238 PLEASANT VALLEY RD  
APTOS, CA 95003

10711173 BR  
Resident  
2022 PLEASANT VALLEY RD  
APTOS, CA 95003-9574

10758102 BR  
Resident  
1671 PLEASANT VALLEY RD  
APTOS, CA 95003-9777

10708126 BR  
Resident  
2050 ENOS LN  
WATSONVILLE, CA 95076-0264

10753116 BR  
Resident

10716211 BR  
Resident  
1624 CHARDONNAY RDG  
APTOS, CA 95003-9797

10751115 BR  
Resident  
220 HAUER APPLE WAY  
APTOS, CA 95003

10711170 BR  
Resident  
158 LIGHT SPRINGS RD  
APTOS, CA 95003

10716210 BR  
Resident  
37 OAK TREE LN  
APTOS, CA 95003-9577

10712168 BR  
Resident  
0 EUREKA CANYON RD  
WATSONVILLE, CA 95076-0240

10758113 BR  
Resident  
1579 PLEASANT VALLEY RD  
APTOS, CA 95003-0322

10711132 BR  
Resident  
1950 PLEASANT VALLEY RD  
APTOS, CA 95003-9573

10751109 BR  
Resident  
2226 PLEASANT VALLEY RD  
APTOS, CA 95003-9767

10753109 BR  
Resident  
455 LIGHT SPRINGS RD  
APTOS, CA 95003-9308

10523178 BR  
Resident  
3180 PLEASANT VALLEY RD  
APTOS, CA 95003-9570

10519431 BR  
Resident  
912 MEADOW RD  
APTOS, CA 95003-9788

10716202 BR  
Resident  
1326 HAMES RD  
APTOS, CA 95003

10716202 BR  
Resident  
1560 PLEASANT VALLEY RD  
APTOS, CA 95003

10728105 BR  
Resident  
1688 PLEASANT VALLEY RD  
APTOS, CA 95003-9777

10711180 BR  
Resident  
2000 PLEASANT VALLEY RD  
APTOS, CA 95003-9574

10711180 BR  
Resident  
2004 PLEASANT VALLEY RD  
APTOS, CA 95003-9574

10708128 BR  
Resident  
681 CORRALITOS RIDGE RD  
WATSONVILLE, CA 95076-0256





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Attachment 3  
Cultural Resources Assessment

LESTER COMPANY

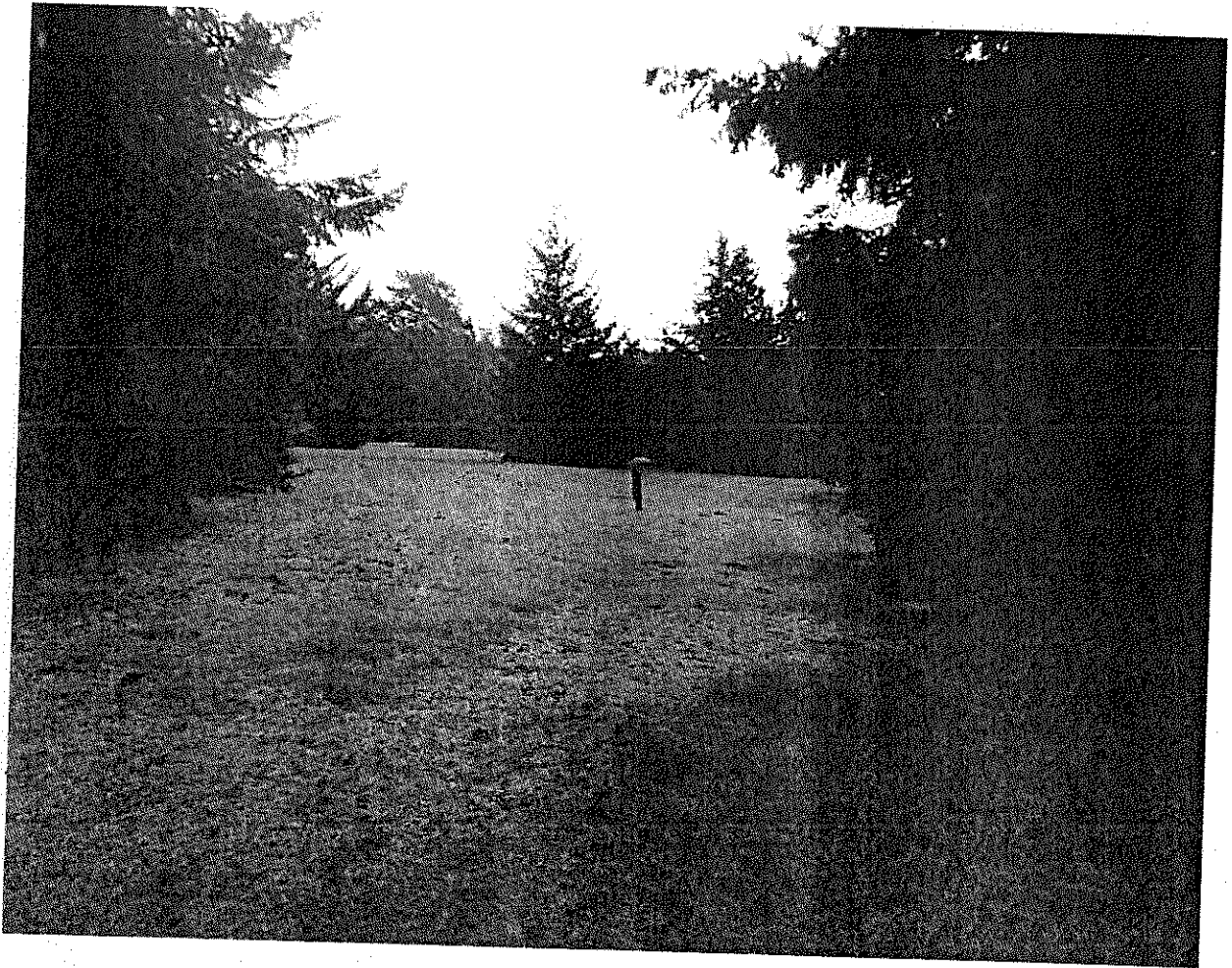
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**CULTURAL RESOURCES ASSESSMENT**  
FOR THE  
**PROPOSED CONSTRUCTION**

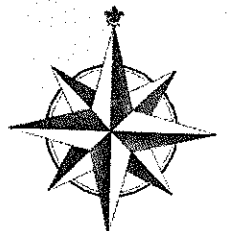
AT  
**APN# 17-111-079**

APTOS, CALIFORNIA

SEPTEMBER 2015



ALBION ENVIRONMENTAL, INC.



LESTER COMPANY

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**CULTURAL RESOURCES ASSESSMENT**

FOR THE

**PROPOSED CONSTRUCTION**

AT

**APN# 111-107-079**

APTOS, CALIFORNIA

SEPTEMBER 2015

PREPARED FOR:

LORI JOHNSON  
LESTER COMPANY  
151 WESTRIDGE DRIVE  
APTOS, CALIFORNIA 95076

PREPARED BY:

GILBERT BROWNING  
ALBION ENVIRONMENTAL, INC.  
1414 SOQUEL AVENUE, SUITE 205  
SANTA CRUZ, CALIFORNIA 95062

J2015-001.13

## EXECUTIVE SUMMARY

In July 2015, Ms. Lori Johnson of Lester Company contracted with Albion Environmental, Inc. (Albion), to conduct a cultural resources assessment of a 323,228 square foot parcel located at APN# 107-111-079, Aptos, California. The property owner plans to develop the parcel including the widening of current roads, construction of a gazebo and the installation of a septic system. 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 investigation entailing a pedestrian survey and limited shovel testing of the parcel. The investigation was designed to address treatment of cultural resources under current California Environmental Quality Act (CEQA) guidelines presented in Article 5: Section 15064.5, as well as Santa Cruz County General Plan Section 5-19, Archaeological and Historic Resources. The work required includes: (1) identification of significant resources; (2) determination of significant impacts to said resources, and (3) development of any necessary mitigation measures. All work was conducted in accordance with guidelines and regulations set forth in the California Environmental Quality Act (CEQA). Records at the NWIC indicated no cultural resource surveys had been conducted within a 1/4 mile radius, of the parcel. No archaeological sites have been identified within a 1/4 mile radius of the project area. Albion then conducted an intensive pedestrian survey and limited shovel testing of the project site. No prehistoric or historic-era cultural deposits were observed.

Given these findings, no further action regarding cultural resources at this parcel is recommended. If prehistoric or historic-era 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.

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## APPENDIX

Appendix A. Selected Photographs

## INTRODUCTION

This report documents the results of an archaeological evaluation of a 323,228 square foot parcel located at APN# 107-111-079, Aptos, California (Figure 1). The parcel is located on Pleasant Valley Road and is part of an established winery operation. The owner of the property plans to develop a tasting room and events venue. This includes the installation of a septic system, construction of a gazebo and events area, and the widening of the current roads. The investigation was designed to address treatment of cultural resources under current California Environmental Quality Act (CEQA) guidelines presented in Article 5: Section 15064.5, as well as Santa Cruz County General Plan Section 5-19, Archaeological and Historic Resources. The work required includes: (1) identification of significant resources; (2) determination of significant impacts to said resources, and (3) development of any necessary mitigation measures. All work was conducted in accordance with guidelines and regulations set forth in the California Environmental Quality Act (CEQA).

Albion staff senior archaeologist Gilbert Browning, M.A., requested the records search at the Northwest Information Center in September 2015 (NWIC File No.: 15-0385). Albion staff archeologist, Gilbert Browning, M.A., conducted the subsequent pedestrian survey and subsurface testing was conducted on September 10, 2015. Ryan Brady has over 15 years of experience in California Archaeology and meets the Secretary of the Interior's Standards for prehistoric archaeology. He supervised the work on this project by archaeologist Gilbert Browning who holds an M.A. in Cultural Resource Management and has 8 years of experience in California archaeology.

## PROJECT LOCATION AND DESCRIPTION

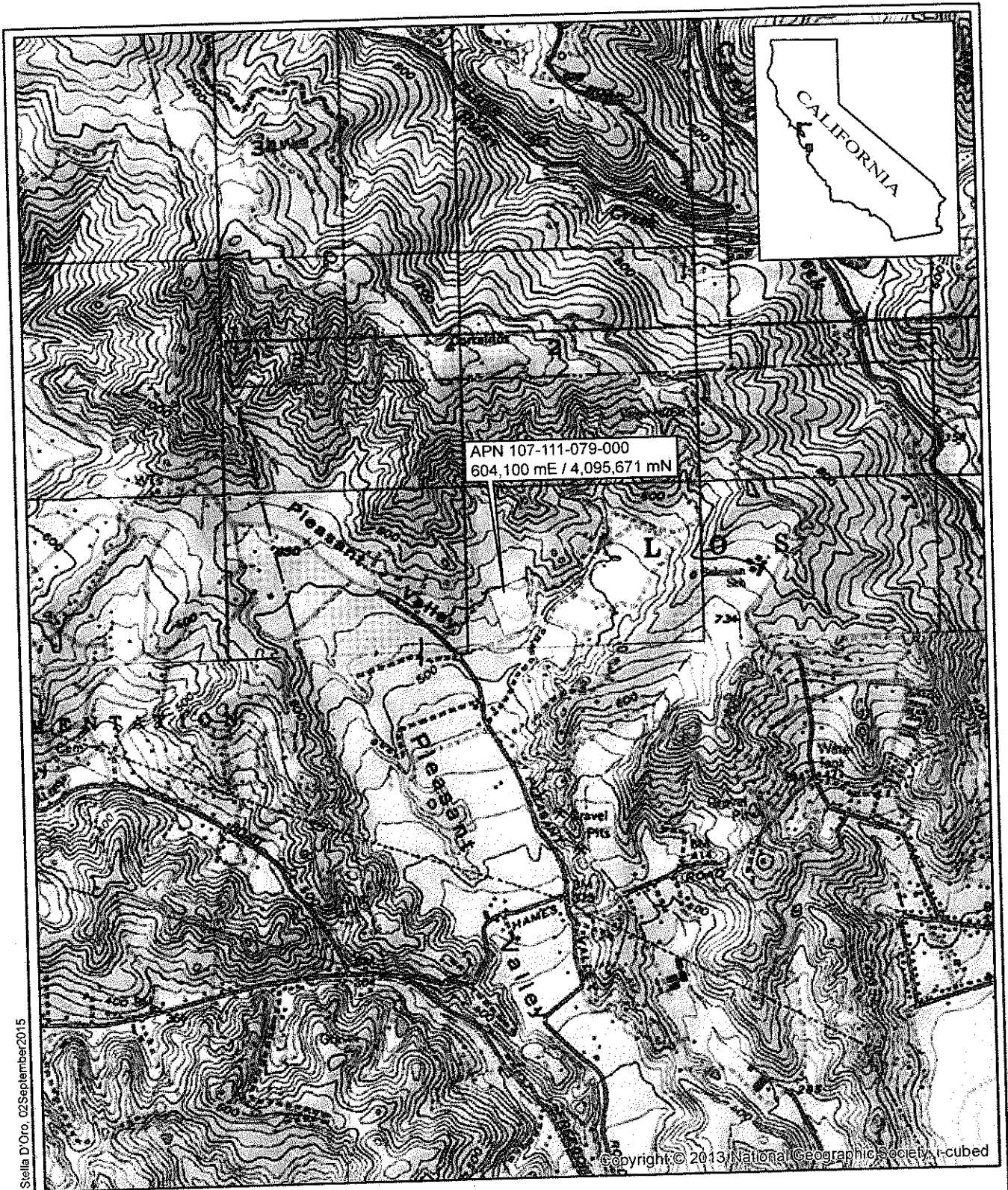
The parcel is located along Pleasant Valley Drive (APN# 107-111-079), Aptos, Santa Cruz County (Figure 1). The parcel slopes from north to south and ranges from 630 to 550 feet above sea level. The eastern boundary of the property is located 6,562 feet (2000 m) west of Corralitos Creek and approximately 4.5 miles northeast of the Pacific Ocean. The project parcel is located on land previously used as a Christmas tree farm. A large number of overgrown conifer trees remain on the property from this period and elude to the changing nature of this landscape.

### Sources Consulted

The records (File No. 15-0385) reviewed documents for cultural resource studies within a 0.25-mile radius of the project area. The search included review of previous cultural resource inventories, recorded archaeological sites, the California Inventory of Historic Resources, Historic Maps and GLO and/or Rancho Plat Maps. The project location is near a large creek; therefore, the location has the potential to harbor cultural remains, which may include an archaeological site, or isolated artifacts. The records search indicated that no cultural resource assessments have been conducted within 0.25 miles of the project.

### Environment

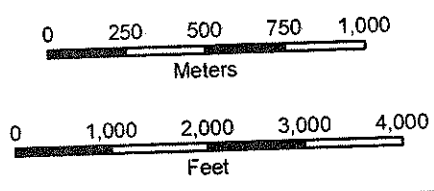
The parcel is approximately 500 feet above sea level on a slight southern aspect. Corralitos Creek is located 6,562 feet (2000 m) east of the Project area. The soils in the area are characterized as



File name: Figure\_1.ai, J2015-001, XX, Stella D'Oro, 02September2015

USGS 7.5" Quadrangle: Loma Prieta, CA

NOTE: UTM's are NAD83 Zone 10



Albion Environmental, Inc.

Figure 1. Location of APN 107-111-079-000, Aptos, California.

Watsonville loam with a 5% slope (USDA 1978). The Watsonville loam series consists of moderately drained soils on terraces formed on alluvium and/or marine deposits. The A horizon for this series extends to 18 inches and is characterized by loam. Horizon B for the series is a mixture of sandy clay loam, clay loam, and loam extending from 19 to about 39 inches.

### Cultural Context

Due to rugged terrain of the project area, little is actually known about prehistoric native occupation and use of this portion of the Santa Cruz Mountains. Lacking a body of previous research specific to the area, the following discussion focuses on the prehistory and history of the Monterey Bay area. Information presented can be used to present a few hypotheses about the archaeological record expected at the summit of the Santa Cruz Mountains.

#### Santa Cruz County

Prehistoric occupation by Native Americans in Santa Cruz County is often viewed within a temporal framework established for the greater Central California Coast (Jones et al. 2007). This area ranges from San Mateo County in the north to San Luis Obispo County to the south and is grouped together because of environmental similarity, and a belief that it allowed for comparable ways of living for the region's prehistoric inhabitants.

Little is known about the Paleo-Indian era, which represents the initial occupation of the area by humans. Until recently, this era of occupation was thought to reflect highly mobile large game hunters (Bertrando 2008). Lately, a hypothesis that invokes what is known as the kelp highway suggests that the region's earliest inhabitants traveled south along the west coast of North America (Erlandson et al. 2007). These people are thought to have focused their subsistence efforts on nutritious and easily procured coastal resources. Locally a site with a possible Paleo-Indian component is CA-SCR-177, the Scotts Valley site (Cartier 1993). Some archaeologists question the antiquity of human occupation at the site (Jones et al. 2007:130). Other ephemeral early occupation is reported at CA-SCR-38/123 at Wilder Ranch (Bryne 2002).

The Millingstone Period equates to a pattern that was initially identified by Rogers (1929) in southern California. Since then, characteristics of this adaptation, or lifeway, have been identified up to the Central Coast, and beyond (cf. Fitzgerald 2000, Jones 2008). Sites attributed to the Millingstone Period (8,500-5,500 B.P.) are recognized by numerous handstones, millingstones, and battered cobbles. Tool assemblages generally have a low occurrence of flaked stone tools, such as knives or projectile points; however, eccentric crescents are also found in millingstone components (Fitzgerald and Jones 1999). People living at this time appear to have been highly mobile, and recent evidence supports Millingstone-era occupation and lifeway in both coastal and interior contexts (Jones 2008; Mikkelsen et al. 1998). Millingstone-era sites that have been investigated in the Monterey Bay area are CA-MNT-229 (Dietz et al. 1988; Jones and Jones 1992) and CA-MNT-234 (Milliken et al. 1999), both located near the mouth of Elkhorn Slough.

The Early Period equates to the earliest era of what Rogers (1929) called "hunting culture," where hunting technologies, such as projectile points become more common, and sites are occupied in a greater variety of environments. During this era, mortars and pestles also come into use, presumably used for processing acorn (Jones and Waugh 1997). Corresponding with the increased use of plant resources, the range of residential population mobility is also believed to have become reduced. Important Early Period sites in the area are CA-SCR-38/123 at Wilder Ranch (Jones and Hildebrandt 1994), CA-SCR-7, the "Sandhill Bluff" site (Jones and Hildebrandt 1990), and CA-MNT-108 near Fisherman's Wharf in Monterey (Breschini and Haversat 1989).



The Middle Period seems to represent an increased use of plant resources, more long-term occupation at habitation sites, and a greater variety of smaller use-specific localities. More elusive, labor-intensive food resources began to be targeted, such as schooling fishes, sea otters, and rabbits (Jones 2003). More labor intensive tools, such as circular shell fish hook (as opposed to bone gorges) also come into more common use, presumably to improve the ability to catch fish. Other specialized artifacts include grooved net weights. In the 1980's and early 1990's, some archaeologists believed there to have been a population replacement by people practicing a more "intensive" lifeway where they targeted resources that were more labor intensive to procure and process (cf. Breschini 1983; Moratto 1984). Later researchers suggest that the apparent change in lifeway may simply represent a reorganization of labor, settlement and resource acquisition strategies (Bouey and Basgall 1991; Hildebrandt and Mikkelsen 1993). An important Middle Period site in the Monterey Bay area is CA-MNT-229 (Dietz et al. 1988).

The Middle-Late Transition corresponds with a period of climatic change that some argue had drastic consequences for native inhabitants of western North America (Jones et al. 1999). Support for this argument comes very few archaeological sites or components being found that date to this era of generally more warm and dry climate. Sites dating to this epoch seem to be absent from the Monterey Bay area, but others, located farther south in San Luis Obispo County, have been identified (Jones et al. 2007). One well-studied site dating to this interval is argued to represent year-round occupation (Coddling and Jones 2007; Coddling et al. 2009), which is distinct from a seasonally mobile pattern which is thought to have been practiced in the Middle Period.

The Late Period has been identified at various localities across the Monterey Bay and greater Central Coast area. The sites are often smaller artifact accumulations than found during the Middle and Early Periods and seem to represent specific resource processing areas, such as CA-MNT-143 in Pacific Grove (Brady et al. 2009), or short-term collection stations/field camps, like CA-MNT-1765 at Moro Cojo Slough near Castroville (Fitzgerald et al. 1995). An important Late Period site in Santa Cruz County is CA-SCR-117 near Davenport (Fitzgerald and Ruby 1997). The site produced an array of marine and terrestrial resources, supporting a diverse diet at this latest prehistoric interval. Although the site is situated adjacent to the Pacific Coast, the authors suggest that deer may have contributed more protein to the diet than marine resources such as shellfish, fish, or marine mammals.

### **Ethnographic Context**

At the time of Euroamerican contact, a substantial Native American population occupied the Santa Cruz/Monterey Bay area. Spanish explorers first traveled through the Bay Area in the 1760s and the 1770s, making what were often initial contacts with the area's indigenous populations and frequently recording some details of the events that took place. Native lands in the Monterey Bay area, were rapidly populated by Spanish and other European settlers. This drastic influx of foreigners, combined with the pressures of forced missionization and disease, resulted in abrupt modifications of native traditional cultures.

When first encountered by Europeans, the Ohlone occupied the San Francisco Peninsula, the East Bay south to the Delta, and the Santa Clara Valley down to Monterey and inland south to San Juan Bautista. The lands encompassed a mosaic of different ecological communities, from grasslands, woodlands, and chaparral to redwood forests and seacoasts as well as bay estuary and tidal marsh. The Ohlone were bounded to the north and northeast by the Miwok, and to the east by the Yokuts. Their immediate neighbors to the south included the Hokan-speaking Esselen and Salinan. The Ohlone spoke a Costanoan language, which belongs to the Utian family of the larger Penutian language stock. Speakers of Penutian inhabited north-central California and included the Maidu,

Wintu, Miwok, and Yokuts. The Costanoan language is divided into eight different languages, which Levy (1978) has characterized as "different from one another as Spanish is to French." According to Levy (1978:485), the Ohlone inhabitants of the Santa Cruz region spoke a Costanoan dialect known as "Awaswas, or Santa Cruz Costanoan."

The Ohlone lived in approximately 50 autonomous villages that Kroeber called tribelets (Levy 1978). The tribelet defined the basic unit of Ohlone political organization. Tribelet chiefs might be either men or women. The office was inherited patrilineally, usually passing from father to son (Levy 1978:487). Each tribelet occupied a permanent primary habitation site, in addition to many smaller resource procurement camps. Each village within the tribelet was probably occupied for several months each year, with groups of families moving between different locations as food resources became seasonally available. Groups of families coalesced during winter, in part to make use of shared food stores but also to engage in annual ceremonial activities. Many Spanish diaries also note that warfare was common between Ohlone groups, normally consisting of small-scale battles resulting from arguments over land rights, or in defense of the honor of some individual or family in a tribelet (Broadbent 1972; Margolin 1978; Milliken 1995).

Although the Ohlone consumed a variety of different foods, most references to ethnographic subsistence practices indicate that they relied on the acorn as a staple food (Beechey 1968; Bickel 1981; Broadbent 1972; King 1974; Milliken 1995:17). The preferred acorns came from Tanbark oak (*Lithocarpus densiflorus*), valley oak (*Quercus lobata*), coast live oak (*Quercus agrifolia*), and California black oak (*Quercus kelloggii*). Readyng the acorns for consumption was an involved process. Acorns were usually collected in fall and ground into flour using stone pestles in either portable stone or bedrock mortars. The flour was leached in freshwater streams to remove the tannic acid. Acorn meal was consumed during winter as mush or cakes (Broadbent 1972:61). In addition to acorns, other important plant resources were Buckeye (the nuts of which were leached and made into a mush), and the seeds of dock, gray pine, and tarweed, all of which were roasted in baskets with hot coals before eating. Berries gathered by the Ohlone included gooseberries, blackberries, madrone, and wild grapes. Roots were also gathered; these included wild onion, cattail, and wild carrot. For coastal groups, kelp was a common food, which was sun-dried and roasted (Broadbent 1972).

Shell mounds attest to the importance of shellfish in the Ohlone diet, particularly for coastal populations. Indeed, there are many references to shellfish collection and consumption in the diaries of Spanish explorers, indicating that this resource was of significance to contact-period diets. Shellfish resources of primary importance included mussels (*Mytilus* sp.), abalone, (*Haliotis* sp.), and various clam, oyster, and scallop species. Mussels, clams, and other species were probably collected year-round but primarily during winter, being taken by hand or with prying bars or sticks. Clams were dug from beds within tidal flats, and a variety of fish (salmon, sturgeon, steelhead, and numerous other species native to California waters) were captured with spears or nets from riverine or coastal habitats (Broadbent 1972; Levy 1978). In addition, sea lions, seals, and sea otters were taken, generally by clubbing them on the beaches (Baumhoff 1963:17). The meat of beached whales was also occasionally consumed after being roasted in earth ovens. Some Ohlone groups also used small "balsas," or rafts made from tule reeds, not only to exploit marine fishes but also to obtain lakeside waterfowl, such as ducks and geese.

Various land animals were also important to Ohlone subsistence. Large terrestrial game mammals such as deer, pronghorn, and tule elk (Baumhoff 1963:17) were key sources of protein. In order to facilitate the hunting of deer, the Ohlone periodically practiced controlled burning of chaparral-bearing grasslands and woodlands. The fires cleared lands of dense vegetation cover and increased the productivity of grasses, which stimulated regrowth of tender shoots that attracted browsing deer. Rabbits were also taken. These were hunted in large, communal drives and snared in nets, where they

were summarily clubbed to death. Other small game taken included squirrel, ground squirrel, woodrat, and even mouse and mole (Levy 1978:491). Insects such as caterpillars and grasshoppers were also collected and eaten.

### History

The Historic Period includes both Mission and Mexican eras. In Santa Cruz, the Mission period (1776-1834) saw the disruption of traditional Ohlone culture and lifeways. As the Ohlone were gradually brought into the mission system, and placed under the protection and tutelage of the Mission fathers, they lost much of their erstwhile autonomous existence and traditional lifeway. Compounding the difficulties and disruption to traditional life, the Mission fathers inducted members of distant and distinct tribes into the Mission neophyte population. In Santa Cruz, Costanoan peoples were joined by Northern Valley Yokuts, conscripted from the San Joaquin Valley, as the local Indian workforce succumbed to diseases and hardships ubiquitous to the Spanish and Mexican missions.

In 1834, under the new Mexican government, secularization of the mission lands began in earnest. The indigenous population scattered away from the mission centers, and the few individuals that were given rancherías from the mission lands were ill-equipped to maintain or work their land. Most of the former mission land was divided among loyal Mexican subjects, and the few Ohlone who chose to remain in their ancestral territory were obligated to become squatters. Some were given jobs as manual laborers or domestic servants on Mexican, or later American, cattle ranches.

The Ohlone underwent a period of near cultural anonymity from the mid-19<sup>th</sup> century to the relatively recent past. During this time Ohlone often presented themselves as other than Indian to the outside world, in large part to the discrimination suffered during and after the mission period. Present day Ohlone descendants often remark that they were unaware of their heritage or that elders and relatives had at least not encouraged an interest in Ohlone heritage.

### American Period

The town of Corralitos (meaning little corrals) is said to have been founded by Ben Hames, a native New Yorker and millwright by trade. Mr. Hames arrived in 1854 and by 1855 had purchased several hundred acres of land and established the village of Corralitos. In 1861, the Santa Cruz *Sentinel* recorded the village as being a resort of lumbermen and included "two stores, a wagon and blacksmith shop, a schoolhouse, twenty dwellings, and others going up (Clark 1986)." Three saw mills were located a few miles north of Corralitos and in the vicinity of the project area. Lumber was eventually transported throughout the county by railroad.

In 1876, the narrow-gauge Santa Cruz Railroad line was completed from Santa Cruz to Watsonville, where it connected with the Southern Pacific line to San Francisco. Prior to that time, the primary mode of transportation for goods and passengers to Santa Cruz was by ocean steamer, although there was a toll road between Los Gatos and Santa Cruz. The completion of the Santa Cruz Railroad line was particularly important to the City, already well known for its exceptionally fine beaches, scenery, and weather, as it further opened the area to large numbers of tourists. Southern Pacific purchased the Santa Cruz Railroad line in 1881 for the express purpose of expanding its tourist business; by 1887 it ran two round trips per day between San Francisco and Santa Cruz. In 1906-07, the narrow gauge track was switched to standard gauge, giving railroad shipping a larger role in the development of the City of Santa Cruz.

## FIELD METHODS

On September 10, 2015, Gilbert Browning conducted an intensive pedestrian survey of the parcel. He walked parallel transects spaced at 1-2 meter intervals. No cultural materials were observed during this process. Next, Mr. Browning excavated a single shovel test pit (STP) in the vicinity of the proposed septic system (Figure 2). The STPs measured 40–50 centimeters in diameter and was excavated in 10-centimeter arbitrary levels. The STPs were excavated to a final depth of 60 centimeters below surface grade. All excavated sediments were processed on-site through ¼" mesh. No cultural materials were recovered from the excavation process.

## SURVEY RESULTS

The vegetation growth in the project area was moderate with grasses and conifer trees. The numerous conifer trees elude to the previous owners us of the property as a Christmas tree farm. The project area soils also display a large amount of bioturbation.

The project area is bordered on all sides by agricultural fields and residences. The surface of the project area is covered with dry grasses and conifer duff, (Appendix A Photograph 3) therefore, surface visibility was moderate (>60%). The high amount of bioturbation allowed Mr. Browning to inspect the rodent holes and back dirt in several areas and along the roads. No cultural materials were observed during the survey portion of the project.

Next, Browning excavated a single shovel test pit, within the footprint of the proposed septic system (Figure 2). STP 1 was placed near the center of the proposed septic system. The excavated sediments did not indicate the presence of an archaeological deposit (Table 1). The sediment profile from STP 1 was characterized as brown (10YR5/3 D and 10YR 3/3 W) sandy loam with less than 5% gravels. Soil compaction decreased with depth and moisture was present in the soil matrix 20 centimeters below the surface. The final level was terminated at 60 centimeters beneath the surface. The soil had transitioned to lighter brown (10YR4/2 D and 10YR 3/3 W) loamy clay. There was no clear stratigraphic break in the profile. Organics, such as roots, wood, grasses and seeds, extended to the 50 to 60 centimeter levels. Table 1 presents the results of the excavation by depth. No prehistoric or historic artifacts were recovered.

Table 1. APN# 107-111-079, Shovel Test Pit (STP) recovery.

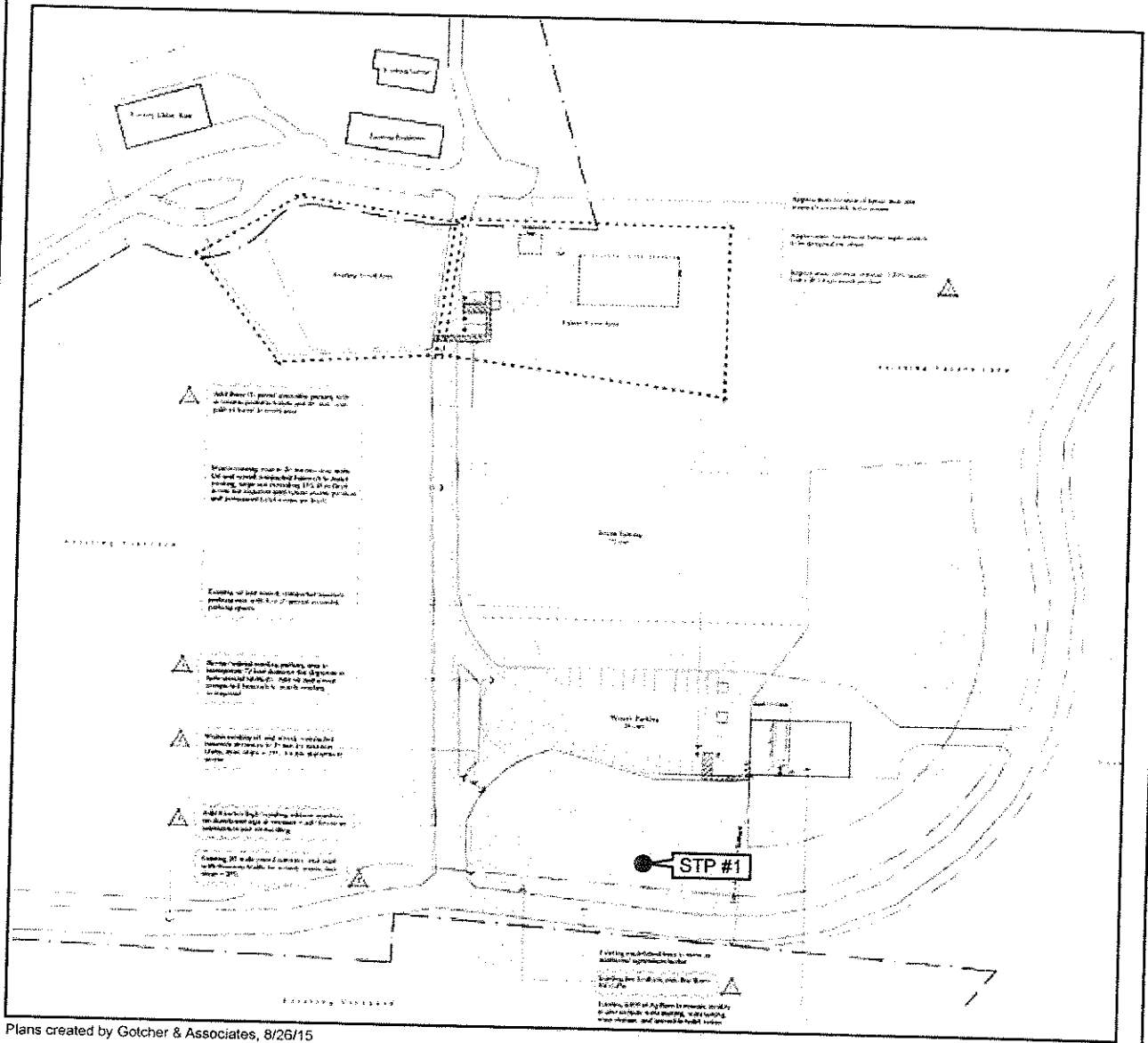
Depth	STP 1
0-10cm	Wood chips, Roots, Grasses, Seeds
10-20cm	Wood chips, Roots, Grasses
20-30cm	Rootlets
30-40cm	Rootlets
40-50cm	Rootlets
50-60cm	Rootlets

## STUDY FINDINGS AND CONCLUSIONS

The NWIC records search indicated that no cultural resource surveys have been conducted within ¼ mile of the project area, and no previously recorded archaeological sites are located within the records search area. Intensive visual inspection of the parcel's surface, focusing on the areas proposed for surface disturbance failed to identify prehistoric or historic cultural material on the surface. The archaeologist also excavated a shovel test pit in the vicinity of the proposed construction and failed to recover anything beyond naturally occurring materials.


Based on these findings, no further action regarding cultural resources is recommended for the proposed construction of the new residence. However, if prehistoric or historic deposits or features are discovered at any time during construction, activities in the area should halt until the find(s) can be inspected by a qualified archaeologist. If the find(s) proves significant, the archaeologist will prepare a recommendation for a further course of action.

File name: Figure\_2.ai, J2015-001\_13, Stella D'Oro, 15September2015



Plans created by Gotcher & Associates, 8/26/15

Legend	
●	Shovel test probe

 <p>Albion Environmental, Inc.</p>	<p>Figure 2. Location of shovel test probe at APN 107-111-079-000, Aptos, California.</p>
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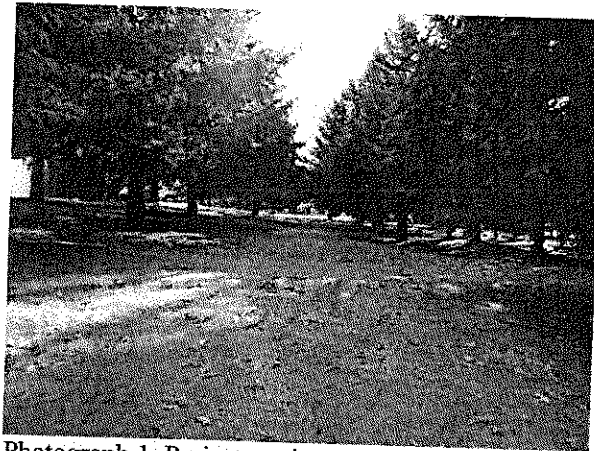
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APPENDIX A

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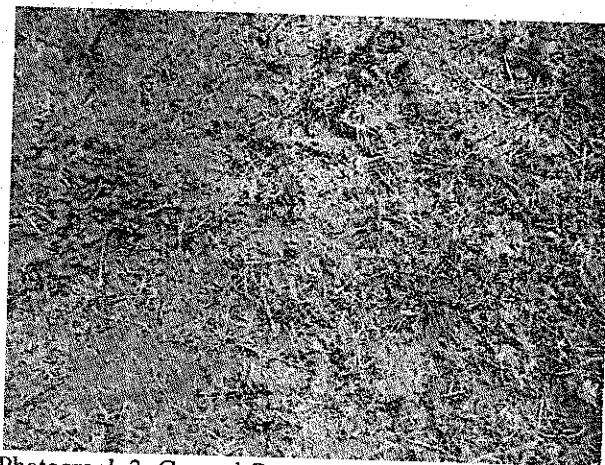
**SELECTED PHOTOGRAPHS**



Photograph 1. Project septic area.



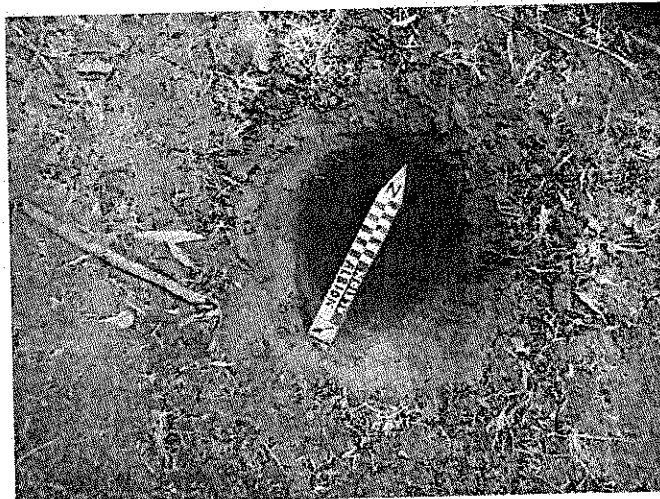
Photograph 2. Proposed gazebo area.



Photograph 3. Ground Cover within project area.



Photograph 4. Opening STP 1.



Photograph 5. STP 1\_60-80cm Level.

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Attachment 4  
Geologic Report Update

Project No. SC5447.1  
1 April 2015

LESTER PROPERTIES LLC  
Attn: Lori Lester Johnson  
151 Westridge Drive  
Watsonville, CA 95076



Subject: Geologic Report Update

BY: .....

Reference: Proposed Conversion of Agricultural Barn into Habitable Structure  
Pleasant Valley Road (APN 107-111-79)  
Santa Cruz County, California

Dear Ms. Johnson:

We understand you propose to convert a portion of an existing agricultural barn on Santa Cruz County Assessor's Parcel Number 107-111-79 into a habitable structure, so a portion of the barn building may be utilized as a winery.

Haro Kasunich and Associates Inc. is now preparing this Geologic Report Update for APN 107-111-79 that addresses the expansion of the approved building envelope on that parcel to include the area of the existing agricultural barn, to address any geologic concerns about utilizing a portion of the barn building as a winery.

The chief geologic hazards at the building site are related to

We have reviewed the following geologic reports concerning the referenced site:

Two Foxx Nielsen and Associates Geologic Reports and Letters:

- 1) Engineering Geologic Report for a Proposed Minor Land Division; Dated 27 March 1998; Job # SCr-659-G. This addressed 4 building sites on the ranch (APN 107-111-74) prior to it being divided into 4 parcels and a remainder parcel.
- 2) Addendum Geologic Report for a Proposed Single Family Homesite; Dated 8 March 1999; Job # SCr-659-G. This was for one of the 4 building sites (for the primary residence now on APN 107-111-80).
- 3) Plan Review for Proposed Minor Subdivision of a 181 Acre Parcel into Four Separate Parcels and a Remainder Parcel; Dated 14 December 1999; Job # SCr-659-G. This was for APN 107-111-74.

Ms. Lori Lester Johnson  
Project No. SC5447.1  
Pleasant Valley Road  
1 April 2015  
Page 2

Five Nielsen and Associates Geologic Reports and Letters:

- 1) Geologic Report for an Existing Single Family Home; Dated 11 December 2001; Job # SCr-1073-G. This was for one of the 4 building sites (for the caretaker's home also now on APN 107-111-80).
- 2) Geologic Report for a Proposed Single Family Homesite; Dated 19 January 2009; Job # SCr-2025-G. This was for a homesite to replace the previously approved homesite on this parcel (APN 107-111-79); which was one of the 4 building sites approved as part of Minor Land Division 99-0840. This proposal to relocate the approved building envelope (Application # 09-0104) was approved on 22 December 2009.
- 3) Geologic Update Letter for Proposed Minor Subdivision of a 181 Acre Parcel into Four Separate Parcels and a Remainder Parcel; Dated 7 February 2001; Job # SCr-1017-G. This was for APN 107-111-74.
- 4) Review of Four Building Envelopes shown on a Minor Land Division Map; Dated 16 September 2002; Job # SCr-1073-G. This was for the 4 building sites shown on an Amended Minor Land Division Map. This was for APN 107-111-74.
- 5) Geologic Report for a Proposed Single Family Homesite; Dated January 19, 2009; Job No. SCr-2025-G. This was for relocation of the building envelope on APN 107-111-79 (previously Parcel A of APN 107-111-74).

One Haro Kasunich and Associates Letter Report:

- 1) Geotechnical Evaluation of Proposed Debris Flow Hazards at Proposed Building Site; Dated 14 July 2009; Project No. SC5447. This was for the relocated building envelope on APN 107-111-79 (previously Parcel A of APN 107-111-74).



We have also reviewed Exhibit A (Site Plan) Dated 21 January 2010, by Mid Coast Engineers, Job # 08161CR2. This site plan shows Parcel A of 57 PM 23, which is also known as APN 107-111-79; one of the four parcels created by the aforementioned Minor Land Division. In addition to the property lines, it shows:

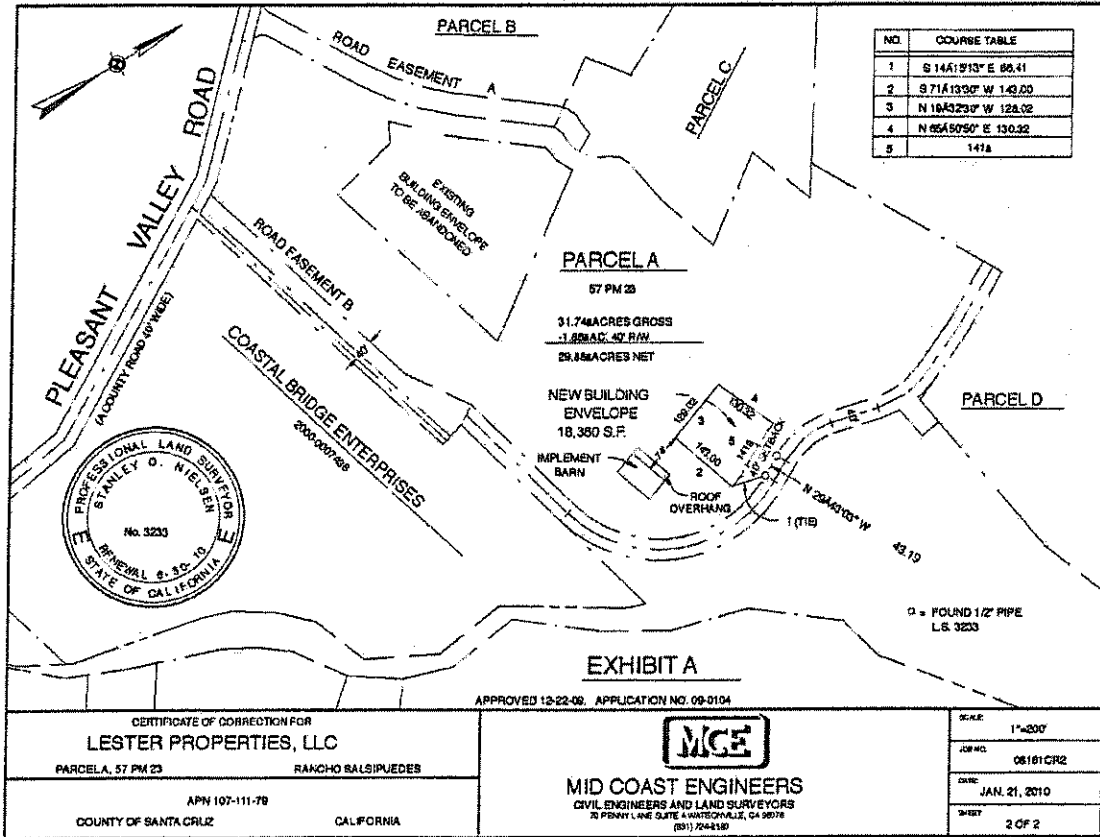
- A) The existing building envelope to be abandoned.
- B) The new building envelope
- C) The implement barn which was constructed under Building Permit No. 129091 dated 7/19/2001 (Application 0037916G).

This report should be reviewed in conjunction with a geotechnical Investigation report addressing the foundation design for the on Santa Cruz County Assessor's Parcel Number 107-111-79. If your proposed use requires a septic system, that septic system should be designed and installed in conjunction with the pertinent regulations. There is an ample amount of gently sloping land around the proposed building envelope that is geologically suitable to site a septic system; it need not be located within the building envelope.

Mark Foxx visited the referenced site, did field work, and assisted in preparation of the three 1999 geologic reports noted above that were authored by Foxx Nielsen and Associates. Substantial additional work was subsequently completed by Hans Nielsen of Nielsen and Associates in 2001 thru 2009, after Foxx Nielsen and Associates dissolved and Mark Foxx became employed by Haro Kasunich and Associates Inc. from 2001 through present.

We have reviewed aerial photography of the site and have visited the site in March 2015. The geologic conditions are unchanged since those that existed in 1999; which are those described in the 1999 reports by Foxx Nielsen and Associates and depicted on their Geologic Site Map and Cross Sections. These reports provide background geologic information.

We have specifically reviewed the Nielsen Associates Geologic Report for a Proposed Single Family Homesite; Dated 19 January 2009; Job # SCr-2025-G. This was for the relocated building envelope on this parcel (APN 107-111-79); (Application # 09-0104) which was approved on 22 December 2009. The relocated building envelope is immediately north of the existing agricultural barn on Santa Cruz County Assessor's Parcel Number 107-111-79. The relationship between the location of the approved new building envelope and the location of the existing barn is shown on the Site Plan shown as Figure 1 below (Exhibit A Dated 21 January 2010, by Mid Coast Engineers, Job # 08161CR2).

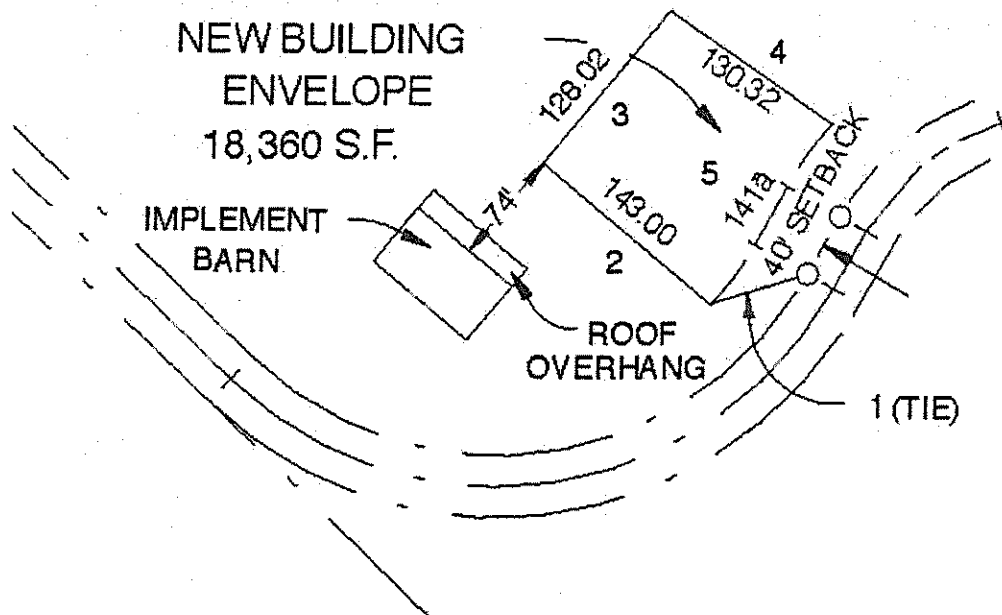


**FIGURE 1**  
**MID COAST ENGINEERS EXHIBIT A**

Figure 2 shows an enlargement of the location of the new building envelope approved in 2009 and the location of the existing barn.

## PARCELA

57 PM 23



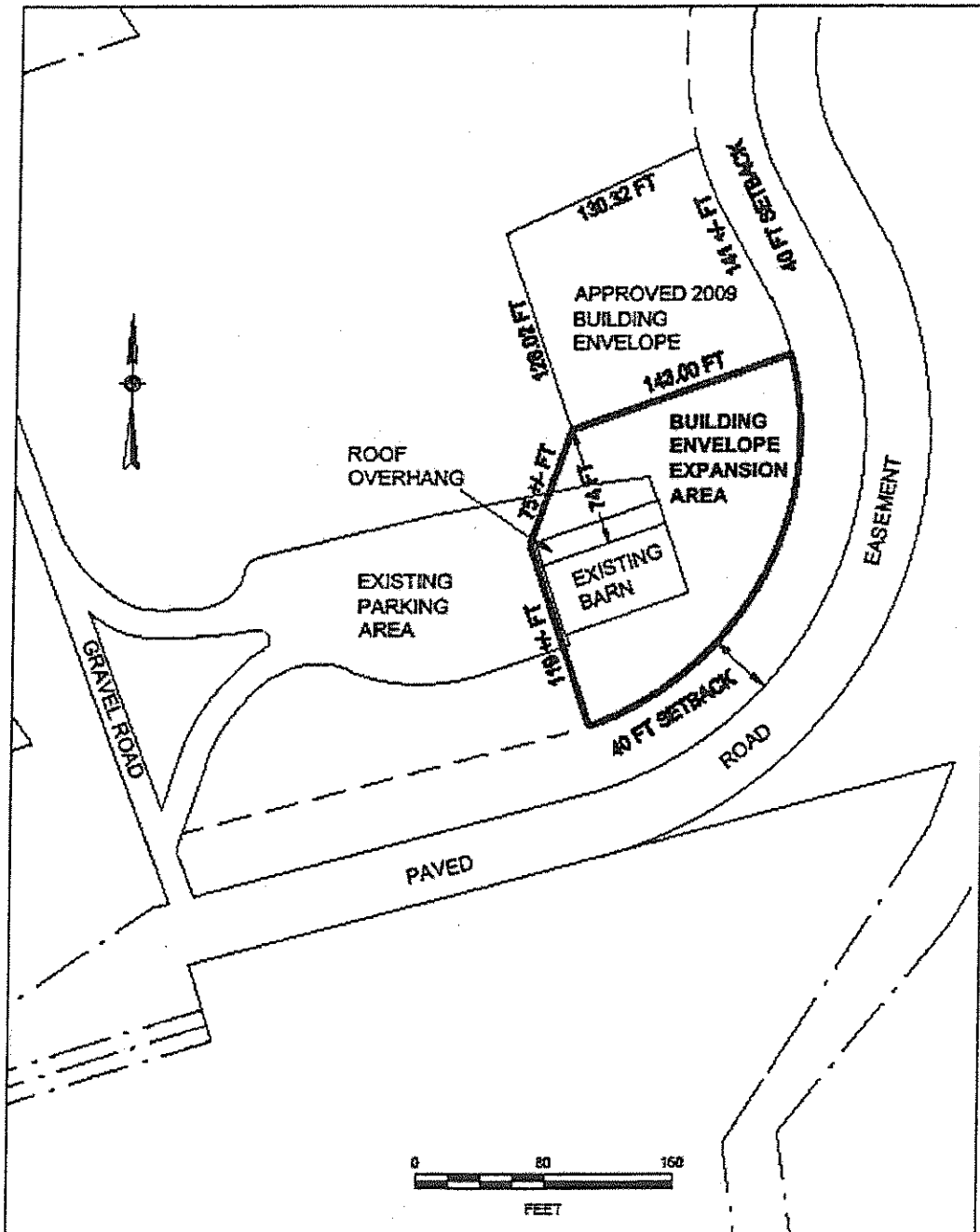
**FIGURE 2**  
**BARN SITE AND NEW BUILDING ENVELOPE APPROVED IN 2009**

In general, the geologic conclusions and recommendations in the Foxx Nielsen and Associates Geologic Report Dated 27 March 1998 are still valid and applicable. Also, the geologic conclusions and recommendations in the Foxx Nielsen and Associates Geologic Report Dated 19 January 2009 are still valid and applicable.

We have also reviewed a letter report dated 14 July 2009 by our firm (Haro Kasunich and Associates Inc.) entitled "Geotechnical Evaluation of Proposed Debris Flow Hazards at Proposed Building Site". This letter addressed potential debris flow hazards at the 2009 building envelope that was evaluated by Nielsen and Associates and mapped in Figure 1 and 2 by Mid Coast Engineers. This letter concluded that the proposed building site will not be impacted by debris flow hazards.

After review of fault related and slope instability hazards, Nielsen and Associates depicted an approximate building envelope on their Geologic Site Map dated January 2009. The building envelope was based on preliminary plans by the landowner at that time, and recommended the proposed home be confined to that envelope, *unless otherwise approved by an Engineering Geologist*. The present proposal to convert a portion of the existing agricultural barn on Santa Cruz County Assessor's Parcel Number 107-111-79 into a habitable structure, so a portion of the barn building may be utilized as a winery, requires a slightly different and larger building envelope. An expansion of the building envelope to the south, where the existing barn is located, results in the expansion area being further from the fault traces and potential slope instability than the 2009 building envelope is.

Figure 3 shows the Building Envelope Expansion Area as well as the Approved 2009 Building Envelope. Together these comprise the total building envelope area. It is our opinion that habitable structures that are designed and constructed in compliance with the appropriate Building Codes may be constructed anywhere within the 2009 Building Envelope or the Expansion Area. From a geologic perspective there is no reason that the total building envelope area can not accommodate both an agricultural barn which has a portion utilized as a winery, and a separate single family residence, if desired.



**Figure 3**  
**Building Envelope Expansion Area**  
**and the Approved 2009 Building Envelope.**

Ms. Lori Lester Johnson  
Project No. SC5447.1  
Pleasant Valley Road  
1 April 2015  
Page 8

Mark Foxx, Certified Engineering Geologist 1493 of Haro Kasunich and Associates Inc. has geologically reviewed the expansion of the 2009 approved building envelope on that parcel to include the area of the existing agricultural barn. We find that it is geologically acceptable, provided that:

- 1) the building envelope is confined to that shown in Figure 3 below.
- 2) the recommendations in the 27 March 1998 Foxx Nielsen and Associates Geologic Report are closely followed and properly implemented during the design and construction, and are maintained for the lifetime of the building,
- 3) and recommendations 2, 4 and 5 in the 19 January 2009 Geological Report by Nielsen and Associates are closely followed and properly implemented during the design and construction, and are maintained for the lifetime of the building.

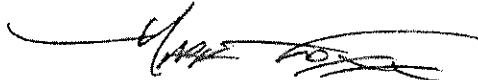
We are on standby to provide plan review and construction observation services, as needed.

We have signed an Engineering Geologist Transfer of Responsibility form as required by Santa Cruz County for our firm to take over the above referenced project as the engineering geologist of record. It is attached in Appendix A.

If you have any questions or concerns, please call us at (831) 722-4175 Ext. 0, and we will be happy to discuss them.

Respectfully submitted,

**HARO, KASUNICH AND ASSOCIATES, INC.**



Mark Foxx  
CEG 1493

MF/mf

Attachments:

A. Engineering Geologist Transfer of Responsibility

Copies: 4 to Addressee  
1 to File



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SAN JUAN, CA 95066  
(831) 454-2580 FAX (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISHICH, PLANNING DIRECTOR

### ENGINEERING GEOLOGIST TRANSFER OF RESPONSIBILITY

APN: 107-111-79 DATE: 4/1/2015  
OWNER: LESTER PROPERTIES LLC  
PROJECT LOCATION: PLEASANT VALLEY ROAD, APTOS, CA

#### PROJECT DESCRIPTION:

ESTABLISH EXPANDED BUILDING ENVELOPE

Our firm is taking over the above referenced project as the project engineering geologist of record.

We have reviewed the original geologic work for this project. Completed work reviewed to date is as follows (detail all reports including author, title, date and project number):

SEE ATTACHED  
TWO FOX & NIELSEN AND ASSOCIATES REPORTS  
FIVE NIELSEN AND ASSOCIATES REPORTS  
ONE HARD KASUNICH AND ASSOCIATES LETTER

Based upon our review, we offer our professional opinions as follows (check where applicable):

- We concur with all of the geologic conclusions and recommendations.
- We do not agree with or support geologic conclusions or recommendations as detailed on the attached report (attach new conclusions and recommendations and all new supporting data and reasoning).

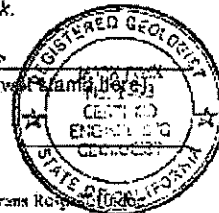
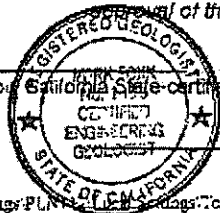
*Please read prior to signature*

By signing below, we agree to accept responsibility within our area of technical competence for the review of this project upon completion of the work.

SIGNED: \_\_\_\_\_

(Applicable to California State-certified engineering geologists' signature and verification)

RETURN TO: \_\_\_\_\_



## **Attachment to Engineering Geologist Transfer of Responsibility**

### **Two Foxx Nielsen and Associates Geologic Reports and Letters:**

- 1) Engineering Geologic Report for a Proposed Minor Land Division; Dated 27 March 1998; Job # SCr-659-G. This addressed 4 building sites on the ranch (APN 107-111-74) prior to it being divided into 4 parcels and a remainder parcel.
- 2) Addendum Geologic Report for a Proposed Single Family Homesite; Dated 8 March 1999; Job # SCr-659-G. This was for one of the 4 building sites (for the primary residence now on APN 107-111-80).
- 3) Plan Review for Proposed Minor Subdivision of a 181 Acre Parcel into Four Separate Parcels and a Remainder Parcel; Dated 14 December 1999; Job # SCr-659-G. This was for APN 107-111-74.

### **Five Nielsen and Associates Geologic Reports and Letters:**

- 1) Geologic Report for an Existing Single Family Home; Dated 11 December 2001; Job # SCr-1073-G. This was for one of the 4 building sites (for the caretaker's home also now on APN 107-111-80).
- 2) Geologic Report for a Proposed Single Family Homesite; Dated 19 January 2009; Job # SCr-2025-G. This was for a homesite to replace the previously approved homesite on this parcel (APN 107-111-79); which was one of the 4 building sites approved as part of Minor Land Division 99-0840. This proposal to relocate the approved building envelope (Application # 09-0104) was approved on 22 December 2009.
- 3) Geologic Update Letter for Proposed Minor Subdivision of a 181 Acre Parcel into Four Separate Parcels and a Remainder Parcel; Dated 7 February 2001; Job # SCr-1017-G. This was for APN 107-111-74.
- 4) Review of Four Building Envelopes shown on a Minor Land Division Map; Dated 16 September 2002; Job # SCr-1073-G. This was for the 4 building sites shown on an Amended Minor Land Division Map. This was for APN 107-111-74.
- 5) Geologic Report for a Proposed Single Family Homesite; Dated January 19, 2009; Job No. SCr-2025-G. This was for relocation of the building envelope on APN 107-111-79 (previously Parcel A of APN 107-111-74).

### **One Haro Kasunich and Associates Letter Report:**

- 1) Geotechnical Evaluation of Proposed Debris Flow Hazards at Proposed Building Site; Dated 14 July 2009; Project No. SC5447. This was for the relocated building envelope on APN 107-111-79 (previously Parcel A of APN 107-111-74).



Project No. SC5447  
21 August 2001

MR. DAN LESTER  
151 Westridge Drive  
Watsonville, California 95076

Subject: Progress Report No. 1  
Earthwork Observation and In-Place  
Density Testing Services

Reference: Proposed Agricultural Shed  
Lester Property  
APN 107-111-74  
2000 Pleasant Valley Road  
Santa Cruz County, California

Dear Mr. Lester:

Per the request of Mr. Tony Olivera, grading contractor, we visited the referenced project on a periodic basis to observe the earthwork and perform in-place density testing.

We visited the site between 26 July thru 10 August 2001. During this period, general grading consisted of the subexcavation of the foundation zone soil for the proposed barn facility building pad envelope.

The subexcavation measured 48 inches below finish subgrade. The bottom of the subexcavation was observed as firm. The subexcavated materials were stockpiled outside of the building envelope and moisture conditioned. The stockpiled fill material was then placed in thin lifts, moisture conditioned and compacted to a minimum of 92.0 percent relative compaction.

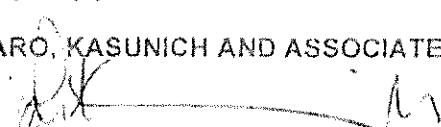
A minor cut behind the building pad (northern perimeter) has been made to accommodate the future rear entrance to the barn and to divert runoff water from the existing slope above. The cut slope has been graded to a stable configuration.

The results of our laboratory and field in-place density tests are summarized in Tables I and II.

If you have any questions regarding this Progress Report, please call our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

  
John E. Kasunich  
G.E. 455

Thomas R. Arballo  
Senior Field Technician

TRA/sq  
Attachments

Copies: 3 to Addressee  
1 to Mid Coast Engineers; Attn: Richard Wadsworth  
1 to Gotcher Associates, Attn: Terry Gotcher

Mr. Dan Lester  
2000 Pleasant Valley Road

Project No. SC5447  
21 August 2001

<b>LABORATORY COMPACTION CURVE RESULTS</b> <b>ASTM D1557-91</b>			
<b>CURVE NUMBER</b>	<b>SOURCE AND SOIL DESCRIPTION</b>	<b>MAXIMUM DRY DENSITY (PCF)</b>	<b>OPTIMUM MOISTURE CONTENT (%)</b>
1	Native "stock pile," medium brown, silty SAND	123.0	11.0
CP	Check Point, medium brown, fine SAND with silt binder, small root	119.0	10.0
A	Blend 1/2 #1, 1/2 Check Point	121.0	0.0

Mr. Dan Lester  
2000 Pleasant Valley Road

Project No. SC5447  
21 August 2001

**TABLE II  
SUMMARY OF FIELD DENSITY TEST RESULTS**

Test No.	Date of Test	Location	Grade	Moisture Content (%)	Dry Density (pcf)	Relative Compaction (%)	Curve No.
1	8/8/01	Southwest barn pad	-3.0'	9.9	114.3	92.9	1
2	8/8/01	Center barn pad	-3.0'	9.4	117.1	95.2	1
3	8/8/01	East center barn pad	-2.0'	8.3	118.8	96.6	1
4	8/8/01	Northeast barn pad	-2.0'	10.8	119.5	97.2	1
5	8/8/01	Northwest barn pad	-2.0'	11.1	120.8	98.2	1
6	8/9/01	Southwest barn pad	-1.0'	9.9	113.0	95.0	CP
7	8/9/01	Southeast barn pad	-1.0'	10.6	113.6	95.5	CP
8	8/9/01	South center barn pad	-1.0'	9.5	113.4	95.3	CP
9	8/9/01	East center barn pad	-1.0'	10.2	117.5	97.1	A
10	8/9/01	North center barn pad	-1.0'	10.0	113.8	95.6	CP
11	8/10/01	Southwest barn pad	FSG	10.2	117.6	97.2	A
12	8/10/01	Southeast barn pad	FSG	11.2	114.1	94.3	A
13	8/10/01	Northeast barn pad	FSG	9.2	114.6	94.7	A
14	8/10/01	Northwest barn pad	FSG	11.1	114.3	94.5	A
15	8/10/01	Center barn pad	FSG	9.5	114.6	94.7	A

Mr. Dan Lester  
2000 Pleasant Valley Road

**NOTES**

Project No. SC5447  
21 August 2001

1. The field in-place density tests were performed in accordance with ASTM D2922-78, Density of Soil In-Place by Nuclear Methods, and the results are expressed as relative compaction based on ASTM D1557-78, Laboratory Compaction Test. The field tests were taken at random, as were the bulk samples for the earth materials encountered during the grading operation.

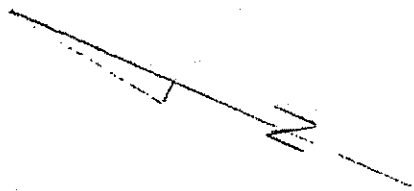
2. \* - Denotes failing test.

3. Numbers in remarks section refer to soil type from Table I.

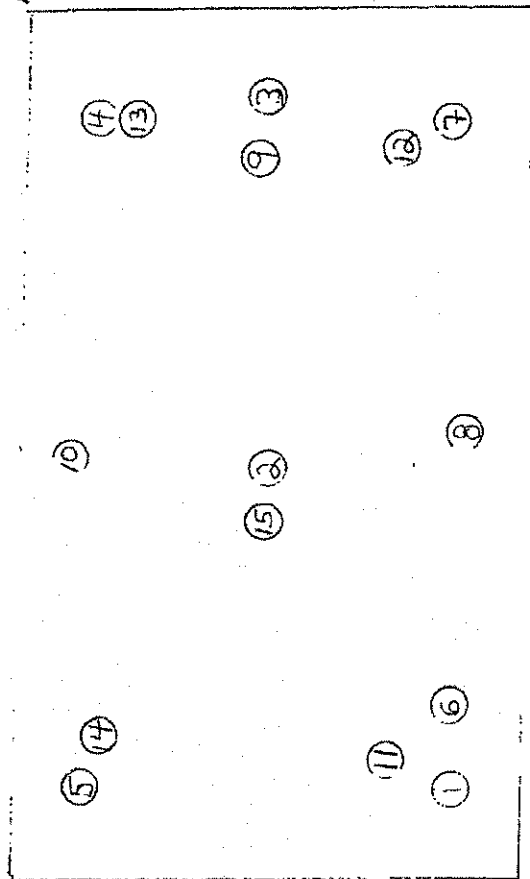
4. N, W, NW, SE, etc. refer to compass directions.

5. Abbreviations:

- FSG - Finish Subgrade



BARN  
Building Perimeter



PROJECT No: 5447  
DATE: 8-13-01  
SCALE: No scale.  
DRAWN BY:

Lester Property Test Sites.  
2000 Pleasant Valley Road  
Proposed Agricultural SHED.  
APN 107-111-74 Santa Cruz CO.

HARO, KASUNICH & ASSOCIATES

FIGURE No.

Project No. Sc5447  
4 September 2001

MR. DAN LESTER  
151 Westridge Drive  
Watsonville, California 95076

Subject: Agricultural Shed Footing Inspection

Reference: Lester Property  
2010 Pleasant Valley Road  
APN 107-111-74  
Santa Cruz County, California

Dear Mr. Lester:

As requested, a representative from Haro, Kasunich and Associates visited the referenced site on 22 August 2001 to observe footing excavations for a new agricultural shed at 2010 Pleasant Valley Road, APN 107-111-74, Santa Cruz County, California. Our geotechnical investigation for the site was dated 21 December 1999 with a review letter dated 1 March 2001. The building plans, dated 5 June 2000 were prepared by Gotcher Associates. The footing excavations were a minimum of 12 inches wide and 18 inches deep, with isolated interior footing of 36 inches by 36 inches by 12 inches deep. The excavations penetrated loose topsoil, were embedded into firm, engineered soil and had minimal loose soil at the bottom.

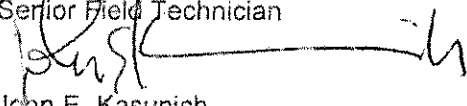
Based on our observations, the footing excavations for the new agricultural shed were in general conformance with our geotechnical recommendations and the building plans by Gotcher Associates.

If you have any questions, please call our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

John "JC" Cornett  
Senior Field Technician



John E. Kasunich  
G.E. 455

JC/sq

Copies: 3 to Addressee  
1 to Gotcher Associates, Attn: Terry Gotcher

Project No. SC5447  
13 February 2002

MR. DAN LESTER  
151 Westridge Drive  
Watsonville, California 95076

Subject: Final Field Observation

Reference: Lester Property  
2010 Pleasant Valley Road, Lot D  
APN 107-111-74  
Santa Cruz County, California  
Application No. 0041137H

Dear Mr. Lester:

Per your request, we visited the referenced site on 1 February 2002 to observe the final construction operations for the new agricultural shed.

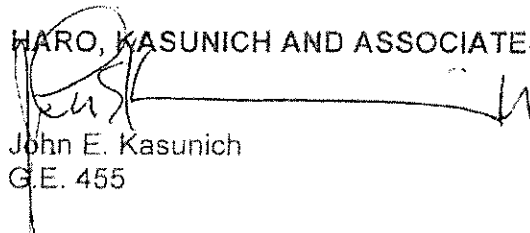
We observed the roof drain downspouts as being tied into a 4 inch solid flexible pipe which had been installed below ground elevation. The drain pipe for the roof drains were installed at the southwest and southeast corners of the barn. The pipes were then extended 40 feet south of the barn and directed into the 4' x 7' x 4' seepage trenches which had been filled with 8 inch ( $\pm$ ) riprap.

This completes our field observation for the agricultural shed building facility.

If you have any questions, please call our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

  
John E. Kasunich  
G.E. 455

JEK/dk

Copies: 3 to Addressee  
1 to Stocker & Allaire, Inc., Attn: Cynthia L. Spellacy  
1 to Terry Gotcher, Architect  
1 to Mid Coast Engineers, Attn: Rich Wadsworth  
1 to Hans Nielsen, C.E.G.

Project No. SC5447  
1 March 2001

MR. DAN LESTER  
151 Westridge Drive  
Watsonville, California 95076

Subject: Review of Foundation and Site Plan  
For Proposed Agricultural Shed

Reference: Lester Property  
2010 Pleasant Valley Road  
APN 107-111-74  
Santa Cruz County, California

Dear Mr. Lester:

As requested, we have reviewed the Foundation Plans, dated June 2000 for the proposed agricultural shed. Our Geotechnical Investigation, dated 21 December 1999 presented recommendations for the subject property. This geotechnical report was reviewed by the project architect. Our plan review focused on Sheet A1.2 Partial Site Plan and General Notes; Sheet A4.1 Foundation Plan and Sheet A-5.1 Wall Sections.

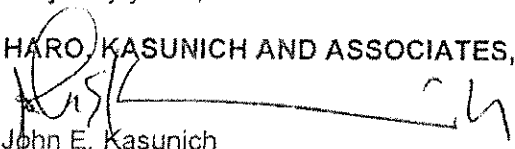
Sheet A1.2 indicates that 2 feet of redensified native soil should be compacted under the complete concrete slab floor area. Sheet A4.1 and Sheet A5.1 presents foundation plans and details. Our geotechnical report requires redensification below the bottom of footings as well. In our opinion 2 feet of redensified soil below the bottom of footings is sufficient to develop bearing capacities necessary to support the barn and minimize differential settlement. Over-excavation can take place along perimeter lines and interior columns. Proposed drainage improvements are in conformance to the recommendations of our geotechnical report.

Based on a review of the Foundation and Site Plans in relation to our Geotechnical Investigation, it is our opinion that with redensification of soil below footing and slabs, the plans conform to our recommendations.

If you have any questions, please call our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

  
John E. Kasunich  
G.E. 455

JEK/sq

Copies: 3 to Addressee  
1 to Gotcher Associates, Attn: Terry Gotcher



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Attachment 5  
Combined Geology and Geotechnical Report  
Review



# COUNTY OF SANTA CRUZ

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## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

June 3, 2015

Lester Properties  
Attn: Lori Lester Johnson  
151 Westridge Drive  
Watsonville, CA 95076

**Subject: Review of Combined Engineering Geology and Geotechnical Engineering Investigation - Report by Haro, Kasuich, and Associates**  
**Dated April 1, 2015: Project: SC5447.1**  
**APN 107-111-79, Application #: 151101**

Dear Ms. Lester Johnson:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. When the subdivision map is modified the all of the recognized geologically suitable development envelopes must be shown on the modified map, and designated as "geologically suitable building envelopes".
3. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
4. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter*.
5. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: [pln829@co.santa-cruz.ca.us](mailto:pln829@co.santa-cruz.ca.us). Please note that the report must be generated and/or sent directly from the soils engineer of record.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

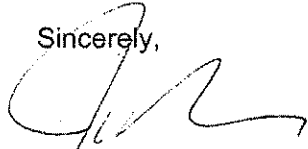
(over)

Review of Combined Engineering Geology and Geotechnical Engineering Investigation -  
Report, Project: SC5447.1  
APN: 107-111-79  
Page 2 of 3

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at:  
[http://www.sccoplanning.com/html/devrev/pinappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/pinappeal_bldg.htm)

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Hanna", written over a horizontal line.

Joe Hanna  
County Geologist

Cc: Robert Loveland, Environmental Planning  
Sheila McDaniel, Planner  
Haro, Kasuich, and Associates

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,  
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading,** a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations,** a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction,** a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.



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Attachment 6  
Project Comments



Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

**Completeness:** A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

**Policy Considerations/Compliance:** Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

**Permit Conditions/Additional Information:** These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

## Accessibility Review

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**Routing No: 1 | Review Date: 04/23/2015**

LAURA BRINSON (LBRINSON) : Incomplete

### Completeness Comments

- Provide an accessible route to the picnic area that is 48" wide and has a firm, stable and slip resistant surface. This accessible route shall connect from the parking lot and tasting room area to the barbeque area and any picnic tables. [CBC 206.2.2 & 11B-246.5]
- There needs to be a minimum 5 accessible parking spaces, based on the 150 overflow parking spaces shown. These parking spaces will need to be located to provide the shortest path of travel to the main function that will serve the overflow need. [CBC 11B-208.2]

### Compliance Comments

- There needs to be 1 water closet, 1 urinal and 1 lavatory for males, and 2 water closets and 1 lavatory for females. Please revise the floor plans. [CPC 422.2]

### Building Permit Requirements

- A seismic evaluation of the building is required, as the building use will be in a higher risk category. This evaluation shall be performed by a CA licensed engineer to verify compliance with current seismic codes. Plans shall be prepared to include all requirements developed in the calculations. [CBC 3408.4]
- Exterior route details shall be provided to include slopes, widths, surface materials, and detectable warnings.
- Accessible parking details to include slopes, striping and signage shall be provided. [CBC 11B-501]
- Any ramps shall be detailed to include slopes, landings, curbs or guiderail, handrail



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## Accessibility Review

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**Routing No: 1 | Review Date: 04/23/2015**

LAURA BRINSON (LBRINSON) : Incomplete

and handrail extensions. [CBC 11B-405]

- Door s, doorways and gates shall be detailed. [CBC 11B-404]
- Details for restrooms shall be provided. [CBC 11B-603]
- There shall be a minimum 34" tall counter area that is at least 60" long at the tasting room counter. Knee and toe clearances shall be provided along this 60" counter length. [CBC 11B- 226.3]

If you have any questions regarding these building plan check comments above, please contact Laura Brinson at 831-454-3151 or email [laura.brinson@santacruzcounty.us](mailto:laura.brinson@santacruzcounty.us) .

**Routing No: 2 | Review Date: 07/29/2015**

LAURA BRINSON (LBRINSON) : Incomplete

### Compliance Comments

There are two separate facilities proposed. One is the winery/wine tasting facility and the other is a special event area. The special event attendees will use both parking lots, as the winery will be closed during special events. The only accessible parking spaces are shown at the winery. It has been stated that a shuttle is provided. However, the event attendees will have the option of using this shuttle or walking to the event area, as the area is in close proximity to the upper parking lot. All attendees will need to have the option of using the shuttle, walking or using a wheelchair.

An exception in CBC 11B-206.2.1 does not require an accessible route if the only means of access between a site arrival point and the facility entrance is a vehicular way that does not provide pedestrian access. However, pedestrian access will be achieved by event attendees walking from their vehicles to the event. This exception is applied at areas that do not have public walkway at streets.

Please locate at least three accessible parking spaces at the upper parking lot nearest to the event area and provide a complying route to the event area seating, tables and restrooms. The number of accessible parking spaces at the winery may be reduced to two.

Please see the advisories below to CBC 11B-208.2





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## Accessibility Review

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**Routing No: 2 | Review Date: 07/29/2015**

LAURA BRINSON (LBRINSON) : Incomplete

**Advisory 11B-208.2 Minimum number.** The term "parking facility" is used in Section 11B-208.2 instead of the term "parking lot" so that it is clear that both parking lots and parking structures are required to comply with this section. The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site.

**Advisory 11B-208.2 Minimum number.** Accessible spaces can be provided in other facilities or locations, or, in the case of parking structures, on one level only when equal or greater access is provided in terms of proximity to an accessible entrance, cost, and convenience. For example, accessible spaces required for outlying parking facilities may be located in a parking facility closer to an accessible entrance. The minimum number of spaces must still be determined separately for each facility even if the spaces are to be provided in other facilities or locations. Accessible spaces may be grouped on one level of a parking structure in order to achieve greater access. However, where parking levels serve different building entrances, accessible spaces should be dispersed so that access is provided to each entrance.

### Building Permit Submittal

A seismic evaluation of the building is required, as the building use will be in a higher risk category. This evaluation shall be performed by a CA licensed engineer to verify compliance with current seismic codes. Plans shall be prepared to include all requirements developed in the calculations. [CBC 3408.4]

Exterior route details shall be provided to include slopes, widths, surface materials, and detectable warnings.

Accessible parking details to include slopes, striping and signage shall be provided. [CBC 11B-501]

Any ramps shall be detailed to include slopes, landings, curbs or guiderail, handrail and handrail extensions. [CBC 11B-405]

Doors, doorways and gates shall be detailed. [CBC 11B-404]

Details for restrooms shall be provided. [CBC 11B-603]

There shall be a minimum 34" tall counter area that is at least 60" long at the tasting room counter. Knee and toe clearances shall be provided along this 60" counter length. [CBC 11B- 226.3]

If you have any questions regarding these building plan check comments above, please contact Laura Brinson at 831-454-3151 or email [laura.brinson@santacruzcounty.us](mailto:laura.brinson@santacruzcounty.us).



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## Accessibility Review

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**Routing No: 3 | Review Date: 10/24/2015**

LAURA BRINSON (LBRINSON) : Complete

**Building Permit Submittal**

- A seismic evaluation of the building is required, as the building use will be in a higher risk category. This evaluation shall be performed by a CA licensed engineer to verify compliance with current seismic codes. Plans shall be prepared to include all requirements developed in the calculations. [CBC 3408.4]
- Exterior route details shall be provided to include slopes, widths, surface materials, and detectable warnings.
- Accessible parking details to include slopes, striping and signage shall be provided. [CBC 11B-501]
- Any ramps shall be detailed to include slopes, landings, curbs or guiderail, handrail and handrail extensions. [CBC 11B-405]
- Doors, doorways and gates shall be detailed. [CBC 11B-404]
- Details for restrooms shall be provided. [CBC 11B-603]
- There shall be a minimum 34" tall counter area that is at least 60" long at the tasting room counter. Knee and toe clearances shall be provided along this 60" counter length. [CBC 11B- 226.3]

If you have any questions regarding these building plan check comments above, please contact Laura Brinson at 831-454-3151 or email [laura.brinson@santacruzcounty.us](mailto:laura.brinson@santacruzcounty.us).

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## Drainage Review

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**Routing No: 1 | Review Date: 04/15/2015**

RANDALL ADAMS (RADAMS) : Not Required

Routed in error - existing building

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## Environmental Health Review

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**Routing No: 1 | Review Date: 04/27/2015**

JIM SAFRANEK (JSafraneK) : Incomplete

The applicant will need either an approved Preliminary Onsite Sewage Disposal, or, an approved Onsite Sewage Disposal Permit Application.

Based on the number of events proposed, portables toilets will not be permitted.

Septic permit application approval will be linked to the possibility that the existing onsite well MAY need to be reclassified as a public water system under EH permit (based on the projected number of people consuming onsite well water); the applicant stated they will determine if all water used for domestic onsite use will be supplied by Central Water versus well (which would then exempt the project from EH public water system review, and permit approval).

**Routing No: 2 | Review Date: 08/05/2015**

JIM SAFRANEK (JSafraneK) : Complete



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## Environmental Health Review

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The applicant's sewage consultant received an approved onsite sewage disposal site evaluation on 8/4/15. Site conditions tested (soil percs) indicate the need for an enhanced sewage treatment design, which must be included in the onsite septic permit application at time of BP.

The applicant stated the desire to utilize a water system connection for supply rather than existing onsite well water.

The septic system permit design must take into consideration wastewater flows for all currently proposed and future commercial uses, and any required stormwater, landscaping/grading, water supply line setbacks, drainage and/or EP geologic review criteria.

The staff REHS noted an existing septic system serving the storage building which must be located and abandoned as part of the required septic permitting process (illustrate to scale on septic permit appl site plan).

**Routing No: 3 | Review Date: 10/14/2015**

SHEILA MCDANIEL (SMCDANIEL) : Complete

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## Environmental Planning

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**Routing No: 1 | Review Date: 04/28/2015**

ROBERT LOVELAND (RLOVELAND) : Incomplete

**Incompleteness Item:**

1. The county geologist has required a geologic report review be completed for this proposed project.

**Routing No: 2 | Review Date: 08/20/2015**

ROBERT LOVELAND (RLOVELAND) : Incomplete

**Incompleteness Item:**

1. Based on a revised project description which will include ground disturbance (grading work), an archaeological report is required. Submit two original signed versions of the report for review on the next submittal.

**NOTES TO PLANNER:**

A. The geologic information provided to the county geologist has been reviewed and accepted.

B. The area is mapped with a biotic layer. Habitat for the species does not occur within the project area and it's expected that there will be no detrimental impact to the species as a result of the proposed project. No further biotic information required.

**Routing No: 3 | Review Date: 10/19/2015**

ROBERT LOVELAND (RLOVELAND) : Complete

The "Cultural Resources Assessment" has been reviewed and accepted under REV 151080.

**Routing No: 4 | Review Date: 10/14/2015**

SHEILA MCDANIEL (SMCDANIEL) : Complete



County of Santa Cruz, PLANNING DEPARTMENT

**Discretionary Application Comments 151101**

**APN 107-111-79**

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## Environmental Planning

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**Routing No: 4 | Review Date: 10/14/2015**

SHEILA MCDANIEL (SMCDANIEL) : Complete

## Fire Review

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**Routing No: 1 | Review Date: 04/14/2015**

COLLEEN BAXTER (CBAXTER) : Incomplete

# OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT/ CALFIRE

# CAL FIRE SAN MATEO-SANTA CRUZ UNIT

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

SCOTT JALBERT  
FIRE CHIEF

Date: 4/14/15

Planning Department  
County of Santa Cruz  
Attention: SHEILA MCDANIEL  
701 Ocean Street  
Santa Cruz, CA 95060

Subject: NO SITUS      APN: 107-111-79 / 151101

Dear SHEILA MCDANIEL:

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

Print Date: 01/06/2016

Page: 6



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## Fire Review

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**Routing No: 1 | Review Date: 04/14/2015**

COLLEEN BAXTER (CBAXTER) : Incomplete

complete our review.

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

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

The County of Santa Cruz Emergency Services Department/Addressing must approve or assign an address before Fire Department approval is obtained.

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

**SHOW** on the plans a public fire hydrant within 600 feet of any portion of the building meeting the minimum required fire flow for the building. Hydrant shall be on a fire apparatus access road, as measured by an approved drivable route around the exterior of the facility or building.

If the public fire hydrant is further than 600 feet from any portion of the building, a new fire hydrant will be required. Note on the plans "**the new hydrant shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided**".

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

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

**NOTE** on the plans "building numbers shall be provided. Numbers shall be a minimum of four (6) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street."



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## Fire Review

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**Routing No: 1 | Review Date: 04/14/2015**

COLLEEN BAXTER (CBAXTER) : Incomplete

**NOTE** on the plans “the roof covering shall be no less than Class "B" rated roof.”

**SHOW** on the plans **DETAILS** of the Fire Department Turn-a-round in compliance with FPO-015 standard.” Include dimensions. (See attached).

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

### **ACCESS ROAD / DRIVEWAY REQUIREMENTS**

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

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

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

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

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

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



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Fire Review

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**Routing No: 1 | Review Date: 04/14/2015**

COLLEEN BAXTER (CBAXTER) : Incomplete

**NOTE** on the plans “a 100-foot clearance shall be maintained around and adjacent to the building or structure to provide additional fire protection or fire break by removing all brush, flammable vegetation, or combustible growth.

**EXCEPTION:** Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, pro-vided they do not form a means of rapidly trans-mitting fire from native growth to any structure.”

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

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

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

**THE ENTIRE DRIVEWAY/ACCESS SHALL BE A MINIMUM OF 20' IN WIDTH AS THIS IS A COMMERCIAL PERMIT. PORTIONS OF THE DRIVEWAY CURRENTLY SHOW A WIDTH OF 15'. A FIRE HYDRANT IS REQUIRED WITHIN 600'- DRIVING DISTANCE-, SHOW HYDRANT ON PLANS. THE ENTIRE BUILDING SHALL BE PROTECTED BY A FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA 13. THE GATE IS REQUIRED TO BE TWO FEET WIDER THAN THE DRIVEWAY IT SERVES FOR A TOTAL WIDTH OF 22'. GATES ARE REQUIRED TO HAVE A SETBACK OF 35' FROM THE ACCESS ROAD (PLEASANT VALLEY ROAD). SHOW ON THE PLANS A DRIVEWAY PROFILE FOR ENTIRE DRIVEWAY INDICATING SURFACE AND GRADE.**



County of Santa Cruz, PLANNING DEPARTMENT

**Discretionary Application Comments 151101**

APN 107-111-79

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Fire Review

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**Routing No: 1 | Review Date: 04/14/2015**

COLLEEN BAXTER (CBAXTER) : Incomplete

**Routing No: 2 | Review Date: 07/28/2015**

COLLEEN BAXTER (CBAXTER) : Complete

**OFFICE OF THE FIRE  
MARSHAL**

SANTA CRUZ COUNTY FIRE DEPARTMENT/ CALFIRE

**CAL FIRE  
SAN MATEO-SANTA CRUZ UNIT**

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

SCOTT JALBERT  
FIRE CHIEF

Date: 7/28/15

Planning Department  
County of Santa Cruz  
Attention: SHEILA MCDANIEL  
701 Ocean Street  
Santa Cruz, CA 95060

Subject: APN: 107-111-79 / Appl # 151101  
Address: NO SITUS

Dear LEZANNE

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project

Print Date: 01/06/2016

Page: 10





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## Fire Review

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**Routing No: 2 | Review Date: 07/28/2015**

COLLEEN BAXTER (CBAXTER) : Complete

and has no objections as presented.

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

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

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

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

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**Routing No: 3 | Review Date: 10/14/2015**

SHEILA MCDANIEL (SMCDANIEL) : Complete

## Project Review

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**Routing No: 1 | Review Date: 05/07/2015**

SHEILA MCDANIEL (SMCDANIEL) : Incomplete

see incompleteness letter

**Routing No: 2 | Review Date: 08/21/2015**

SHEILA MCDANIEL (SMCDANIEL) : Incomplete

see letter

**Routing No: 3 | Review Date: 12/03/2015**

SHEILA MCDANIEL (SMCDANIEL) : Complete



County of Santa Cruz, PLANNING DEPARTMENT

## Discretionary Application Comments 151101

APN 107-111-79

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### Road Engineering Review

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**Routing No: 1 | Review Date: 05/01/2015**

RODOLFO RIVAS (RRIVAS) : Not Required

**Routing No: 2 | Review Date: 12/03/2015**

SHEILA MCDANIEL (SMCDANIEL) : Complete

### Surveyor Review

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**Routing No: 1 | Review Date: 07/30/2015**

GREG MARTIN (GMARTIN) : Complete

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Attachment 7

Central Water District Will Serve Letter



**CENTRAL WATER DISTRICT**  
400 Cox Road – Post Office Box 1869  
Aptos, California 95001-1869  
(831) 688-2767

July 14, 2015

C/O Lori Johnson  
Lester Company  
1950 Pleasant Valley Road  
Aptos, CA 95003

Water Availability RE: 1950 Pleasant Valley Road (107-111-79)

To whom it may concern,

This letter is to confirm 1950 Pleasant Valley Road (# 107-111-79) is an active customer. Central Water District allows no more than one service connection per premises, except for fire service connection, in accordance with the rules and regulations of the Central Water District.

*Account # 381010 will serve only parcel #107-111-79*

The District will continue to serve parcel #107-111-79 as long as all conditions are met:

Conditions

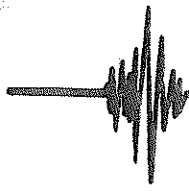
- Install an approved backflow device at the meter location within 90 days of the date on this letter.
- Service will continue to be served as long as the premise abides by all the rules and regulations of Central Water District.

Sincerely,

Ralph Bracamonte  
District Manager

---

Attachment 8  
Noise Studies



# **EDWARD L. PACK ASSOCIATES, INC.**

1975 HAMILTON AVENUE  
SUITE 26  
SAN JOSE, CA 95125

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## **ACOUSTICAL ANALYSIS OF OUTDOOR MUSIC EVENTS**

### **LESTER WINERY**

2000 PLEASANT VALLEY ROAD  
SANTA CRUZ COUNTY

**Prepared for**  
**Lester Winery**

**Prepared by**  
**Jeffrey K. Pack**

**June 30, 2012**  
**Project No. 47-051**

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## **I. Executive Summary**

This report presents the results of an acoustical analysis of outdoor wedding reception music at the Lester Winery at 2000 Pleasant Valley Road in Santa Cruz County, as shown in the Site Plan, Ref. (a). The measured and calculated noise exposures and noise levels were evaluated against the standards of the Santa Cruz County Noise Element, Ref. (b) and the Santa Cruz County Noise Ordinance, Ref. (c). The purpose of the analysis was to determine the project-generated noise exposures and noise level impacts from amplified music at the existing and future event areas to the adjacent and nearby residential land uses. The noise standards are applied at the subject property boundaries. The results of the analysis reveal that the project-generated noise exposures and noise levels will be in compliance with the standards. 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.

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-logarithm'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, Goals & Policies**

**A. Santa Cruz County General Plan**

The Santa Cruz County Noise Element of the General Plan, Figure 6-2 "*Maximum Allowable Noise Exposure Stationary Noise Sources*" imposes limits on stationary noise sources. These limits are:

	<u>Daytime</u> (7:00 a.m. – 10:00 p.m.)	<u>Nighttime</u> (10:00 p.m. – 7:00 a.m.)
Maximum ( $L_{max}$ ) =	70 dBA	65 dBA
Hourly Average ( $L_{eq(h)}$ )	45 dBA	40 dBA

Note that the  $L_{eq(h)}$  limits have been reduced by 5 dB as the ambient noise levels are more than 10 dB lower than the regular 50 and 45 dBA  $L_{eq(h)}$  limits, per the Noise Element standards.

---

**B. Santa Cruz County Code**

The County of Santa Cruz County Code, Section 13.10.637.B(5) states:

Noise Control. The application for a use approval shall include information regarding the anticipated noise levels of the winery operation. For Level III approvals: the following sound schedule limitations shall apply:

- (a) A maximum noise standard of 85 dBA for a cumulative period of 15 minutes in any hour ( $L_{25}$ ),
- (b) A maximum noise standards of 90 dBA for a cumulative period of five minutes in any hour ( $L_5$ ),
- (c) A maximum ( $L_{max}$ ) noise level of 100 dBA.

These values shall apply during the day period and shall be reduced by 10 dBA for the night period (10:00 p.m. to 7:00 a.m.).

Amplified music events will occur only during daytime hours. Thus, the nighttime noise limits do not apply.

**IV. Site and Project Descriptions**

The Lester Winery is a 210 acre property consisting of five parcels located at 2000 Pleasant Valley Road in the Corralitos community of Santa Cruz County. The wedding event site is located on one of the five parcels, APN 107-11-79, which is on the east side of Pleasant Valley Road and north of Del Valle Road. The event area slopes gently to the south from the hillside to the creek that is contiguous with Del Valle Road. Surrounding land uses are primarily rural residential and agricultural. The greatest concentration of homes is to the south along Del Valle Road. A map showing the event areas is shown below.



**FIGURE 1 – Event Areas**

The project Site Plan is shown on Figure 2 on page 7.

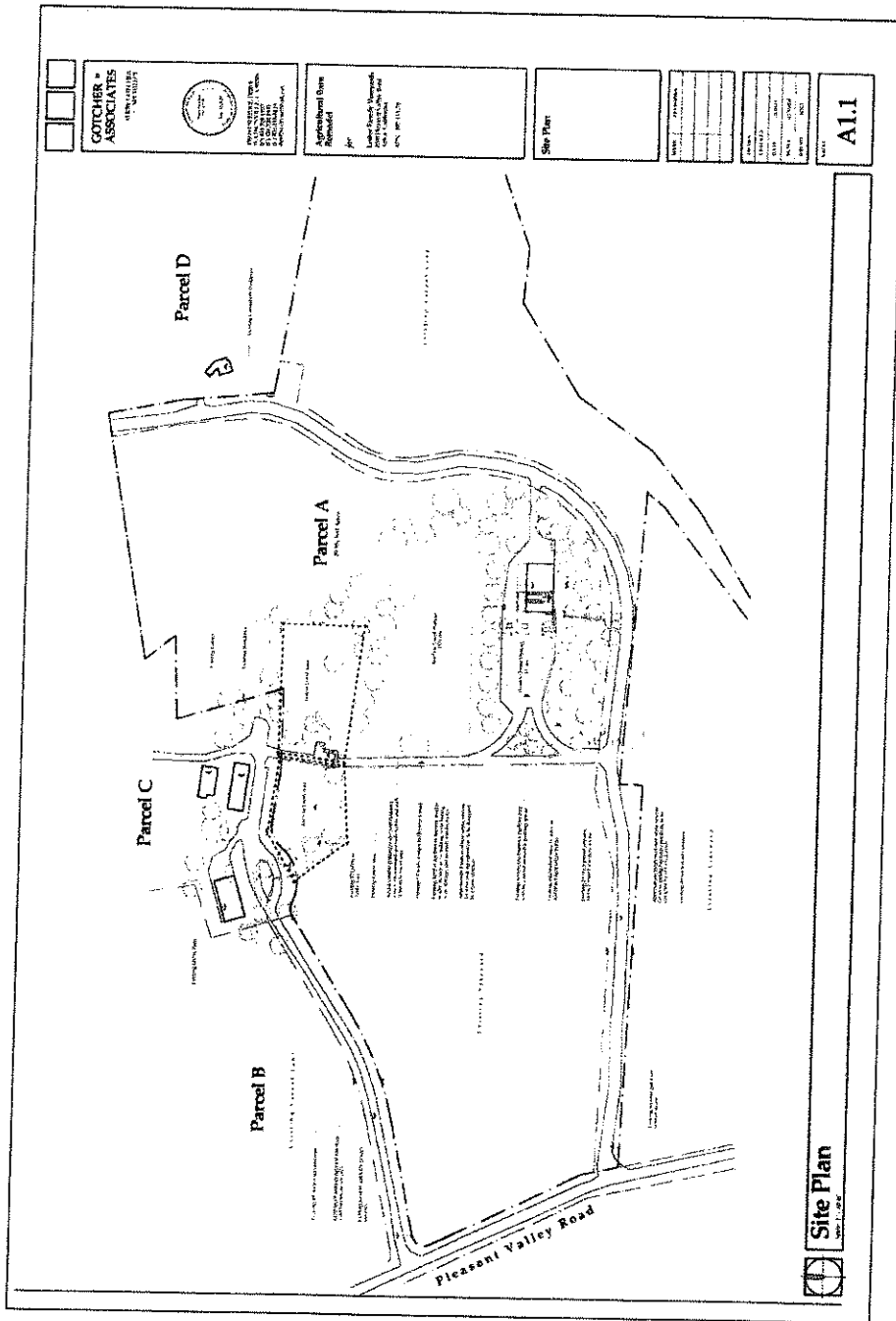


FIGURE 2 – Site Plan

The planned project, as it relates to noise, includes a conversion of the existing barn to a winery and tasting room and the application for a use permit for events, such as weddings, at the existing and future event areas. Weddings are expected to have DJ's or live bands playing amplified music. No amplified music will be played at the winery/tasting room. The existing event area is a large grassy field with a permanent stage that faces south. The future event area has not yet been precisely determined. However, it is planned to be located approximately 185 ft. to the east of the existing event stage. The future event area is a vacant field. Weddings and receptions are expected to occur during daytime hours. Information on the project description and events was provided by the project sponsor, Ref. (d).

#### V. Ambient Noise Environment

To determine the existing ambient noise environment in the vicinity of the site, continuous recordings of the sound levels were made at three property boundary locations. Location 1 was at the westerly property boundary near Pleasant Valley Road at the residence to the west closest to the event areas. Location 2 was at the property boundary along Del Valle Road directly in line (on-axis) to the speakers/stage at the existing event area. Location 3 was along Del Valle Road at the driveway to 760/765 Del Valle Road. The property boundary in this location is in the creek bed approximately 20-30 ft. from the sound meter. The noise level measurement locations are shown on Figure 3 on the following page. The measurements were made on June 20-21, 2015 using Larson-Davis 812 Precision Integrating Sound Level Meters. The meters yield, by direct readout, a series of descriptors of the sound levels versus time. The measured descriptors included the  $L_1$ ,  $L_{10}$ ,  $L_{50}$ , and  $L_{90}$ , i.e., those levels that are exceeded 1%, 10%, 50%, and 90% of the time. Also measured were the maximum and minimum levels, and the continuous equivalent-energy levels ( $L_{eq}$ ), which are used to calculate the DNL. The measurements were made for a total period of 24 hours at each location and included recordings of the noise levels during representative hours of the daytime and nighttime periods of the DNL index. The results of the measurements are shown in the data tables in Appendix C.



**FIGURE 3 – Noise Level Measurement Locations**



As shown in the tables, the  $L_{eq}$ 's at Location 1 along the westerly property boundary ranged from 37.9 to 45.0 dBA during the daytime and from 34.0 to 39.4 dBA at night.

The  $L_{eq}$ 's at Location 2 along the southern property boundary ranged from 40.5 to 47.9 dBA during the daytime and from 23.7 to 45.5 dBA at night.

The  $L_{eq}$ 's at Location 3 along the easterly property boundary ranged from 30.5 to 53.2 dBA during the daytime and from 21.1 to 36.8 dBA at night.

To calculate the existing ambient noise exposures at the property boundaries for a comparison of the project-generated noise exposures to the existing ambient, the DNL's for the survey locations were calculated by decibel averaging of the  $L_{eq}$ 's as they apply to the daily sub-periods of the DNL index. A 10 decibel nighttime weighting factor was applied to account for the increased human sensitivity to noise at night. The DNL calculation tables are provided in Appendix C.

The results of the calculations indicate that the existing noise exposure at Location 1 was 44 dB DNL. The noise exposure at Location 2 was 46 dB DNL. The noise exposure at Location 3 was 44 dB DNL.

## **VI. Project-Generated Noise Levels and Noise Exposures**

As weddings are not currently taking place at the winery, a short replication of a wedding reception was conducted to calculate the worst-case noise levels at the most impacted property boundaries. The music sound tests were conducted on a Saturday afternoon on June 20, 2015 at 11:00 a.m. The weather was clear and mild with a slight breeze blowing from the northwest, indicative of the prevailing winds in the area.

The testing methodology included setting up the “DJ Booth” on the existing event area stage, which faces south and measuring the sound levels at three most impacted winery property boundaries, corresponding to the 24-hour measurement locations described in the previous section. Subsequently, the “DJ booth” was set up at the proposed future event area, which is approximately 185 ft. to the east of the existing event area. For the purpose of mapping sound transmission over a wide area with intervening topography, the speakers at the future event area were set up facing north for the second set of measurements. The music sound levels were set the same as the first set of tests. The sound measurements at the property boundaries were then repeated. The DJ booth set up and measurement locations are shown on Figure 2.

The sound level measurements were made using a Larson Davis 812 Precision Integrating Sound Level Meter coupled to a Tascam DR-40 Digital PCM Linear Recorder for post-processing using a Larson-Davis 2900 Real Time Analyzer, which provides sound level data over 1/3-octave bands in real time.

The DJ equipment consisted of:

- JBL two-way bi-amplified speakers with 15” drivers and bi-radial horns in vented boxes (B4 time-aligned) mounted on stands,
- Crown D-75 and Crown Power Base 1 amplifiers
- Sundholm active crossover,
- StuDiomaster mixer w/parametric equalization,
- Digital Music Player – the music samples were uncompressed .wav files,
- Shure SM57 microphone.

A 7½ minute program of popular wedding reception dance music consisting of Glen Miller’s *In The Mood* (blaring horns) and the Black Eyed Peas’ *Let’s Get It Started* (heavy bass, drums, male and female vocals) were played, with a DJ vocal announcement between the songs. The sound levels were set at an average of 85 dBA for *In the Mood* and at 90 dBA for *Let’s Get It Started* at 20 ft. from the speakers. These levels are slightly higher than what a DJ would typically play. However, live bands play with a wider range of sound levels such that spurious levels of 90 dBA or higher are common.

During a reception, music played during dinner and the toasts is also usually softer background music. Music is often played softly or not at all during other reception ceremonies, such as the cake cutting, bouquet toss and garter toss, although the latter of which often generates shouts and cheers from the guests.

Table II, below, provides the calculated hourly statistical sound levels and the hourly average levels. The maximum sound levels were measured directly at the measurement locations.

TABLE II						
Wedding Reception Sound Levels, dBA						
		Noise Ordinance			General Plan	
		L <sub>25</sub>	L <sub>8</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
Noise Limits	Daytime	85	90	100	45	70
Receptor Location	Stage / Dist.					
Westerly Prop. Line	Exist./ 783 ft.	32	37	38	34	38
	Future / 966 ft.	NA	NA	NA	NA	NA
Southerly Prop. Line	Exist./ 1,076 ft.	42	47	48	44	48
	Future / 1,050 ft.	33	38	42	39	42
Easterly Prop. Line	Exist./ 830 ft.	34	36	39	36	39
	Future / 660 ft.	33	35	42	35	42
NA = Not Audible						

As shown above, the music sound levels of a worst-case scenario wedding and reception will be within the limits of the Santa Cruz County General Plan Noise Element and the Santa Cruz County Noise Ordinance. Noise mitigation measures will not be required.

To compare the project-generated noise exposures to the existing ambient noise environment, the hourly average sound levels for a wedding and reception were calculated. A worst-case event could include a six hour wedding and reception. The first hour of the event is the wedding ceremony, which is typically quiet. Its hourly average of the loudest hour minus 20 dB was used. The second hour is the cocktail hour/dinner with soft background music. Its hourly average sound level of the loudest hour minus 13 dB was used. Hours three, four and five consist of dancing and the reception events, which are the loudest hours of the event. The loudest music program average minus 2 dB was used to account for a short break and a few slow songs. Hour six is a winding down of the reception when many of the guest leave and the music tones down. The clean-up process usually begins during this last period. The loudest hour minus 8 dB was used for the final hour.

Table III, below, provides the existing noise exposures and predicted project-generated noise exposures at each of the three property boundary locations.

<b>TABLE III</b>		
<b>Existing and Project-Generated Noise Exposures, dB DNL</b>		
<b>Location</b>	<b>Existing Noise Exposures</b>	<b>Project-Generated Noise Exposures (Exist. Event Area/Future Event Area)</b>
Westerly Prop. Line	44	25/NA
Southerly Prop. Line	46	35/30
Easterly Prop. Line	44	27/26

NA = Not Audible

The project-generated noise exposure of an expected worst-case wedding event will be approximately 11 to more than 20 dB lower than the existing noise environments in the area. As the project-generated noise exposures will be more than 10 dB below the existing ambient, the project will not add to the ambient.

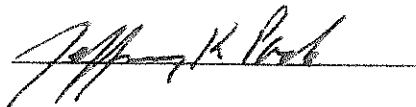
## VII. Conclusions

In conclusion, wedding and reception sound levels will be within the standards of the Santa Cruz County Noise Element of the General Plan and the Santa Cruz County Noise Ordinance for winery operations. The use of DJ's or live bands will be acceptable. Noise mitigation measures will not be required for outdoor music events.

This report presents the results of an acoustical analysis of outdoor music events for the Lester Winery at 2000 Pleasant Valley Road in Santa Cruz County. The study findings are based on field measurements and other data and are correct to the best of our knowledge. However, changes in the operational scenario, operational hours, types of entertainment, entertainer locations, noise regulations or other future changes beyond our control may result in long-term noise results different from our estimates

Report Prepared By:

EDWARD L. PACK ASSOC., INC.

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

Jeffrey K. Pack  
President

## APPENDIX A

### References:

- (a) Site Plan, Agricultural Barn Remodel, Lester Family Vineyards, by Gotcher & Associates, March 10, 2015
- (b) Santa Cruz County General Plan, Chapter 6, Public Safety and Noise, Figure 6-2, page 6-33, May 24, 1994
- (c) Santa Cruz County Code, Title 13, Chapter 13.10, Section 13.10.637.B(5), *Wineries*, updated May 8, 2012
- (d) Information on the Lester Winery Wedding Operations Provided by Ms. Lori Johnson, Lester Company, by email to Edward L. Pack Associates, Inc., June 2, 2015

**APPENDIX B**

**Noise Standards, Terminology, Instrumentation,**

**1. Noise Standards**

**A. Santa Cruz County "Noise Element" Standards**

The noise section of the Santa Cruz County General Plan, adopted May 24, 1994, identifies an exterior limit of 60 dB Day-Night Level (DNL) at outdoor living or recreation areas of residential developments, as shown in Figure 6-1 under Policy 6.9.1. This standard applies at the property line of residential areas impacted by transportation related noise sources. At interior living spaces of residential area, the standards established an interior limit of 45 dB DNL for noise levels due to exterior sources.

Figure 6-2 identifies limits on maximum allowable noise exposure for stationary noise sources under Policy 9.6.4 "Commercial and Industrial Development".

	Daytime 7 AM to 10 PM	Nighttime 10 PM to 7 AM
Hourly $L_{eq}$ - average hourly noise level, dB	50	45
Maximum Level, dB	70	65
Maximum Level dB - Impulsive Noise	65	60

The allowable sound levels shall be raised to the ambient level 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.

## 2. Terminology

### A. Statistical Noise Levels

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

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



**B. Day-Night Level (DNL)**

Noise levels utilized in the standards are described in terms of the Day-Night Level (DNL). The DNL rating is determined by the cumulative noise exposures occurring over a 24-hour day in terms of A-Weighted sound energy. The 24-hour day is divided into two sub-periods for the DNL index, i.e., the daytime period from 7:00 a.m. to 10:00 p.m., and the nighttime period from 10:00 p.m. to 7:00 a.m. A 10 dBA weighting factor is applied (added) to the noise levels occurring during the nighttime period to account for the greater sensitivity of people to noise during these hours. The DNL is calculated from the measured  $L_{eq}$  in accordance with the following mathematical formula:

$$DNL = \left[ \left[ (10 \log_{10}(10^{\sum L_{eq}(7-10)})) \times 15 \right] + \left[ (10 \log_{10}(10^{\sum L_{eq}(10-7)}) + 10) \times 9 \right] \right] / 24$$

**C. 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.

### **3. 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

Tascam DR-40 Linear PCM Digital Audio Recorder

**APPENDIX C**

**Noise Level Measurement Data and Calculation Tables**

### DNL CALCULATIONS

CLIENT: LESTER WINERY  
 FILE: 47-051  
 PROJECT: WEDDING EVENT NOISE  
 DATE: 6/20/2015  
 SOURCE: AMBIENT NOISE ENVIRONMENTS

LOCATION 1 West Property Line  
 Dist. To Source 783 ft., 966 ft.

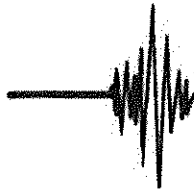
TIME	Leq	10 <sup>n</sup> Leq/10
7:00 AM	41.0	12589.3
8:00 AM	42.8	18054.6
9:00 AM	44.5	28183.8
10:00 AM	44.6	28840.3
11:00 AM	43.2	20893.0
12:00 PM	45.0	31622.8
1:00 PM	42.6	18197.0
2:00 PM	42.0	15848.9
3:00 PM	41.9	15488.2
4:00 PM	43.3	21379.6
5:00 PM	41.9	15488.2
6:00 PM	40.1	10232.9
7:00 PM	39.0	7943.3
8:00 PM	38.1	6456.5
9:00 PM	37.9	6166.0
10:00 PM	35.8	3801.9
11:00 PM	35.2	3311.3
12:00 AM	35.2	3311.3
1:00 AM	34.8	3020.0
2:00 AM	34.3	2691.5
3:00 AM	34.0	2511.9
4:00 AM	34.1	2570.4
5:00 AM	37.8	6025.6
6:00 AM	39.4	8769.6
SUM=		258394
Ln=		54.1
Daytime Level=		54.1
Nighttime Level=		55.6
DNL=		44
24-Hour Leq=		40.9

LOCATION 2 Del Valle Rd Facing Stage  
 Dist. To Source 1076 ft., 1050 ft.

TIME	Leq	10 <sup>n</sup> Leq/10
7:00 AM	43.7	23442.3
8:00 AM	44.4	27542.3
9:00 AM	45.3	33884.4
10:00 AM	44.9	30903.0
11:00 AM	48.0	63095.7
12:00 PM	45.3	33884.4
1:00 PM	42.6	18197.0
2:00 PM	41.1	12882.5
3:00 PM	41.8	15135.6
4:00 PM	40.5	11220.2
5:00 PM	40.5	11220.2
6:00 PM	42.2	16595.9
7:00 PM	41.8	15135.6
8:00 PM	43.9	24547.1
9:00 PM	31.0	1258.9
10:00 PM	35.7	3715.4
11:00 PM	32.0	1584.9
12:00 AM	30.4	1096.5
1:00 AM	29.0	794.3
2:00 AM	28.8	478.6
3:00 AM	23.7	234.4
4:00 AM	45.5	35481.3
5:00 AM	39.7	9332.5
6:00 AM	39.7	9332.5
SUM=		433934
Ln=		56.4
Daytime Level=		56.4
Nighttime Level=		57.3
DNL=		46
24-Hour Leq=		43.1

LOCATION 3 Del Valle Rd at 760765 Mailboxes  
 Dist. To Source 830 ft., 660 ft.

TIME	Leq	10 <sup>n</sup> Leq/10
7:00 AM	32.3	1698.2
8:00 AM	38.0	6309.6
9:00 AM	30.5	1122.0
10:00 AM	34.4	2754.2
11:00 AM	41.5	14125.4
12:00 PM	45.3	33884.4
1:00 PM	51.3	134896.3
2:00 PM	53.2	208929.6
3:00 PM	40.4	10964.8
4:00 PM	42.2	16595.9
5:00 PM	41.7	14791.1
6:00 PM	43.3	21378.6
7:00 PM	39.7	9332.5
8:00 PM	39.7	9332.5
9:00 PM	34.3	2691.5
10:00 PM	30.5	1122.0
11:00 PM	33.7	2344.2
12:00 AM	24.1	257.0
1:00 AM	23.7	234.4
2:00 AM	23.2	208.9
3:00 AM	23.4	218.8
4:00 AM	21.1	128.8
5:00 AM	34.0	2511.9
6:00 AM	36.8	4786.3
SUM=		488806
Ln=		56.9
Daytime Level=		56.9
Nighttime Level=		50.7
DNL=		44
24-Hour Leq=		43.2



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November 10, 2016  
Project No. 47-051-1

Ms. Lori Johnson  
Lester Company  
151 Westridge Drive  
Watsonville, CA 95076

Subject: Evaluation of Music Sound Levels in Terms of the Santa Cruz County Noise Ordinance, Lester Winery, 2000 Pleasant Valley Road, Santa Cruz County

Dear Ms. Johnson:

This letter has been prepared to address music sound levels in relation to the provisions of the Santa Cruz County Noise Ordinance 4001 (1989) Chapter 8.30 and the newly adopted Ordinance 5205 (2016) Chapter 8.30. Neither versions of the Ordinance mandate sound level limits on a sound source, rather they define "Offensive Noise" and place limits/standards on sound sources that may be determined to be offensive. Note that the new Noise Ordinance may not yet be applicable due to legal issues. Thus, it is our understanding that the 1989 Noise Ordinance is the one to be applied to the project. However, we are providing both herein, for informational purposes.

Note that subsection 8.30.020 (Subsequent offense within 48 hours) and subsection 8.30.030 (Exceptions) were not changed from Ord. 4001 to Ord. 5205. Only subsection 8.30.010 was changed.

The old and new Ordinances are presented on the following pages.

**Ordinance 4001 – 1989**

**8.30.010 Curfew—Offensive noise.**

(A) No persons shall, between the hours of 10:00 p.m. and 8:00 a.m., make, cause, suffer, or permit to be made any offensive noise:

(1) Which is made within 100 feet of any building or place regularly used for sleeping purposes; or

(2) Which disturbs any person of ordinary sensitivities within his or her place of residence.

(B) "Offensive noise" means any noise which is loud, boisterous, irritating, penetrating, or unusual, or that is unreasonably distracting in any other manner such that it is likely to disturb people of ordinary sensitivities in the vicinity of such noise, and includes, but is not limited to, noise made by an individual alone or by a group of people engaged in any business, meeting, gathering, game, dance, or amusement, or by any appliance, contrivance, device, structure, construction, ride, machine, implement, instrument or vehicle. [Ord. 4001 § 1, 1989].

**8.30.020 Subsequent offense within 48 hours. (Same as Ord. 5205)**

Any person who violates any section of this chapter and is cited for such a violation, and who within 48 hours after receiving such a citation again violates the same section, is guilty of a misdemeanor. A person is cited for a violation when he or she is issued and signs an infraction or misdemeanor citation, or when he or she is arrested and booked, or when a complaint is filed and the person is notified of the filing of such a complaint. [Ord. 4001 § 1, 1989].

**8.30.030 Exceptions. (Same as Ord. 5205)**

(A) The provisions of this chapter shall not apply to any noise from any specific type of activity for which special noise regulations are provided by any other provision of the County Code.

(B) The provisions of this chapter shall not apply to any noise caused by farming operations carried out on any land designated within the Santa Cruz County General Plan for commercial agricultural use. [Ord. 4001 § 1, 1989].

## **Ordinance 5205 – 2016**

### **8.30.010 Offensive noise.**

(A) No person shall make, cause, suffer, or permit to be made any offensive noise.

(B) "Offensive noise" means any noise which is loud, boisterous, irritating, penetrating, or unusual, or that is unreasonably distracting in any other manner such that it is likely to disturb people of ordinary sensitivities in the vicinity of such noise, and includes, but is not limited to, noise made by an individual alone or by a group of people engaged in any business, activity, meeting, gathering, game, dance, or amusement, or by any appliance, contrivance, device, tool, structure, construction, vehicle, ride, machine, implement, or instrument.

(C) The following factors shall be considered when determining whether a violation of the provisions of this section exists:

(1) Loudness (Intensity) of the Sound.

(a) Day and Evening Hours. For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 8:00 a.m. and 10:00 p.m. and it is:

(i) Clearly discernible at a distance of 150 feet from the property line of the property from which it is broadcast; or

(ii) In excess of 75 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data.

A noise not reaching this intensity of volume may still be found to be offensive depending on consideration of the other factors outlined below.

(b) Night Hours. For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 10:00 p.m. and 8:00 a.m. and it is:

(i) Clearly discernible at a distance of 100 feet from the property line of the property from which it is broadcast; or

(ii) In excess of 60 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data.

A noise not reaching this intensity of volume may still be found to be offensive depending on consideration of the other factors outlined below.

- (2) Pitch (frequency) of the sound, e.g., very low bass or high screech;
- (3) Duration of the sound;
- (4) Time of day or night;
- (5) Necessity of the noise, e.g., garbage collecting, street repair, permitted construction activities;
- (6) The level of customary background noise, e.g., residential neighborhood, commercial zoning district, etc.; and
- (7) The proximity to any building regularly used for sleeping purposes.



(D) Prior to issuing a citation for this section, the responsible person or persons will be warned by a law enforcement officer or other designated official that the noise at issue is offensive and constitutes a violation of this chapter. A citation may be issued if, after receiving the warning, the responsible person(s) continues to make or resumes making the same or similar offensive noise(s) within three months of the warning. Notwithstanding the provisions of subsection (C)(1) of this section, enforcement of violations under this chapter shall not require the use of a sound level meter.

(1) For purposes of this section "responsible person or persons" means a person or persons with a right of possession in the property from which the offensive noise is emanating, including, but not limited to, an owner or a tenant of the property if the offensive noise is coming from private property, or a permittee if the offensive noise is coming from a permitted gathering on public property, or any person accepting responsibility for such offensive noise. "Responsible person or persons" shall additionally include the landlord of another responsible party and the parents and/or legal guardians of a responsible person under the age of 18 years. [Ord. 5205 § 1, 2015; Ord. 4001 § 1, 1989].

Of particular importance is the Exception section, 8.30.030, whereby the provisions of Chapter 8.30 shall not apply to any noise from any specific type of activity for which special noise regulations are provided by any other provision of the County Code. Since the project is a winery, the noise regulations of Chapter 13.10.637 of the County Code take precedent over Chapter 8.30, as described and used in the original noise study. The noise study demonstrated that the project will be in compliance with the applicable provisions of the County Code.

If Chapter 8.30 (Ord. 4001) of the County Code was used for this project, the provisions of the Ordinance are subjective as the Ordinance limits annoyance from offensive noise. This type of ordinance cannot be used for design purposes as there is no satisfactory way to quantify an annoyance. Annoyance can only be determined upon exposure of the project's noise to the neighbors.

In terms the expectation of annoyance, the project will not generate noise between 10:00 PM and 8:00 AM that occurs within 100 ft. of a sleeping space and the music is not expected to disturb any person of ordinary sensitivities within their place of residence. The noise study demonstrated that the project sound levels will not be extraordinarily high (loud), boisterous, irritating, penetrating or unusual.

The charts on the following pages provide a list of past events at the Lester Winery. The project sponsor has indicated that there have been no complaints of noise from any of these events over the past 18 years. If this is true, there is reason to believe that annoyance from outdoor events does not occur.

If Chapter 8.30 of the new Noise Ordinance 5205 of the County Code is applied to the project, like with the previous Ordinance, the project is not expected to generate noise that is offensive (boisterous, irritating, penetrating or unusual).

Additionally, under subsection (C) (1) (ii), noise from the project will not exceed 50 dBA at the parcel boundaries as shown in Table II of the noise study. Thus, per the definitions of "offensive noise" of 75 dBA daytime, 60 dBA nighttime, noise from the project will not meet the definition of "offensive".

Other provisions of either Ordinance for determining if a noise is offensive or otherwise violates the Ordinance are to be evaluated at the time of the "offense" by the Code Enforcement personnel. This can only occur when the project (noise source) is in operation. Therefore, much of the Ordinance would not apply to a project before it is constructed. This appears to conflict with the spirit of the Ordinance(s).

Deer Park Ranch Events

Date	Hours	Event	Attendance	Type
<b>Misc Dates</b>				
<b>Dec</b>	6-11 pm	Dave Paul Un. Notre Dame	75 125	60rh Birthday Party Fund Raiser
<b>1998</b>				
May 24, 1998	2-8 pm	Alaga Wedding	125	wedding
September 13, 1998	3-6 pm	Sno Cat party	50	
December 12, 1998	3-6 pm	AA Party		
<b>2001</b>				
	2-4 pm	Deer Park Party	25	
<b>2002</b>				
July 13, 2002	2-5 pm	Santa Clara Picnic	125	
<b>2003</b>				
August 2, 2003	4-9 pm	Shaeff Wedding	200	wedding
<b>2005</b>				
May 14, 2005	2-8 pm	Kappy & Ben	200	wedding
<b>2009</b>				
July 11, 2009	3-9 pm	Guenther Wedding	75	wedding
	4-8 pm	Darcey Wedding	60	wedding
<b>2010</b>				
June	2-8 pm	50th Wedding Ann.	200	
August	1-4 pm	Vino Tabi	50	wine club
September 25, 2010	4-7 pm	Harvest Party	75-100	vinternis celebration
December	6-9 pm	PacCom Christmas	75	Company Christmas
<b>2011</b>				
May 7, 2011	1-5 pm	Pleasant Valley	75	wine
June 25, 2011	12-4 pm	Soquel Vineyard	150	wine

Deer Park Ranch Events

August 13, 2011	1-5 pm	Pleasant Valley	85	wine
December 3-4, 2011	11-4 pm	Jewelry Show	100	art
<b>2012</b>				
June 10, 2012	2-6 pm	Graduation Party	50	grad party
March 12, 2012		BBQ at Ranch		
June 30, 2012	12-4 pm	Soquel Vineyard	150	wine
August 18, 2012	1-5 pm	Pleasant Valley	100	wine
September 23, 2012	1-4 pm	Vino Tabi	50	wine
Dec 8 & 9	12-5 pm	Jewelry Show	100 ea day	art
December 15, 2012	3-6 pm	AA Party	60	Christmas party
December 18, 2012	2-5 pm	Pleasant Valley	100	wine
<b>2013</b>				
June 29, 2013	12-4 pm	Soquel Vineyard	120	wine
August 3, 2013	1-5 pm	Pleasant Valley	90	art & Wine
September 28, 2013	2-6 pm	Cinnabar	120	wine
August 16, 2013	2-8 pm	30-50-60 Anniversary	150	family
December 7 & 8	12-5 pm	Jewelry Show	100 ea day	art
December 14, 2013	1-4 pm	Pleasant Valley	100	wine
December 15, 2013	3-6 pm	AA Party	60	Christmas party
<b>2014</b>				
April	6-9 pm	Hospice	75	fund raiser
May 24, 2014	1-5 pm	Lester Wedding	225	wedding
July 17, 2014	1-5 pm	Pleasant Valley	120	art & wine
August-14	3-9 pm	Gotcher Wedding	200	wedding
September 12, 2014	2-5 pm	La Rochelle	90	wine
September-14	11-7 pm	Dan's Memorial	420	funeral
December 6-7, 2014	12-5 pm	Jewelry Show	100 each day	art
December 13, 2014	2-5 pm	Pleasant Valley	125	wine
December-14	3-6 pm	AA BBQ	40	non-profit
<b>2015</b>				
June 13, 2015	3-7 pm	Byer's Wedding	75	wedding
July 11, 2015	1-4 pm	Sante Arcangeli Event	85	wine
July 18, 2015	1-5 pm	Pleasant Valley	129	wine
August 29, 2015	8 am to 5 pm	St. Francis School	20	board retreat
December 10, 2015	8 am to 5 pm	Vistage Meeting	15	board meeting
December 5,6, 2015	12-5 pm	Jewelry Show	100 per day	art
<b>2016</b>				
25-Jun-16	1-5 pm	Sante Arcangeli Winery	85	wine club event
1-Oct-16	1-5 pm	La Rochelle	75	wine club event

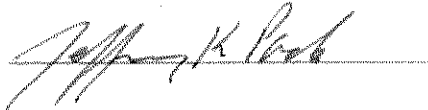
In conclusion, Chapter 8.30 of the County Code does not apply to noise generation at a winery. Noise from events at the Lester Winery is not expected to qualify for the definition of offensive noise and there are indications that past events have not generated annoyance to the neighbors.

Subjective limitations on projects cannot be feasibly enforced before the project is constructed and operated as there is no method for quantifying what might be offensive or annoying. Some reasonable estimates can be made under certain circumstances where it is evident that a project will likely be a problem. In these cases, conditions are usually placed on the project and it is given a chance. But, attempting to preclude subjective evaluations through engineering designs could be over burdensome and would be considered un-wise.

If you have any questions, please call me.

Sincerely,

EDWARD L. PACK ASSOC., INC.

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

Jeffrey K. Pack  
President

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Attachment 9

Traffic Volume and Trip Generation Analysis

## MEMORANDUM

**From:** Frederik Venter and Jacob Mirabella, Kimley-Horn and Associates  
**To:** Lori Johnson, Lester Company  
**Date:** August 15, 2016  
**Re:** Lester Winery – Traffic Volume and Trip Generation Analysis

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### Introduction

This memorandum provides the traffic volume and trip generation analysis results for the proposed winery to be located at 2000 Pleasant Valley Road in Santa Cruz, California. Existing uses using the project driveway include one single-family residential unit, an approximately 14-acre vineyard, and several auxiliary buildings. The proposed development will convert 752 square feet of the existing barn into a tasting room and will construct a 500 square foot external deck for wine tasting. The proposed tasting room and external deck will typically be open from 12:00pm to 5:00pm on Fridays (by appointment only) and weekends (by appointment only on Passport Saturdays and to the general public on all other Saturdays and Sundays). Wine tasting by appointment only on Fridays and Passport Saturdays will be limited to up to 10 guests per day. It will also host up to 10 special events (i.e. weddings, corporate meetings, private parties, etc.) per year between June and October on either Saturdays or Sundays. A maximum of two special events will occur per month and will be typically held between 12:00pm and 9:00pm. A maximum of 200 guests will attend each special event. Up to 16 small events which will include club days, dinners, and wine releases will also be held by appointment only. The small events will be capped at 50 guests per event and will typically occur between 12:00pm and 8:00pm on Fridays, Saturdays, and Sundays. Throughout the entire year this winery is not expected to participate in Passport Saturdays, however, small appointment only wine tasting events (capped at 10 guests per day) are expected to occur on some Passport Saturdays.

The attached site plan shows the proposed building floor plan and includes a tasting room, an exterior deck, a barrel/case storage room, a winery crush pad, two bathrooms, and an existing agricultural barn area. The proposed site plan is shown in the **Appendix**.

Main access to the site will be obtained via a driveway on Pleasant Valley Road. Local access to the site will be obtained via Pleasant Valley Road, which will be an undivided, two-lane roadway; and regional access to Pleasant Valley Road, and therefore the project site, is obtained via Hames Road and Freedom Boulevard south of the project site. Existing Pleasant Valley Road users typically include local residents, farm/orchard employees, Saint Joseph's Monastery (a convent north of Storrs Winery), Pleasant Valley Horse Club on Del Valle, and visitors of the various local wineries. An evaluation of existing traffic volumes as well as the expected trip generation for the proposed project have been prepared and are discussed in the following sections.



FIGURE 1  
STUDY AREA  
LESTER WINERY



### Traffic Volumes

24-hour traffic volumes were collected on Pleasant Valley Road Thursday April 14, 2016 through Sunday April 17, 2016. These counts were collected to develop baseline conditions as well as an understanding of existing traffic conditions on Pleasant Valley Road during weekdays, weekends, and Passport Saturdays.

Figure 2 shows existing traffic volumes on Pleasant Valley Road, Thursday through Sunday. Weekday volumes peak at 8:00am on Thursday and Friday mornings (62 vehicles per hour (vph) on Thursday, or 8.2% of the daily volume; 71 vph on Friday, or 8.3% of daily traffic). In the afternoon, traffic peaks at 5:00pm on Thursday (66 vph, or 8.8% of daily traffic), and at 3:00pm on Friday (79 vph, or 9.3% of daily traffic). The Sunday peak was 68 vph, occurred in the afternoon at 1:00pm, and was approximately 11.5% of daily traffic.

Volumes were collected on a Passport Saturday, which typically attracts visitors from throughout the Monterey Bay Area and results in increased traffic on Pleasant Valley Road. Typical Saturdays (non-Passport) are expected to experience lower volumes than Passport Saturdays. Figure 2 shows that on a Passport Saturday, volumes first peak at 12:00pm (90 vph, or 10.3% of daily traffic), and then again at 3:00pm (91 vph, or 10.3% of daily traffic). 91 vehicles per hour was the maximum observed two-way volume on Pleasant Valley Road, which equates to an average of less than two vehicles per minute.

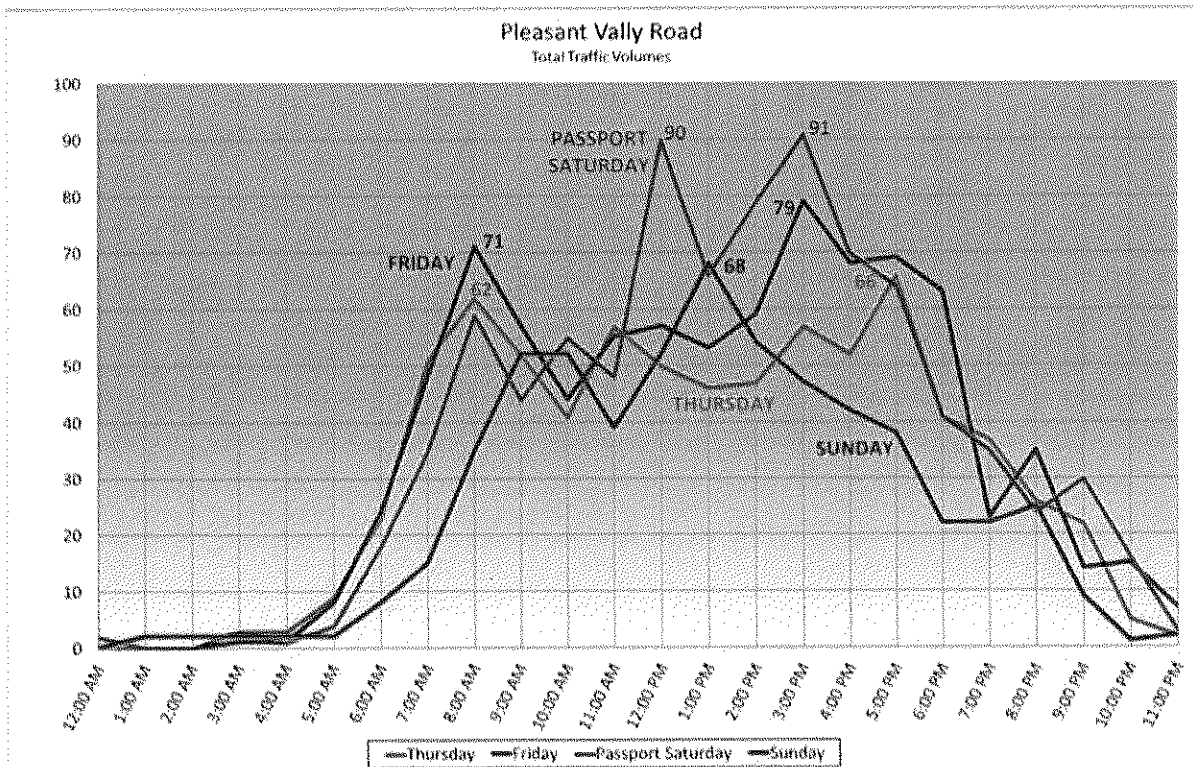


Figure 2: Pleasant Valley Road Traffic Volumes

### **Trip Generation Analysis**

For the purposes of estimating the number of trips from the existing land uses, The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9<sup>th</sup> Edition (2012)* was utilized to estimate the trip generation for the existing single-family residential unit (ITE LU #210). ITE does not include standard vineyard employee and winery visitor trip generation rates.

Trip rates were developed using data supplied by the Lester Company for land uses and typical activity. These rates were also developed using similar winery/vineyard studies conducted in Monterey, Soledad, Calistoga, Sonoma, and Napa, in California. The Western Riverside Council of Governments' Fee Calculation Handbook was also referenced for winery trip generation rates. The proposed winery's hours of operations are from 12:00pm to 5:00pm.

#### *Existing Uses:*

Currently, the project driveway serves a 14-acre vineyard, one single-family residence, and various auxiliary buildings. The vineyard has one fulltime employee. Net total existing use trips is anticipated to include 14 daily weekday trips (ten residential trips and four employee trips), two weekday PM peak hour trips (one residential trip and one employee trip), 10 daily weekend trips (ten residential trips), and one weekend midday peak hour trip (one residential trip). These existing activities will not change during tasting room operations, special events, or small events.

#### *Proposed Typical Tasting Room and Vineyard Use:*

New project trips will be generated due to winery employees and tasting room visitors on typical wine tasting days. The winery will have the capacity to produce 20,000 gallons annually, but intends to produce less than 5,000 gallons annually, with most tonnage being contracted to offsite wineries. The proposed tasting room and exterior deck will be a total of 1,252 square feet. The tasting room will be open on Fridays by appointment only, Saturdays, and Sundays from 12:00pm to 5:00pm.

Research of previous traffic impact studies was conducted and wineries typical to the proposed project were selected for comparison. Average trip generation rates were evaluated in these studies and are used to determine Lester Winery project trip generation rates. These are summarized in **Table 1: Trip Generation Rates from Previous Studies**.

**Table 1: Trip Generation Rates from Previous Studies**

#	Location	Tasting Room + Deck Size (SF)	Saturday Trips/KSF	Saturday MD Peak Trips/KSF
1	Talbott Vineyards	500	26.64	8.56
2	Hahn Family Wines	2,500	4.00	2.00
3	Silver Rose Winery	1,005	52.74	4.98
4	WRCOG	1,000	83.46	26.83
5	Best Family Winery	5,000	16.00	5.92
6	Joseph Cellars	6,711	8.34	1.49
<b>Total Average Trip Rates:</b>			<b>31.86</b>	<b>8.30</b>
<b>Lester Winery Trip Generation:</b>		<b>1,252</b>	<b>40</b>	<b>10</b>

1. Talbott Vineyards Wine Tasting Facility Trip Generation Study (Hatch Mott Macdonald, 2010)
2. Traffic Study for the Hahn Family Wines Culinary Center in Soledad, CA (Hexagon Transportation Consultants, 2011)
3. Traffic Impact Study for the Silver Rose Winery and Resort Project in Calistoga, CA (W-Trans, 2012)
4. WRCOG Fee Calculation Handbook, Medium Size Winery Fee Calculation (2012)
5. Traffic Impact Study for the Best Family Winery Project, Sonoma County (W-Trans, 2009)
6. Joseph Cellars Winery Traffic Impact Study, Napa County, CA (Crane Transportation Group, 2009)

Based on the average trip rates for similar projects, the proposed winery is expected to generate up to 40 new daily weekend trips, 10 being new weekend mid-day peak hour trips as a standalone winery open to the public. These trips and rates are summarized in **Table 2: Proposed Lester Winery Trip Generation**.

**Table 2: Proposed Lester Winery Trip Generation**

Land Use Description			Weekend Standalone			
Trip Generator	Quantity	Units	Daily Trip Rate	Daily Trips	Mid-day Peak Trip Rate	Mid-day Peak Hour Trips
<b>Proposed Winery Use:</b>						
Proposed Project	1,252	KSF	31.86	40	8.30	10
<b>Net Total New Project Trips:</b>				<b>40</b>		<b>10</b>

The proposed winery will only be open for tastings on Fridays and Passport Saturdays by appointment only. However, it will not participate in Passport Saturday activities. The winery will limit wine tasting on Fridays and Passport Saturdays to a maximum of 10 guests per day, which would be significantly below the expected number of guests expected during typical weekends (when open to the public).

*Proposed Small Event Use:*

Up to 16 small events per year, occurring throughout the year, will be held and could include exclusive wine club members only events, dinners, rehearsals, and wine releases. These events will vary in beginning and ending times, duration, number of guests, number of staff, and number of deliveries. These events could occur on Fridays, Saturdays, and/or Sundays. Up to 50 guests per small event are expected and the maximum expected trip generation representing the peak conditions is presented below. Assumptions and expected trip generation totals are shown in **Table 3: Small Event Trip Generation Rates**.

“Attachment A”, provided by the Applicant and included in the **Appendix**, provides additional detail for expected small events.

- **Guests:** A maximum of 50 guests will attend each small event and average vehicle occupancy is assumed to be two guests per vehicle. Guests are assumed to arrive and depart the project site on the same day. Therefore, a maximum total of **50 guest trips** (25 trips each way assuming 2 people per vehicle) will occur per special event. Up to 60% of guests will arrive and depart during event peaks and a maximum of 15 guest trips are expected to occur during each peak.
- **Staff:** Similar events hosted by the applicant and catering companies (Chef Evan Presents and Le Papillon Distinctive Catering) typically require one staff member for food and wine service for every 15 guests (this includes servers, bartenders/captains, and kitchen staff). Therefore, based on the information provided by the applicant and caterers (see **Appendix**), it is assumed that up to 4 staff members will arrive and depart the project site on the event day for each event. Staff will arrive and depart the project site on the same day and are assumed to carpool with an average of 4 staff members per catering vehicle (see **Appendix**). Therefore, a maximum total of **2 staff trips** will occur per special event. A maximum of 1 staff trip is expected to occur during each peak.
- **Delivery Trucks:** A maximum of 2 delivery trucks per event are assumed to bring food, drinks, tables, decorations, and/or miscellaneous items. Trucks will arrive at the project site the day before each event and will depart the project site the day after each event. Therefore, a maximum total of **4 delivery truck trips** will occur per special event, however, trucks will not arrive or depart the project site during event days or during event peaks.

**Table 3: Small Event Trip Generation Rates**

Land Use Description			Trips				
Trip Generator	Quantity	Units	Event Day <sup>1</sup>	Trips In	Trips Out	Event Peaks % <sup>2</sup>	Event Peaks <sup>3</sup>
<b>Proposed Special Events Use:</b>							
Event Guests	50	Guests	50	25	25	60%	15
Event Staff	4	Employees	1	1	1	100%	1
Event Delivery Trucks	2	Trucks	0	0	0	0%	0
<b>Net Total Trips:</b>			<b>51</b>	<b>26</b>	<b>26</b>		<b>16</b>

1. Trips on day of event assumes vehicle occupancy of two guests per vehicle and four staff members per vehicle.
2. Percentage of trips arriving/departing during each event peak.
3. Trips occurring during each event peak (peak before event begins and peak after event ends).
4. All event guests and event staff are assumed to arrive and depart on the day of event.

**Proposed Large Special Event Use:**

Up to 10 special events, occurring between June and October, will be held on-site per year and could include weddings, corporate meetings, and private parties. Up to 200 guests per special event are expected. Assumptions are discussed below and trip generation rates and totals based on these assumptions are shown in **Table 4: Special Large Event Trip Generation Rates**. “Attachment A”, provided by the Applicant and included in the **Appendix**, provides additional detail for expected large events.

- **Guests:** A maximum of 200 guests will attend each event and average vehicle occupancy is assumed to average two guests per vehicle. Guests are assumed to arrive and depart the project site on the same day. Therefore, a maximum total of **200 guest trips** (100 trips each way assuming

2 people per vehicle) will occur per special event. Up to 60% of guests are expected arrive and depart during event peaks, resulting in a maximum of 60 guest trips during each peak.

- **Staff:** Similar events hosted by the applicant and catering companies (Chef Evan Presents and Le Papillon Distinctive Catering) typically require one staff member for food and wine service for every 15 guests (this includes servers, bartenders/captains, and kitchen staff). Based on the information provided by the applicant and caterers (see **Appendix**), it is assumed that up to 14 staff members will arrive and depart the project site for each event. Staff will arrive and depart the project site on the same day and are assumed to carpool with an average of 4 staff members per catering vehicle (see **Appendix**). Therefore, a maximum total of **8 staff trips** will occur per special event. Up to 50% of staff will arrive and depart during event peaks and a maximum of 2 staff trips are expected to occur during each peak.
- **Delivery Trucks:** A maximum of five delivery trucks per event are assumed to bring food, drinks, tables, decorations, and/or miscellaneous items. The types of trucks used for delivery will be either pick up or box type trucks not to exceed 16' in length, similar to mid-size UPS or Fed Ex trucks. Trucks will arrive at the project site the day before each event and will depart the project site the day after each event. As part of event packages, the applicant will make the project site available the day before and the day after for deliveries. Therefore, a maximum total of **10 delivery truck trips** will occur per special event, however, trucks will not arrive or depart the project site during event days or during event peaks.

**Table 4: Large Special Event Trip Generation Rates**

Land Use Description			Trips				
Trip Generator	Quantity	Units	Event Day <sup>1</sup>	Trips In	Trips Out	Event Peaks % <sup>2</sup>	Event Peaks <sup>3</sup>
<b>Proposed Special Events Use:</b>							
Event Guests	200	Guests	200	100	100	60%	60
Event Staff	14	Employees	8	4	4	50%	2
Event Delivery Trucks	5	Trucks	0	0	0	0%	0
<b>Net Total Trips:</b>			<b>208</b>	<b>104</b>	<b>104</b>		<b>62</b>

1. Trips on day of event assumes vehicle occupancy of two guests per vehicle and four staff members per vehicle.
2. Percentage of trips arriving/departing during each event peak.
3. Trips occurring during each event peak (peak before event begins and peak after event ends).
4. All event guests and event staff are assumed to arrive and depart on the day of event.

**Figure 3: Pleasant Valley Road Special Event Trips and Existing Traffic Volumes** below shows a “worst case” scenario of special event peak and local traffic peaks occurring at the same time on Pleasant Valley Road for Friday, Passport Saturday, and Sunday. Should the peaks coincide, a maximum of 141 vph on typical Fridays (averages approximately 2 vehicles per minute), 153 vph on typical Passport Saturdays (averages approximately 3 vehicles per minute), and 130 vph on typical Sundays (averages approximately 2 vehicles per minute) are expected to occur; 153 vph is the maximum expected two-way traffic expected to occur on Pleasant Valley Road due to a combination of local peak hour traffic and large special event peak trips. However, large special events will not be held and the proposed winery will not be open to the general public on Passport Saturdays. Therefore, the 153 vph peak volume represents a maximum worst

case scenario not likely to be reached. Additionally, 3 vehicles per minute (total in both directions) on undivided, two-lane roadways similar to Pleasant Valley Road is generally considered a low volume.

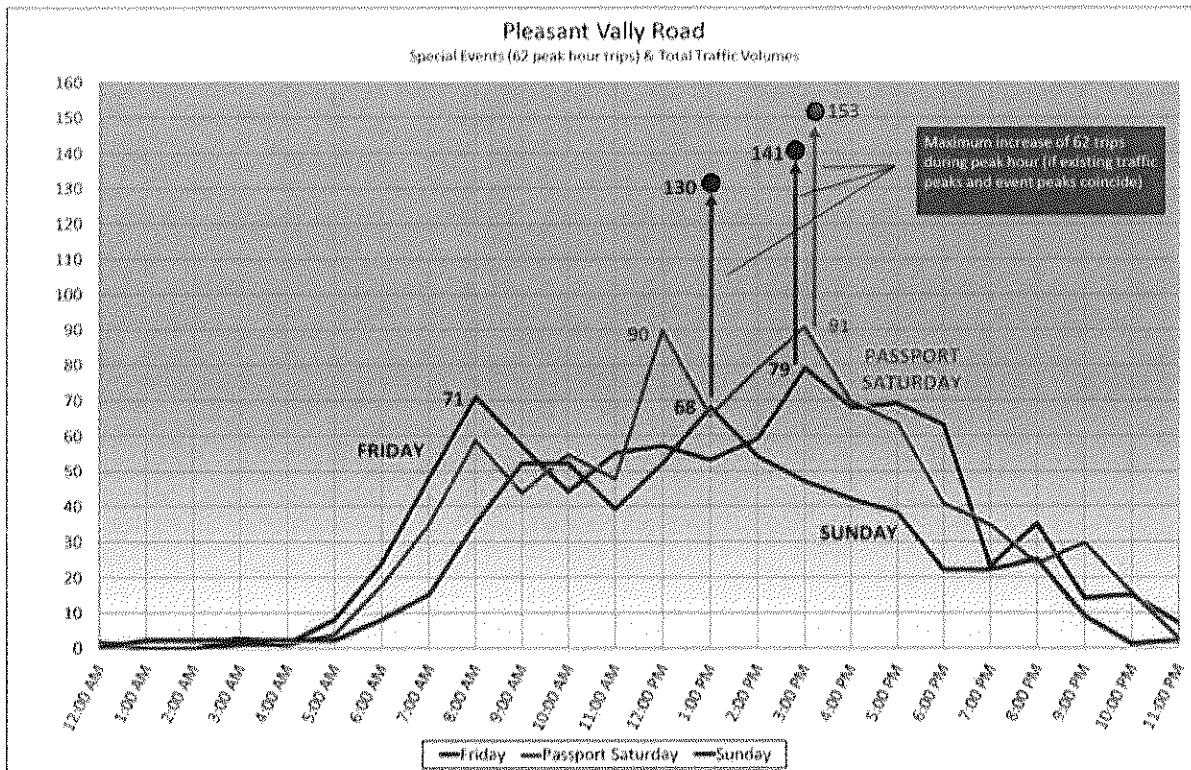


Figure 3: Pleasant Valley Road Special Event Trips and Existing Traffic Volumes

**Summary of Findings**

The proposed project will convert a portion of an existing barn located at 2000 Pleasant Valley Road in Santa Cruz, California to a winery. The project proposes to host special events with up to 10 special events per year and a maximum of 200 guests per event. Special events will occur between June and October and will be limited to a maximum of two events per month. Up to 16 small events will occur throughout the year and will be limited to a maximum of 50 guests on Fridays, Saturdays, and Sundays. The proposed winery would generate 40 new daily weekend trips (20 in and 20 out), 10 being new weekend mid-day peak hour trips as a standalone operation when open to the public on non-Passport Saturdays and Sundays. New trips associated with large special events will include up to 62 new trips during each event peak hour. New trips associated with small events will include up to 16 new trips during each event peak hour. Trip generation was calculated based on existing and proposed site specific information supplied by Lester Company, local caterers, and similar winery and vineyard studies throughout California. Peak two-way traffic volumes on Pleasant Valley Road, which would be due to combined existing traffic peak hours and large special event peaks, are expected to average between 2 and 3 vehicles per minute, which is considered a relatively low volume.

# APPENDIX



**GOTCHER • ASSOCIATES**  
 ARCHITECTS



PROFESSIONAL ARCHITECT  
 STATE OF MISSISSIPPI  
 ARCHITECT NO. 12543  
 MISSISSIPPI BOARD OF ARCHITECTS

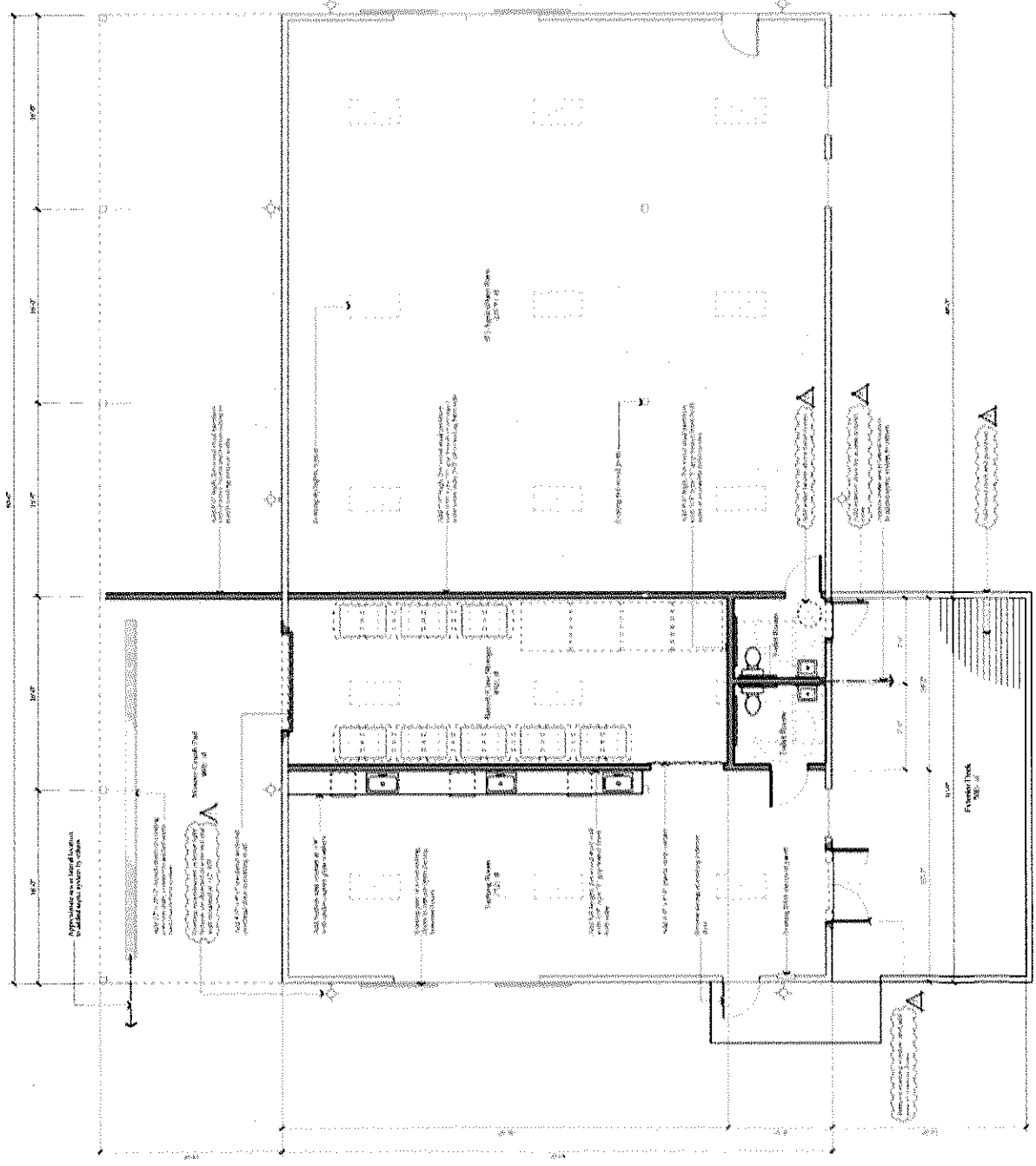
**Agroarchitectural Firm**  
 Kennel  
 14001 Highway 40, West  
 Jackson, Mississippi 39211  
 601.977.1111

**Building Floor Plan**

SCALE	AS SHOWN
DATE	08/2013
DRAWN BY	JG
CHECKED BY	AG
PROJECT NO.	1001

NO.	1
DATE	08/2013
BY	JG
CHECKED	AG
PROJECT NO.	1001

**A2.1**



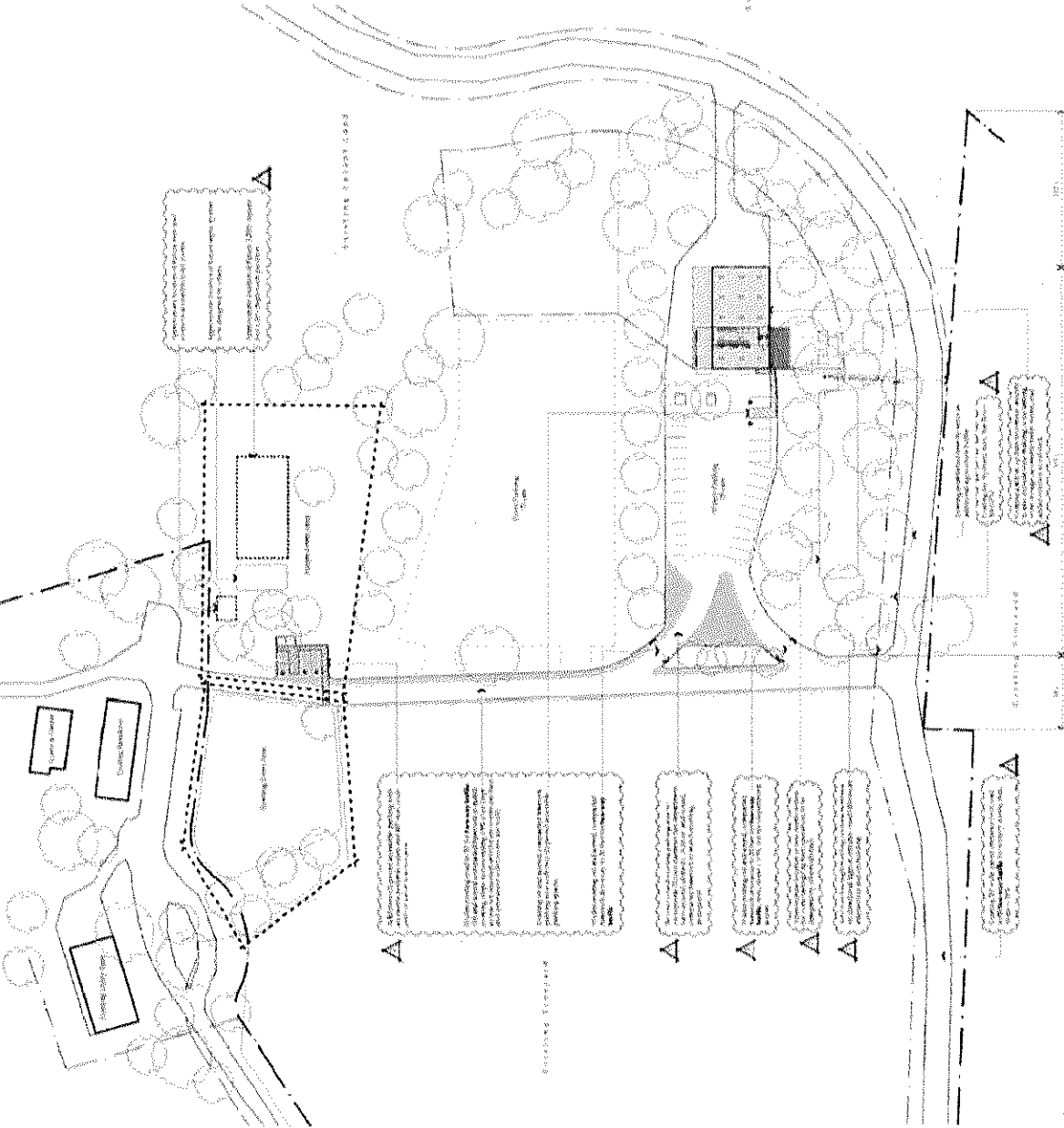
**Building Floor Plan**  
 SCALE: 1/8" = 1'-0"





# Cal Fire Notes

1. Each SHU structure shall have appropriate fire-resistant building and finishes systems.
2. There shall be an existing fire alarm system, with a fire alarm control panel (FACP) located in the main building, and a fire alarm control panel (FACP) located in the main building.
3. All underground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
4. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
5. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
6. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
7. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
8. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
9. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
10. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
11. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
12. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
13. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.
14. All above-ground piping systems shall comply with the California Building Code, Chapter 7, Part 703.



**GOITCHER ASSOCIATES**  
 5080 CLAYTON BLVD  
 SUITE 200  
 SAN DIEGO, CA 92117  
 TEL: 619.435.4321  
 FAX: 619.435.4322



Professional Engineer  
 License No. 67854  
 State of California  
 Mechanical

**Agricultural Plan  
 Remodel**

for  
 Lester Family Winery  
 2001 Brown Light Road  
 San Diego, California  
 SDG 12/11/17

**Partial Site Plan  
 and  
 Cal Fire Notes**

DATE	DESCRIPTION
12/11/17	ISSUED FOR PERMITS
12/11/17	ISSUED FOR PERMITS

DATE	DESCRIPTION
12/11/17	ISSUED FOR PERMITS
12/11/17	ISSUED FOR PERMITS

**A1.2**

# Partial Site Plan

Type of report: Tube Count - Volume Data

LOCATION: Pleasant Valley Road  
 SPECIFIC LOCATION: Pleasant Valley Road  
 CITY/STATE: Aptos, CA

QC JOB #: 13765601  
 DIRECTION: NB/SB  
 DATE: Apr 14 2016 - Apr 17 2016

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
	14-Apr-16	15-Apr-16	16-Apr-16	17-Apr-16	18-Apr-16	Hourly Traffic	16-Apr-16	17-Apr-16	Hourly Traffic	
12:00 AM	0	0	0	0	2	1	2	0	1	
1:00 AM	0	0	0	0	0	0	0	2	1	
2:00 AM	0	0	0	0	0	0	0	2	1	
3:00 AM	3	1	3	3	1	2	3	2	2	
4:00 AM	3	1	3	3	1	2	1	2	2	
5:00 AM	9	8	9	9	8	9	4	2	6	
6:00 AM	23	24	24	24	24	24	18	8	18	
7:00 AM	51	48	50	50	48	50	35	15	37	
8:00 AM	62	71	67	67	71	67	59	35	57	
9:00 AM	52	57	55	55	57	55	44	52	51	
10:00 AM	41	44	43	43	44	43	55	52	48	
11:00 AM	57	55	56	56	55	56	48	39	50	
12:00 PM	50	57	54	54	57	54	90	52	62	
1:00 PM	46	53	50	50	53	50	66	68	58	
2:00 PM	47	59	53	53	59	53	79	54	60	
3:00 PM	57	79	68	68	79	68	91	47	69	
4:00 PM	52	68	60	60	68	60	70	42	58	
5:00 PM	66	69	68	68	69	68	64	38	59	
6:00 PM	41	63	52	52	63	52	41	22	42	
7:00 PM	37	23	30	30	23	30	35	22	29	
8:00 PM	26	35	31	31	35	31	24	25	28	
9:00 PM	22	14	18	18	14	18	30	9	19	
10:00 PM	5	15	10	10	15	10	16	1	9	
11:00 PM	2	7	5	5	7	5	3	2	4	
Day Total	752	853	808	808	853	808	878	593	771	
% Weekday Average	93.1%	105.6%								
% Week Average	97.5%	110.6%	104.8%				113.9%	76.9%		
AM Peak Volume	8:00 AM	8:00 AM	8:00 AM	8:00 AM	8:00 AM	8:00 AM	8:00 AM	9:00 AM	8:00 AM	
	62	71	67	67	71	67	59	52	57	
PM Peak Volume	5:00 PM	3:00 PM	3:00 PM	3:00 PM	3:00 PM	3:00 PM	3:00 PM	1:00 PM	3:00 PM	
	66	79	68	68	79	68	91	68	69	
Comments:										

Report generated on 4/18/2016 5:32 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

**SUMMARY - Tube Count - Volume Data (Weekend)**

Type of report: Tube Count - Volume Data

LOCATION: Pleasant Valley Road  
 SPECIFIC LOCATION: Pleasant Valley Road  
 CITY/STATE: Aptos, CA

QC JOB #: 13765601  
 DIRECTION: NB/SB  
 DATE: Apr 16 2016 - Apr 17 2016

Start Time	Sat 16-Apr-16	Sun 17-Apr-16	Average Weekday Hourly Traffic	Average Weekend Profile
12:00 AM	2	0	1	
1:00 AM	0	2	1	
2:00 AM	0	2	1	
3:00 AM	3	2	3	
4:00 AM	1	2	2	
5:00 AM	4	2	3	
6:00 AM	18	8	13	
7:00 AM	35	15	25	
8:00 AM	59	35	47	
9:00 AM	44	52	48	
10:00 AM	55	52	54	
11:00 AM	48	39	44	
12:00 PM	90	52	71	
1:00 PM	66	68	67	
2:00 PM	79	54	67	
3:00 PM	91	47	69	
4:00 PM	70	42	56	
5:00 PM	64	38	51	
6:00 PM	41	22	32	
7:00 PM	35	22	29	
8:00 PM	24	25	25	
9:00 PM	30	9	20	
10:00 PM	16	1	9	
11:00 PM	3	2	3	
<b>Day Total</b>	<b>878</b>	<b>593</b>	<b>741</b>	

% Weekday Average				
% Week Average	118.5%	80.0%		
AM Peak Volume	8:00 AM 59	9:00 AM 52	10:00 AM 54	
PM Peak Volume	3:00 PM 91	1:00 PM 68	12:00 PM 71	

Comments:



Setting up and running the event calls for many hands. We generally staff events with a 1-to-20 staff-to-guest ratio for the front of the house and a 1-to-75 ratio for the back of the house, not including the setup crew.

We stagger work teams – for example, a 250-person outdoor wedding reception would require 17 staff. A five-person crew would arrive 3 hours prior to service, spend the first hour setting up the kitchen tent and equipment; the next hour handling tables and chairs; and the third hour setting the tables. Half of the remaining crew (6 staff) begin two hours before the start time and the other half start 30 minutes out. The first shift will generally leave after we're done serving dinner and 6 staff will remain to clean up and break down. They typically depart 1 hour after the event closes. All our staff carpool to the event at 4 per car to ensure that everyone arrives together and can start on time.

Chef Evan Presents...

Culinary Activist

[chefevanpresents.com](http://chefevanpresents.com)

"Without love in a dream it'll never come true"

Garcia/Hunter



# LE PAPILLON

DISTINCTIVE CATERING

## Private Party Catering Policies

As a general rule, we provide one server for every 25 people at a buffet. We provide one server for every twenty people at a sit down dinner. Our staff carools to offsite locations. For an event for 250 we will typically staff with 10 servers, 1 bartender or captain, and 6 kitchen staff for a total of 16.

The kitchen staff and 2 servers will arrive 2-3 hours prior to the dinner service for set up and prep. They will carpool in the catering vans. Our remaining servers will arrive 1 hour prior to service in 2 additional vehicles.

Please feel free to give us a call with any questions (408) 296-3730.

Sincerely,

Tamera Corbella  
Catering Manager

## ATTACHMENT A

### **General Small and Large event characteristics Detail:**

#### **Club event/release parties:**

- Typically 1-4pm, 3hours max
- light food and wine samples poured
- rsvp only, private invitation only
- no fixed start, event occurs over a range of hours
- usually 40-50 attendees over duration, most carpool 2 per car

#### **dinners: farm to table, rehearsal, wine, corporate**

- typical hours 5-8pm
- catered events
- private hosted with firm guest counts
- firm start and stop
- usually 25-35 people
- most attendees carpool at 2 per car

#### **Large events:**

- typically 5-6 hour guest participation window
- private, rsvp guest list with firm guest count
- firm start and stop
- parking attendant and gate security required
- usually 100-200 people
- catered & hosted
- most attendees carpool at 2-4 per car