



Staff Report to the Planning Commission

Application Number: **141131**

Applicant: George R. Rocha
Owner: George R. and Charlane Rocha
APN: 037-281-08

Agenda Date: March 11, 2015
Agenda Item #: 7
Time: After 9:00 a.m.

Project Description: Proposal to divide a parcel developed with a single-family dwelling into two parcels in the R-1-15 zone district

Location: Property located on the south side of Viking Court in Soquel (144 Viking CT.)

Supervisory District: First and Second Districts (District Supervisors: John Leopold & Zach Friend)

Permits Required: Minor Land Division and Roadside / Roadway Exception

Technical Reviews: Soils Report Review

Staff Recommendation:

- Determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141131, based on the attached findings and conditions.

Exhibits

- | | |
|---|---------------------------------|
| A. Categorical Exemption (CEQA determination) | F. General Plan Maps |
| B. Findings | G. Will Serve Letters |
| C. Conditions | H. Comments & Correspondence |
| D. Project plans | I. Architectural Guidelines |
| E. Assessor's, Location, Zoning and | I. Neighborhood Meeting Results |

Parcel Information

Parcel Size:	1.78 acres
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Viking CT.
Planning Area:	Soquel
Land Use Designation:	R-UVL (Urban Very Low Density Residential)

Zone District: R-1-15 (Single-family residential, 15,000 square foot minimum parcel size)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: Some slopes over 30% outside of building envelope
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Submitted preliminary drainage analysis accepted by DPW
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek
Sewage Disposal: County of Santa Cruz
Fire District: Central Fire
Drainage District: Zone 5

History & Project Setting

The subject parcel is located in Soquel on Viking Court, a private cul-de-sac located just within the urban services line (USL). Viking Court is accessed by Park Ave North, another private roadway, which is the northern extension of Park Avenue. As Park Avenue North rises up the hill from the commercial and multi-family zone districts along Soquel Drive, the lots become larger and more rural in feel. Home styles in the area vary widely, ranging from older one-story ranch-style to two-story contemporary designs.

The subject parcel was created by a minor land division recorded in May 1972. The existing home, located on the eastern side of the subject parcel, was constructed in 1973 and a building permit was issued for a major remodel and addition in 1978. The lot slopes to the south and west. At the parcel's far western side on the other side of Park Avenue North, there is an intermittent riparian area.

Zoning & General Plan Consistency

The subject property is a 77,525 square foot lot (1.78 acres), located in the R-1-15 (Single-family residential, 15,000 square foot minimum parcel size) zone district, a designation which allows residential uses. With the deduction of the right-of-way and riparian area, the proposed land

division would result in two parcels: Parcel 1, which is developed with a single-family dwelling and associated improvements, is proposed to be 27,364.5 square feet net, and Parcel 2 is proposed to be 21,325.2 square feet net. The project is consistent with the site's (R-UVL) Urban Very Low Density Residential General Plan designation which allows a density of one unit for every 10,000 square feet to one acre. Both parcels will comply with this range as they are proposed to be about one-half acre each.

Design Review and Tree Removals

The proposed land division complies with the requirements of the County Design Review Ordinance, in that the property owner has submitted Architectural Guidelines which will govern the future development of Parcel 2 (Exhibit H). Parcel 1 is already developed with a single-family dwelling which is a neo-traditional, two-story style. The proposed Architectural Guidelines call for a home in an English Country or similar style. Given the range of architectural styles, the proposed style will be compatible with the surrounding neighborhood. To break up the mass and bulk of the structure, the property owner proposes to include one and two-story elements as well as hips and gables to break up the mass of the roof.

Five redwood trees with diameters of 11-, 13-, 15-, 16-, and 18-inches are proposed to be removed. Although County Code 13.11.075(A)(2) requires the retention of trees over six inches in diameter at breast height, it does allow for the removal of trees if they obstruct the prime building location. In this case, the trees are located in the center of the building envelope on Parcel 2. Given this, it would be difficult to develop Parcel 2 without removing the trees. To compensate for the tree removals, a condition of approval is included requiring the property owner to plant five trees to compensate for the loss of the redwood trees.

Roadside / Roadway Exception

The County Design Criteria specifies design standards for rights-of-way depending upon their location and demand for their use. In this case, Viking Court, an existing 40-foot right-of-way with a paved 15-foot wide roadway which serves three houses and four parcels, was evaluated by the Department of Public Works (DPW) for its conformance with the local rural road standard. The local rural road standard calls for a minimum paved road width of 24 feet within a 40-foot wide right-of-way. DPW Road Engineering staff, however, supports an exception, deferring to the fire department to determine the safe access standard. In this case, Central Fire determined that an 18-foot wide roadway is adequate. This standard requires that portions of Viking Court be widened three feet, and this widening is shown on the Tentative Map. See Exhibit B for the Roadside / Roadway Exception findings.

Sewer Service

Although the existing house on the subject parcel is within the County's sanitation district, it is currently served by a septic system. As a part of this land division, the property owner will abandon the septic system and connect both the existing dwelling and the future dwelling on Parcel 2 to the County's sewer system. Hooking up to the system requires the construction of about 600 feet of local collector line within Park Avenue North. The preliminary plan for this extension has been accepted by DPW Sanitation with a final engineered plan required prior to

map recordation.

Neighborhood Meeting

The property owner hosted a neighborhood meeting on July 23, 2014 to introduce the neighborhood to the project and to solicit input from neighbors. Four neighbors attended. Two neighbors were interested in having several of the existing trees on the subject parcel topped or removed to improve their view. None is recorded as having an objection to the land division. The results are included as Exhibit I.

California Environmental Quality Act

This land division is considered to be a "project" under the California Environmental Quality Act. The project qualifies for a Class 15 Categorical Exemption because it creates four or fewer new lots and is located within the Urban Services Line.

Conclusion

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


Staff Recommendation

- Determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141131**, based on the attached findings and conditions.

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

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

Report Prepared By:



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Report Reviewed By:

A handwritten signature in black ink, reading "Steven Guiney", written over a horizontal line.

Steve Guiney, AICP
Principal Planner
Development Review
Santa Cruz County Planning Department

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 141131

Assessor Parcel Number: 037-281-08

Project Location: 144 Viking CT, Soquel

Project Description: Proposal to divide a urban parcel with urban services into two parcels.

Person or Agency Proposing Project: Rob Rocha

Contact Phone Number: 831-566-5166

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

Specify type: 15315 Minor Land Division (Class 15)

F. Reasons why the project is exempt:

Minor Land Division within the urban services line in conformance with the General Plan.

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


Annette Olson, Project Planner

Date: 2 / 5 / 15

Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

This finding can be made, in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or Specific Plan, if any.

This finding can be made, in that this project, which creates two parcels of about 27,364 (Parcel 1) and 21,325 (Parcel 2) net square feet, is located in the Residential, Urban Very Low density General Plan land use designation, which authorizes a density of development of one dwelling unit per 10,000 square feet to one acre of net developable area.

The project is consistent with the General Plan in that the full range of urban services is available to the site including municipal water and sewer service. The land division is located on a private street that provides satisfactory access. The proposed land division is similar to the pattern and density of surrounding residential development, near neighborhood and community shopping facilities and opportunities, and enjoys adequate and safe vehicular access.

The land division is consistent with the General Plan regarding infill development in that the proposed residential development is harmonious with the pattern of surrounding development, the future home on Parcel 2 will be compatible with the range of architectural styles in the area, and compatible to the general residential character of the neighborhood.

Further, the land division is not located in a hazardous or environmentally sensitive area and protects natural resources by expanding in an area designated for residential development at the proposed density.

3. That the proposed subdivision complies with Zoning Ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

This finding can be made, in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standard for the R-1-15 zone district where the project is located and all yard setbacks will be consistent with zoning standards. Further, the project, as conditioned, is consistent with all requirements of Chapter 13.11 of the County Code, the Site, Architectural and Landscape Design Review ordinance.

County Code 13.11.075 requires that mature trees over six inches in diameter at five feet above ground level be incorporated into the site and landscape design unless the trees obstruct the prime building site and an appreciably better project design is not possible without the tree removal. In this case, five redwood trees with diameters of 13-, 16-, 18-, 15- and 11-inches are proposed to be removed. The trees are clustered in the center of the building envelope which was created to avoid the slope along the western property line. In addition, the trees would block the western solar access of the future home on Parcel 2.

4. That the site of the proposed subdivision is physically suitable for the type and density of development.

This finding can be made, in that no challenging topography affects the building site, a geotechnical report prepared for the property concludes that the site is appropriate for another building site, and the proposed parcels offer a traditional arrangement and shape to ensure development without the need for site standard exceptions or variances. No environmental constraints exist which necessitate that Parcel 2 remain fully undeveloped.

5. That the design of the proposed subdivision or type of improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

This finding can be made, in that no mapped or observed sensitive habitats or threatened species exist on the site, and the project is categorically exempt from the California Environmental Quality Act and the County Environmental Review Guidelines.

6. That the proposed subdivision or type of improvements will not cause serious public health problems.

This finding can be made, in that municipal water and sewer are available to serve the proposed development.

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision.

This finding can be made, in that no public easements are known to encumber the property and widening improvements to the roadway, as requested by the fire department, will provide a benefit to public safety.

8. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

This finding can be made, in that the resulting parcels are oriented to the fullest extent possible in a manner to take advantage of solar opportunities. The existing house on Parcel 1 is already developed with residential solar panels.

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

This finding can be made, in that there is a range of architectural styles in the area and the submitted Architectural Guidelines, which call for an English Country or similar traditional style, will fit within the existing range of styles. In addition, the property owner proposes to break up the mass and bulk of the house by using a combination of one- and two-story elements, and breaking up the massing of the roof with hips, gables and eaves.

Roadway/Roadside Exception Findings

For Rural Local Streets, the County's Design Criteria calls for a 24-foot paved roadway within a 40-foot wide right-of-way with asphalt/concrete dikes on each edge of the roadway. In this case, the Department of Public Works, Road Engineering staff deferred to the fire department's requirements. The fire department requires an 18-foot wide paved roadway. This requires a Roadway/Roadside Exception. Per County Code 15.10.050(F), one of the following findings must be made to grant the exception.

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

Within the street hierarchy, road standards generally decrease as fewer parcels are served. Requiring Viking Court to be improved to the full Minimum Rural Local Street width of 24 feet, would be out of character for the area given that Park Avenue North, which leads to Viking Court, does not meet that standard. Park Avenue North has a paved roadway of approximately 18 feet. On Viking Court, the proposed 18-foot wide roadway within the existing 40-foot wide right-of-way will provide adequate safe ingress and egress for residents while minimizing required grading. An 18-foot wide roadway will also be in character with the area which has a rural feel. Rural roads typically are narrower than urban roads and have minimal roadside improvements. Runoff will continue to be conveyed within swales along the paved roadway. The fire department has accepted this proposal and the Department of Public Works supports the exception.

2. Local drainage or topographic conditions render the improvements physically infeasible.
3. The improvements would constitute an unacceptable geologic hazard as substantiated by written report by a registered soils engineer or geologist;
4. The improvements would be located in an environmentally sensitive area as shown by information on file in the planning department; and the impacts cannot be satisfactorily mitigated;
5. The required improvements would encroach on private property in which neither the developer nor the county have an interest sufficient to allow the improvements to be constructed or installed; the developer has attempted in good faith, but been unable to acquire such an interest; and the county has not acquired such an interest through its power of eminent domain pursuant to sections 14.01.513 or 18.10.240 of the County Code; or
6. For new local streets serving up to four units, if adjoining properties are built-out in accordance with the general plan and it is not possible to design access to meet the local street standard, an exception will be considered at a minimum local street standard, as specified in the County Design Criteria.

Conditions of Approval

Minor Land Division Permit No.: 141131

Applicant: George R. Rocha, Jr.

Property Owners: George R. and Charlane Rocha

Assessor's Parcel No.: 037-281-08

Property Location and Address: Property located on the southern side of Viking Court which is accessed from Park Avenue North in Soquel (144 Viking Court, Soquel).

Planning Area: Soquel

Exhibit A

1 sheet, "Tentative Map" by Mike Bridgette, Licensed Land Surveyor, dated 6/6/2014 and revised to 12/9/14.

All correspondence and maps relating to this land division shall carry the land division permit number noted above.

- I. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to the sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
 - A. The Parcel Map shall be in general conformance with the approved tentative map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than two (2) single-family residential lots.
 - C. The average minimum lot size shall be 15,000 square feet, net developable land.
 - D. The following items shall be shown on the Parcel Map:
 1. Show the building envelope for Parcel 2.

2. Show the net area of each lot to the nearest square foot.
 3. Show all easements.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. New assessor parcel numbers must be assigned by the Assessor's Office prior to applying for a building permit.
 2. Lots shall be connected for water service to Soquel Creek Water District.
 3. Lots shall be connected for sewer service to County of Santa Cruz Sanitation District.
 4. All future construction on Parcel 2 shall conform to the Architectural Guidelines and shall also meet the following additional conditions:
 - a. All future development shall comply with the development standards for the R-1-15 zone district. No residence shall exceed 40% lot coverage, or a 50% floor area ratio, or other standards as may be established for the zone district. No fencing shall exceed three feet in height within the required front setback unless otherwise approved by the Planning Department.
 5. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
 6. All future development shall comply with the recommendations of the project soils report, written by Tharp & Associates, Inc. dated August 2014 and the "Response to Review Comments" by Tharp and Associates, Inc., dated October 7, 2014.

In addition, all future construction shall conform to the conditions of report acceptance detailed in the acceptance letter by Carolyn Burke dated February 12, 2014, including:

- a. Final plans shall reference the report and include a statement that project shall conform to the report's recommendations.
- b. After building permit plans are prepared that are acceptable to all reviewing agencies, please submit a signed and stamped *Soils (Geotechnical) Engineer Plan Review Form* to Environmental Planning. The plan review form must reference the final plan set by last revision date. Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.
- c. Submit two original, wet-signed copies of the soils report with the building permit application.

7. Any substantial changes between the approved Tentative Map and Parcel Map must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. All new utilities shall be underground.
- C. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of the engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
 - I. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria, except for Viking Court which has been granted a Roadside/Roadway Exception. Plans shall also comply with applicable provisions of the Americans with Disabilities Act and/or Title 24 of the State Building Code.
 - II. Meet all requirements, including the payment of fees, of **Environmental Health Services** for the abandonment of the septic system on Parcel 1.
 - III. **Central Fire Protection District:** Pay any required fees and comply with the requirements of the fire district, including required road widening.
 - IV. **DPW Sanitation:** Pay any required fees and submit an engineered sewer plan in compliance with County Design Criteria standards, including those standards and conditions detailed in Bob Hambelton's discretionary review comments (attached). Field confirmation of utility/drainage line improvements may be required. The sewer line should be placed as far east within the easement as is practicable.
 - V. **DPW Drainage:** Pay any required fees and comply with the requirements of the drainage district.
 - VI. **Environmental Planning:** Submit an erosion/sediment control and grading plan for the road widening and sewer installation prepared by a licensed civil engineer.

- D. Park Dedication in-lieu fees shall be paid for three (3) bedrooms (unless more bedrooms are proposed) for Parcel 2. Currently this fee is \$800 per bedroom, but is subject to change.
- E. Transportation Improvement fees shall be paid for one (1) single-family dwelling unit. Currently, this fee is \$3,000 per unit, but is subject to change.
- F. Roadside Improvement fees shall be paid for one (1) dwelling unit. Currently, this fee is, \$3,000 per unit, but is subject to change.
- G. Child Care Development fees shall be paid for three (3) bedrooms for Parcel 2 (unless additional bedrooms are proposed). Currently this fee is \$109 per bedroom, but is subject to change.
- H. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.

IV. All future construction on Parcel 2 shall meet the following conditions:

- A. All future construction on Parcel 2 shall comply with the project's Architectural Guidelines and shall be within the approved building envelope.
- B. All required parking shall be provided on-site.
- C. A landscape plan shall be provided for the front yard of Parcel 2 which complies with the Soquel Creek Water District's standards. Five replacement trees, to be approved by Environmental Planning, shall be planted on Parcel 2 to compensate for the loss of the five redwood trees.
- D. If more than three bedrooms are constructed, additional capital improvement fees will be charged for each additional bedroom.
- E. Comply with the requirements of **Soquel Creek Water District**, including the payment of fees.
- F. Comply with the requirements of **Central Fire Protection District**, including the payment of fees.
- G. Comply with the requirements of **DPW Sanitation**, including the payment of fees.
- H. During the construction of the sewer line in Park Avenue North, traffic must be controlled by the contractor to insure safe ingress and egress for drivers. Vehicles may be made to wait no longer than 15 minutes during construction.
- I. Pay any required fees and comply with the requirements of **DPW Drainage**, including:
 - a. Please include on the plans a detail of the proposed graded swales and the energy dissipater detail submitted with the drainage analysis.
 - b. When parcel 2 is developed in the future the project will be required to meet the stormwater mitigation requirements in place at that time.

- c. When parcel 2 is developed a drainage fee will be assessed on the net increase in impervious area. The fees are currently \$1.17 per square foot, and are subject to increase based on the fee amount applicable at the time of permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.
- d. To receive fee credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built. Please note that credit will only be given for impervious areas that were constructed with a permit or existed prior to the Zone 5 Flood Control District formation in 1969.
- e. Provide quantification demonstrating maintenance of the pre-development 2 year, 2-hour as well as the 10 year, 15-minute discharge rates. Pre-development discharge rates shall be evaluated based on reasonable assumptions of natural site conditions. Detention of stormwater may be required.

J. Environmental Planning

- I. Submit engineered plans by a licensed civil engineer for Parcel 2, including an erosion/sediment control, grading and drainage plans.
- II. Future improvements on Parcel 2 shall be of a design which minimizes the need for grading activities.
- III. All future construction shall comply with the recommendations of the project soils report by Tharp & Associates, dated August 2014 and the addendum entitled "Response to Review Comments" dated October 7, 2014, as well as the condition of acceptance detailed in the report acceptance letter by Carolyn Burke February 12, 2014.
- IV. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works inspector and Environmental Planning staff shall participate. During the meeting the applicant shall identify the site(s) to receive the export fill and present valid grading permit(s) for those sites, if any site will receive greater than 100 cubic yards or where fill will be spread greater than two feet thick or on a slope greater than 20% gradient, if applicable.

K. DPW, Stormwater Management: The drainage plan shall include the following:

- I. Please include on the plans a detail of the proposed graded swales and the energy dissipater detail submitted with the drainage analysis.
- II. When Parcel 2 is developed, the project will be required to meet the stormwater mitigation requirements in place at that time.
- III. When Parcel 2 is developed a drainage fee will be assessed on the net increase in impervious area. The fees are currently \$1.17 per square foot, and are subject to increase based on the fee amount applicable at the time of permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage

more extensive use of these materials.

- IV. To receive fee credit for the existing impervious surfaces to be removed, please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built. Please note that credit will only be given for impervious areas that were constructed with a permit or existed prior to the Zone 5 Flood Control District formation in 1969.
- L. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan.
- M. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
- N. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- M. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation.
 - 2. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on the site, and shall include the language "for construction noise and dust problems call the 24 hour contact number". The name, phone number, and nature of the disturbance shall be recorded by the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions.
 - 3. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site. Street sweeping on adjacent on nearby streets maybe be required to control the export of excess dust and dirt.

V. Operational Conditions

- A. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.

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

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

**AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE
PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE.**

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Final Map for this division, including improvement plans

if required, should be submitted to the County Surveyor for checking **at least 90 days** prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

cc: County Surveyor

Approval Date: _____

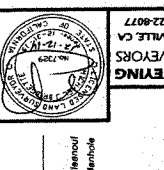
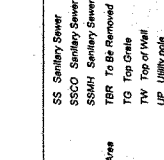
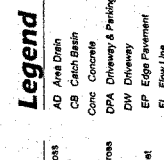
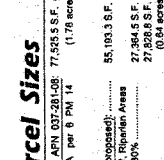
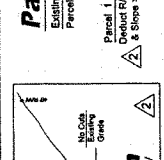
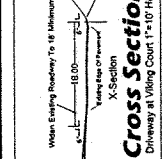
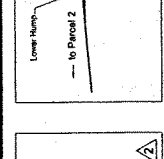
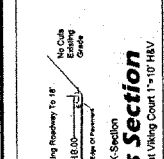
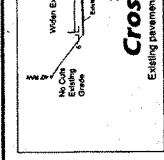
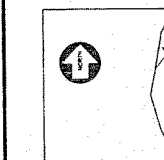
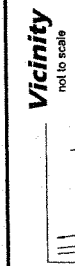
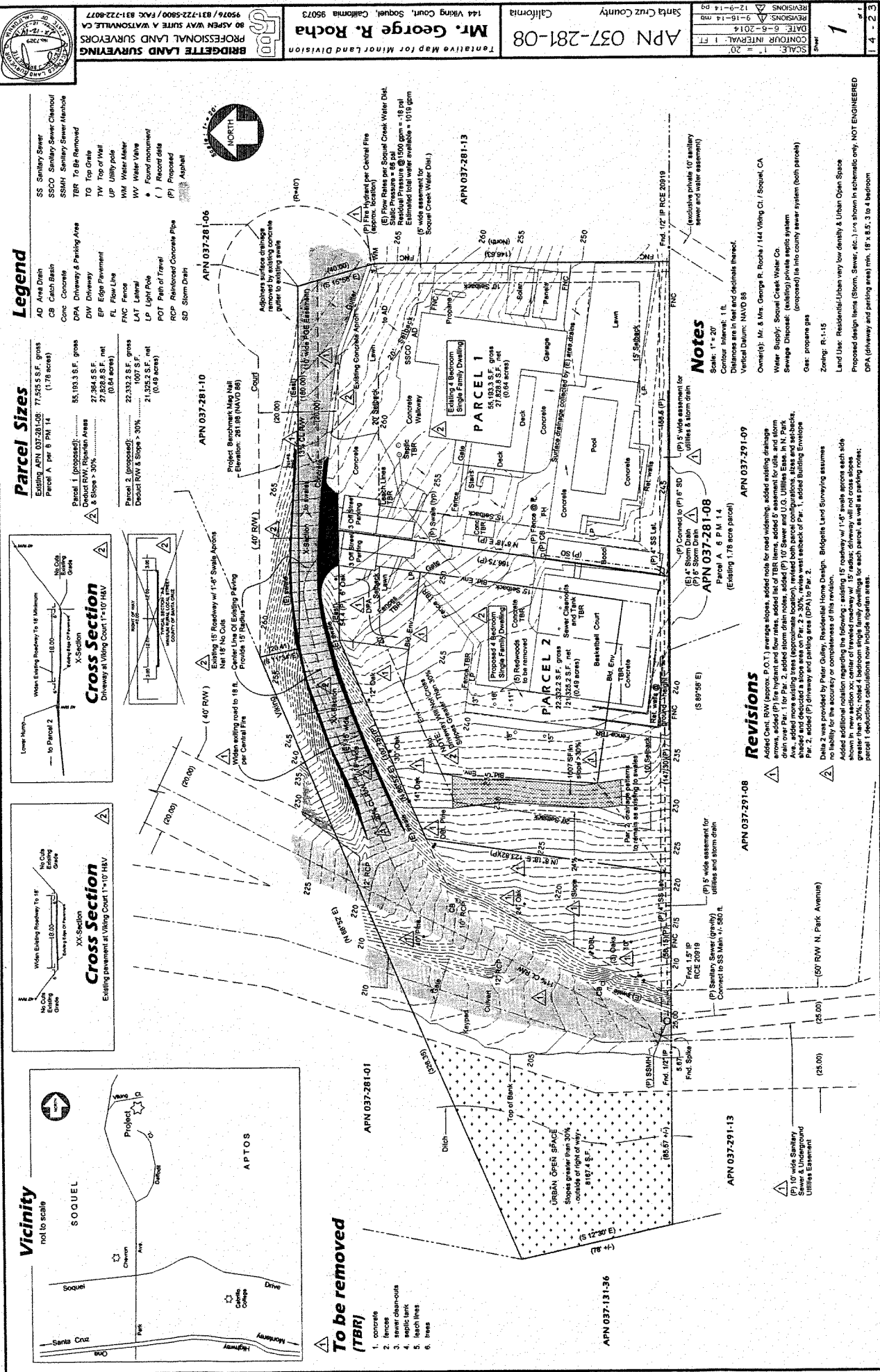
Effective Date: _____

Expiration Date: _____

Steve Guiney, AICP
Principal Planner

Annette Olson
Project Planner

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



Parcel Sizes

Existing APN 037-281-08: 77,523 S.F. gross (1.78 acres)
Parcel A: per 8 PM 14

Parcel 1 (proposed): 55,193.3 S.F. gross (1.27 acres)
Deduct RW, Riparian Areas
& Slopes > 30%

Parcel 2 (proposed): 22,332.2 S.F. gross (0.51 acres)
Deduct RW & Slopes > 30%

Parcel 3 (proposed): 21,325.2 S.F. net (0.49 acres)
Deduct RW & Slopes > 30%

Legend

SS Sanitary Sewer
SSCO Sanitary Sewer Cleanout
SSMH Sanitary Sewer Manhole
TBR To Be Removed
TO Top Grade
TW Top of Wall
UL Utility Pole
WM Water Meter
WV Water Valve
LP Light Pole
RCP Reinforced Concrete Pipe
SD Storm Drain

AD Area Drain
CB Catch Basin
COC Concrete
DPA Driveway & Parking Area
DW Driveway
EP Edge Pavement
FL Flow Line
FNC Fence
LAT Lateral
LP Light Pole
POT Path of Travel
RCP Reinforced Concrete Pipe
SD Storm Drain

Notes

Scale: 1" = 20'
Contour Interval: 1 ft.
Distances are in feet and decimals thereof.
Vertical Datum: NAVD 88

Owner(s): Mr. & Mrs. George R. Rocha / 144 Viking Ct., Soquel, CA
Water Supply: Soquel Creek Water Co.
Sewage Disposal: (relating) private septic system
Gas: propane gas

Zoning: R-1.15
Land Use: Residential-Urban very low density & Urban Open Space
Proposed design items (Storm, Sewer, etc.) are shown in schematic only, NOT ENGINEERED
DPA (driveway and parking area) min. 18' x 8.5', 3' to 4' bedroom

Revisions

Added Cont. 10' (approx. 10' O.T.) average slope, added notes for road widening, added existing drainage
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To be removed (TBR)

1. concrete
2. fence
3. sewer clean-outs
4. septic tank
5. leach lines
6. trees

Revisions

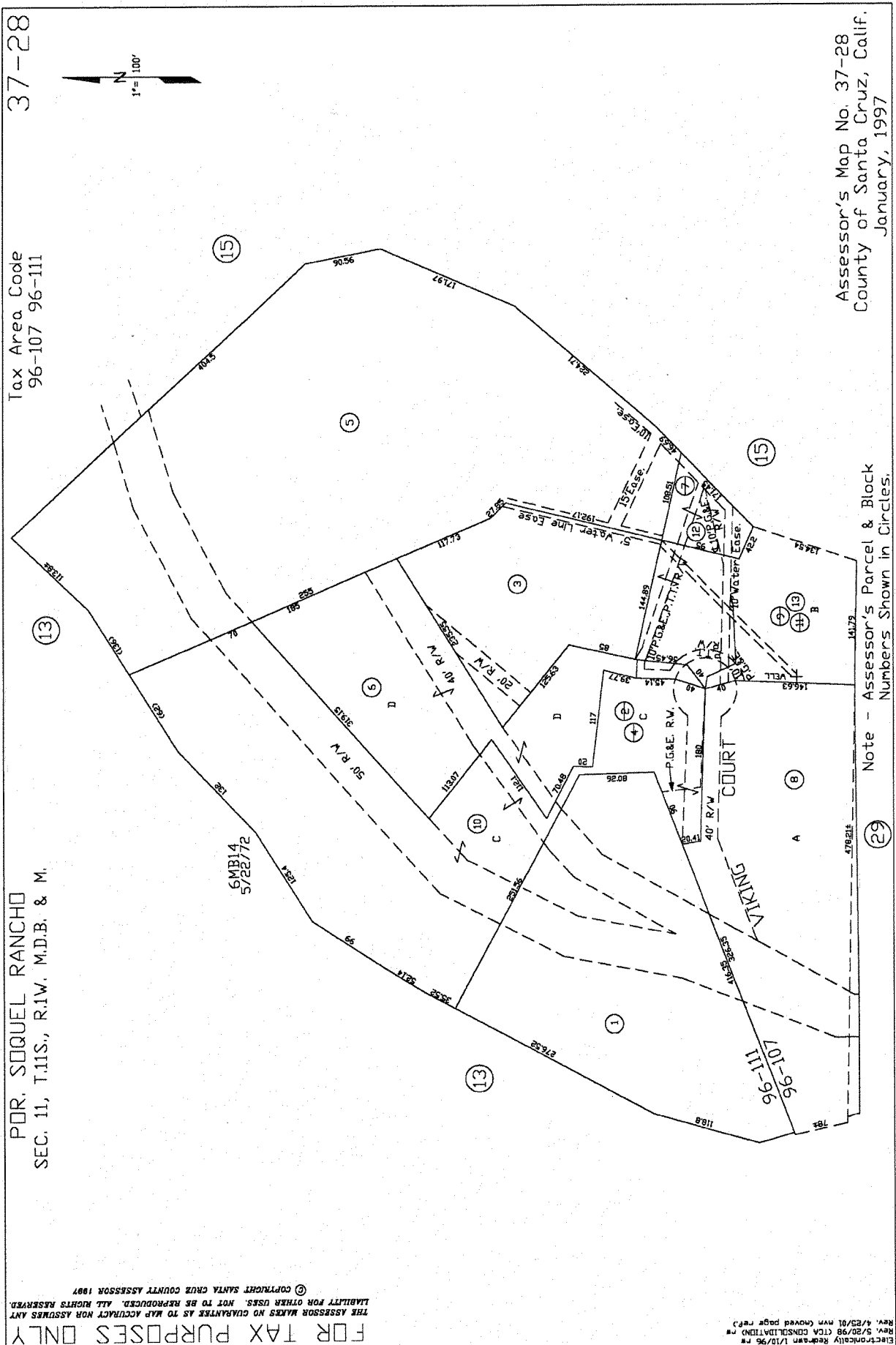
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Tax Area Code
96-107 96-111

POR. SOQUEL RANCHO
SEC. 11, T.11S., R.1W. M.D.B. & M.

FOR TAX PURPOSES ONLY
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

Rev. 5/20/98 (TCA CONSOLIDATION) Rev. 4/25/01 Nym (moved page ref.)



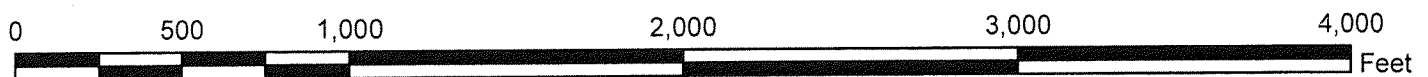
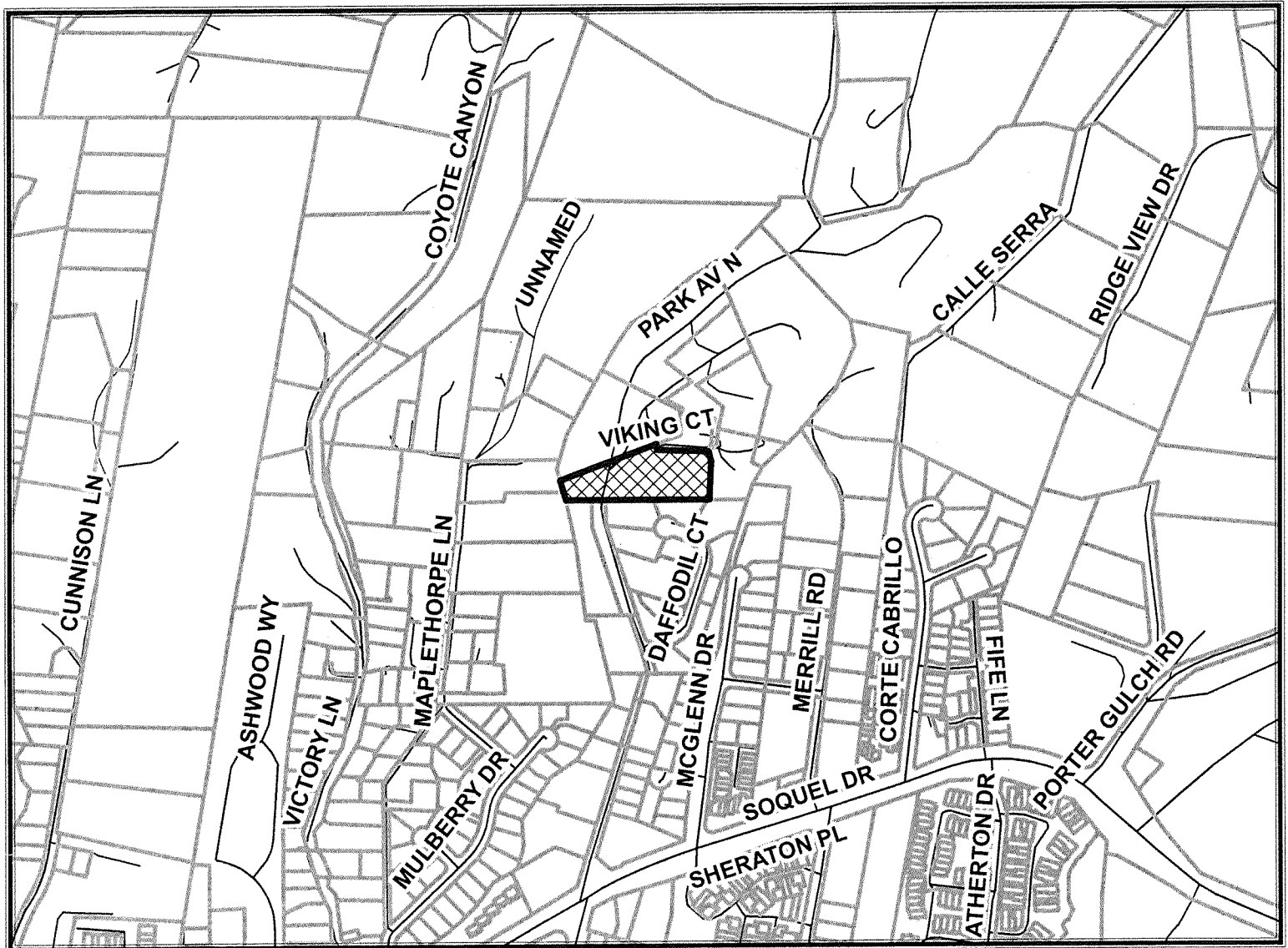
Assessor's Map No. 37-28
County of Santa Cruz, Calif.
January, 1997

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




②

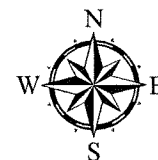


Location Map



LEGEND

-  APN: 037-281-08
-  Assessors Parcels
-  Street

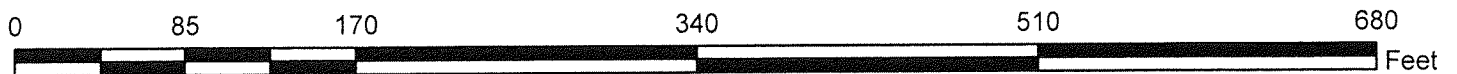
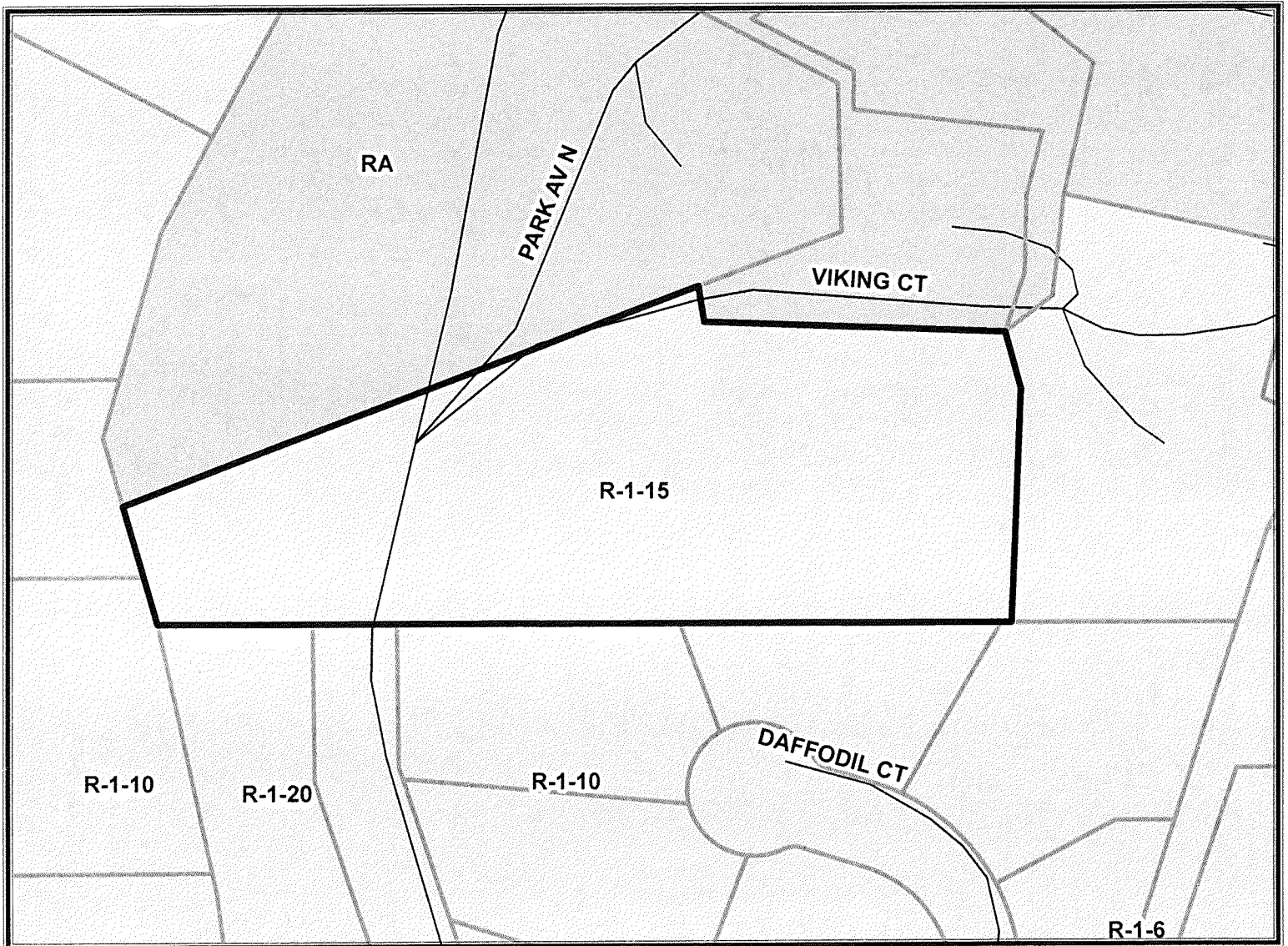


Map Created by
County of Santa Cruz
Planning Department
August 2014

EXHIBIT E



Zoning Map



LEGEND

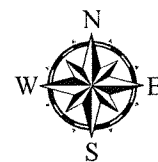
APN: 037-281-08

Assessors Parcels

Street

RESIDENTIAL-SINGLE FAMILY

AGRICULTURE RESIDENTIAL

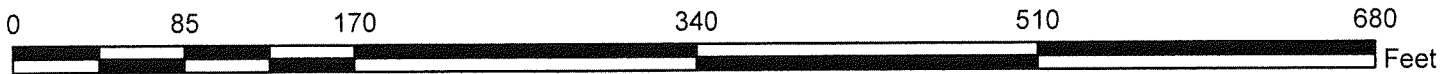
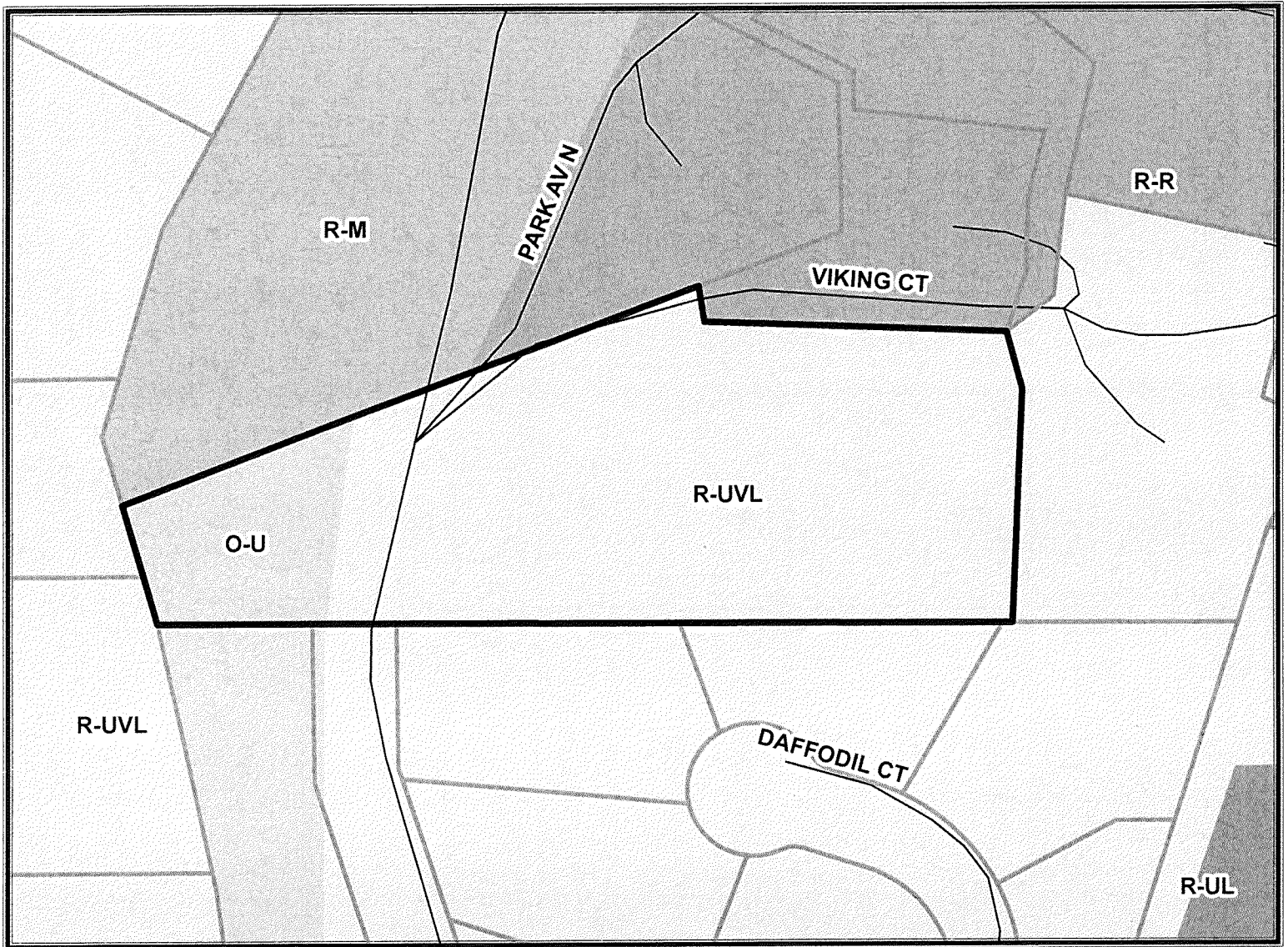


Map Created by
County of Santa Cruz
Planning Department
August 2014

EXHIBIT E

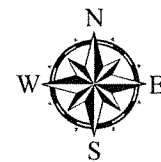


General Plan Designation Map



LEGEND

- APN: 037-281-08
- Assessors Parcels
- Street
- Residential - Urban Very Low Density
- Urban Open Space
- Residential-Mountain
- Residential-Rural
- Residential - Urban Low Density



Map Created by
County of Santa Cruz
Planning Department
August 2014



Board of Directors
Dr. Thomas R. LaHue, *President*
Bruce Daniels, *Vice President*
Dr. Don Hoernschemeyer
Dr. Bruce Jaffe
Richard Meyer

Kim Adamson, *General Manager*

May 5, 2014

Rob Rocha
144 Viking Ct
Soquel CA 95073

SUBJECT: Conditional Water Service Application for Tier II Single-Family Residential Development at 144 Viking Ct., APN 037-281-08

Dear Mr. Rocha:

In response to the subject application, the Board of Directors of the Soquel Creek Water District (SqCWD) at their special meeting of April 29, 2014 voted to grant you a Conditional Will Serve Letter for the proposed Minor Land Division and Tier II single-family dwelling to be located at 144 Viking Ct. so that you may proceed through the appropriate land use planning entity.

After you have received a building permit from the land use planning agency, you will be required to meet all applicable SqCWD requirements defined in the attached Requirements Checklist before your application can be considered for final Board approval. If you meet all of the applicable requirements (*including possible future requirements that arise prior to development approval of your project*), and final Board approval is granted, you will be issued an Unconditional Will Serve Letter, which would secure your water service.

This conditional approval of water service for your project is valid for two years from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future or that additional conditions, not otherwise listed in this letter, will not be imposed by the District prior to granting water service. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on the condition that the developer agrees to meet all of the requirements without cost to the District.

Future conditions which negatively affect the District's ability to serve the proposed development include, but are not limited to, a determination by the District that existing and anticipated water supplies are insufficient to continue adequate and reliable service to existing and/or new customers. In that case, service may be denied.

May 5, 2014

Page 2 of 2

The Board of Directors of the SqCWD also reserves the right to adopt additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. Such actions would be in response to concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain the aquifers. The subject project would be subject to any applicable conditions of service that the District may adopt prior to granting water service.

As new policies and/or requirements are developed, the information will be made available by the SqCWD.

Sincerely,

SOQUEL CREEK WATER DISTRICT



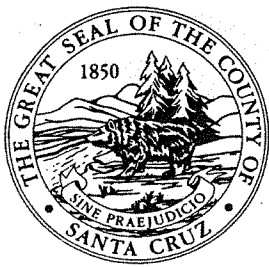
Taj A. Dufour, P.E.

Engineering Manager/Chief Engineer

Attachment: Requirements Checklist for APN 037-281-08

Enclosures – Green (for Tier II Single-Family and Multi-Family Residential Development):

1. Overview of the SqCWD Water Use Efficiency Requirements for Tier II Single Family Residential, Multi-Family Residential, Commercial, Industrial & Public Development
2. Indoor Water Use Efficiency Checklist
3. Landscape Project Application Submittal Requirements Package
4. Go Green Program/Water Demand Offset Residential Green Credits Fact Sheet and Application



Santa Cruz County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073
(831) 454-2160 FAX (831) 454-2089 TDD: (831) 454-2123

JOHN J PRESLEIGH, DISTRICT ENGINEER

APRIL 9, 2014

ROB ROCHA
144 VIKING COURT
SOQUEL, CA 95073

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR
THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 037-281-08 APPLICATION NO.: N/A

PARCEL ADDRESS: 144 VIKING COURT

PROJECT DESCRIPTION: LOT SPLIT AND ADDING ON SINGLE FAMILY DWELLING.

Sewer service will be available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Suggested Route A: Sewer Lateral Connecting Parcel 037-281-08 to Main in Daffodil Cr.

Depending on the resolution of legal and engineering concerns, the proposed lateral shown on your suggested layout could be considered for further review. To date, the two concerns identified in this initial review are:

The easment shown on nearby parcel 037-291-10 appears to be for a 4" storm drainage pipe, serving only the properties on Daffodil Court and serving only storm water drainage, not sanitary sewers. The applicant/developer would need to secure and record an easement for the routing of two separate sewer laterals from the subject parcel across parcels 7, 8, or 9 in the Daffodil Estates tract (Tract 1357) connecting to the main in Daffodil Court.

The applicant/developer will need to provide an approvable design, prepared by a licensed civil engineer, for the routing of two separate sewer laterals and any associated pump systems along with the full operational maintenance of the storm drainage system. Any easement and installed laterals would require clear marking in the field for future locating purposes.

Suggested Route B: Sewer Lateral Connecting Parcel 037-281-08 to Main in North Park Avenue.

A sanitary sewer main extension of approximately 500-600 feet would be required to bring a sewer main to this parcel.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

Show all existing and proposed plumbing fixtures on floor plans of any building application.

The applicant/developer is responsible for all costs related to any sewer main extension and any lateral connections, including, but not limited to, the design, easements, recording, bonds, construction, survey, and plan review and inspection fees. Contact District staff at (831) 454-2160 to initiate the sewer extension process.

Other: Some downstream capacity problems exist at this time. However, the District is in the process of modifying the downstream improvements to relieve the capacity problem.

Yours truly,

JOHN J. PRESLEIGH
District Engineer

By:



Rachél Lather
Sanitation Engineer

RLH:tlp/477

c: Property Owner: George R. Rocha Jr.
 144 Viking Ct.
 Soquel, CA 95073



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.

Drainage Review

Routing No: 2 Review Date: 11/03/2014

TRAVIS RIEBER (TRIEBER) : Complete

2nd Review Comments

Completeness Comments: Application Complete? ☒ Yes ☐ No

The plans with revisions dated 9/16/2014 and drainage analysis dated 9/30/2014 have been received and are approved for the planning application stage. Please see the permit conditions for additional information to be provided.

Permit Conditions and Additional Information:

1. Please include on the plans a detail of the proposed graded swales and the energy dissipater detail submitted with the drainage analysis.
2. When parcel 2 is developed in the future the project will be required to meet the stormwater mitigation requirements in place at that time.
3. When parcel 2 is developed a drainage fee will be assessed on the net increase in impervious area. The fees are currently \$1.17 per square foot, and are subject to increase based on the fee amount applicable at the time of permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.



Drainage Review

Routing No: 2 Review Date: 11/03/2014

TRAVIS RIEBER (TRIEBER) : Complete

4. To receive fee credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built. Please note that credit will only be given for impervious areas that were constructed with a permit or existed prior to the Zone 5 Flood Control District formation in 1969

The applicant is encouraged to discuss the above comments with the reviewer, Travis Rieber, to avoid unnecessary additional routings. Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Environmental Planning

Routing No: 3 Review Date: 01/07/2015

ROBERT LOVELAND (RLOVELAND) : Complete

Conditions of Approval:

1. Submit a grading/drainage plan completed by a licensed civil engineer. NOTE: Home and driveway design shall be created that minimize grading activities.
2. Obtain a grading permit if required.
3. Submit a detailed erosion/sediment control plan.

Fire Review

Routing No: 2 Review Date: 10/22/2014

() : Complete

Date: October 16, 2014

To: George & Charlene Rocha Trustees

Applicant: SAME

From: Jim Dias

Subject: MLD 141131

Address 144 Viking Court Soquel CA 95073-2940

APN: 037-281-08

OCC: 3728108

Permit:

We have reviewed plans for the above subject project.

Based upon a review of the plans submitted, District requirements appear to have been met, and



Fire Review

Routing No: 2 Review Date: 10/22/2014

() : Complete

PLANS ARE APPROVED FOR MINOR LAND DIVISION.

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application for Building Permit.

When plans are submitted for multiple lots in a tract, and several standard Floor Plans are depicted, include Fire District Notes on the small scale Site Plan. For each lot, submit only sheets with the following information; Site Plan (small scale, highlight lot, with District notes), Floor Plan, Elevation (roof covering and spark arrestor notes), Electrical Plan (if smoke detectors are shown on the Architectural Floor Plan this sheet is not required). Again, we must receive, VIA the COUNTY, SEPARATE submittals (appropriate site plans and sheets) FOR EACH APN!!

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$50.00 Late Fee may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO OWNER. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at jimd@csgengr.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

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. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Project Review

Routing No: 3 Review Date: 01/14/2015

ANNETTE OLSON (AOLSON) : Complete

Road Engineering Review

Routing No: 1 Review Date: 08/05/2014

RODOLFO RIVAS (RRIVAS) : Complete



Road Engineering Review

Viking Court is considered a local rural road. The standard road width for such roads is 24'. For this particular development we defer the road width requirement to the fire department. However, we recommend a road width of no less than 18'.

Sanitation Review

Routing No: 2 Review Date: 11/06/2014

BOB HAMBELTON (BHAMBELTON) : Complete

Sanitation District Review Comments

Application is Incomplete

No. 2 Review Summary Statement; MLD Appl. No. 141131; APN: 037-281-08

It is understood that this is an application for a minor land division. It is anticipated that a site development plan will be prepared that will include a fully engineered sanitary sewer system.

The Santa Cruz County Sanitation District (District) has reviewed your application for development, based solely on two drawings, Sheet 1 of 1, Tentative Map for Minor Land Division, by Bridgette Land Surveyors, revised September 16, 2014 (*Sheet 1*), and Sheet C2 of 3, Viking Court Water Main Extension Plan, by Robert L. DeWitt & Associates, inc., dated April 14, 2000, and (undated) annotated with a proposed sewer line (*Sheet C2*). The subject property is located within the District's boundary and is not located within an impacted sewer basin. It is located approximately 600' feet (uphill) from the nearest District manhole at the intersection of Daffodil Ct. and North Park Ave. Sanitary sewer service is currently available at that location with capacity to serve your project, subject to the requirements listed below.

The project sewer design and connection of the project to the District sewer system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, most current edition, and additional information may be required to ensure that the project is in conformance with these criteria and District policies. Please review the comments regarding the project design and provide the additional information needed to satisfy the requirements of the Santa Cruz County Sanitation District.

Completeness Items:

A complete engineered sewer plan, addressing all issues required by District staff and meeting CDC standards (unless a variance is allowed), is required for this sewer connection. District approval of a Parcel (or Final) Map will be withheld until the plan meets all requirements.

Compliance Items (to be completed prior to the submittal of the Parcel Map):

- 1) **Basic Design Concept:**



Sanitation Review

Routing No: 2 Review Date: 11/06/2014

BOB HAMBELTON (BHAMBELTON) : Complete

a) CDC Figure SS-3 requires that single family homes be separately connected to a public main. This would require 2 separate 4" laterals, each with at least 6 clean outs, in parallel, from the property line to the existing public sewer line at the corner of Park Ave. and Daffodil Ct. *Sheet 1* shows, instead, a single new sewer line running the length (approx. 560') of North Park Ave., through land owned by the *Daffodil Estates of Soquel*, and referenced on the drawing as "(P) Sanitary Sewer (gravity)"; it is assumed that this is the applicant's preference. Such a new shared line would be considered a private collector line and would not be installed or maintained by the County or the District, but by the owner. The applicant/developer is responsible for all costs related to this private collector, including, but not limited to, the design, securing of easements, bonds, construction and plan review and inspection fees. The District is willing to consider this as an equivalent service, provided that the applicant's engineer demonstrates to the satisfaction of the District Engineer that a shared private collector line will provide sufficient flow and serviceability. A complete engineered sewer plan, including profiles and details, addressing all issues required by District staff and meeting CDC standards (unless a variance is allowed), is required for this sewer connection. District approval of the anticipated Parcel Map will be withheld until the plan meets all requirements.

2) Alignment, Slope, and Storm Drains:

a) Note that *Sheet C2* shows the proposed collector line passing above or beneath all storm drain lines crossing North Park Avenue. The new collector line crossings must comply with all requirements of the County DPW Drainage division.

b) A cursory examination of *Sheet C2* indicates a 6" private collector line maintaining the minimum slope of 2% throughout the entire length of the collector, 1 new manhole and 6 new cleanouts. While this is not considered a complete engineered sewer system design, it is understood that this plan is the applicants proposed preliminary design, and it appears as if it is likely to be feasible. It is anticipated that, after planning approval of the MLD, a complete engineered sewer plan will be submitted for review and approval by the District.

3) Sewer Design Drawings:

Provide a drawing showing the full length of the proposed private collector line showing the following:

a) Extent and limits of any easement required to install the new facilities from the property line across the lands owned by the *Daffodil Estates of Soquel* to the public sewer, for the purpose of



Sanitation Review

Routing No: 2 Review Date: 11/06/2014

BOB HAMBELTON (BHAMBELTON) : Complete

a private sewer collector line. If the easements are described in the deed, attach a copy of the recorded deed.

- b) Length of pipe
- c) Pipe material
- d) Cleanouts in the 4" laterals located maximum of 100-feet apart
- e) Cleanouts in the private collector line located maximum of 100-feet apart
- f) Manholes in the private collector line located a maximum of 400' apart
- g) Ground and invert elevations for cleanouts and manholes
- h) Slope noted (minimum 2% for 6" private collector line)
- i) Connection to the existing public sewer.
- j) County storm drain lines: check with DPW Drainage engineering: 454-2160.
- k) Profiles, details, calculations as required.
- l) Backflow prevention devices on all downstream laterals on properties that do not now have them but that will require them after the installation of this new line.

4) Septic System and Maintenance.

- a) On *Sheet 1*, provide a note stating

"All components the existing septic systems shall be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. All new sewer improvements connecting to the public sewer system must be in place and approved by the District inspector prior to abandonment of the existing septic system."

- b) Some form of permanent legal mechanism, acceptable to the District Engineer, (for example: a home owner's association or a recorded maintenance agreement) assigning full responsibility for the ownership and maintenance of the private sewer system, up to the connection at the public sewer main will be required. On *Sheet 1*, provide a note stating:

"Prior to the submitting of the final map, submitting and application for any construction, or applying for the connection of any new sewer improvement to the public sewer system, the applicant shall submit the following to the District for review and approval:

- i) Fully engineered plans, specifications, calculations, and construction cost estimate for the proposed sewer system, and
- ii) A maintenance manual for the private sewer system (laterals, gravity collector lines, etc.), and
- iii) A notarized copy of any CC&Rs, deed restrictions, or recorded maintenance agreements



Sanitation Review

Routing No: 2 Review Date: 11/06/2014

BOB HAMBELTON (BHAMBELTON) : Complete

assigning and accepting sewer system maintenance responsibilities for both laterals and the private collector line, and

iv) Other items as required by the sanitation district”

Anticipated conditions to be included on any building permit:

Attach an approved (signed by the District) copy of the sewer system plan to any building permit submittal for either parcel. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to submission for building permits.

Because this application is incomplete in addressing all County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

This review notice is effective for one year from the issuance date to allow the applicant time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Any questions regarding the above criteria should be directed to Robert Hambelton of the Sanitation Engineering division at (831) 454-2160.

Surveyor Review

Routing No: 1 Review Date: 07/23/2014

GREG MARTIN (GMARTIN) : Complete

Permit Conditions/Additional Information



Surveyor Review

Routing No: 1 Review Date: 07/23/2014

GREG MARTIN (GMARTIN) : Complete

1. The construction of the sewer line for both parcels and the removal of fences, concrete, sewer cleanout and septic tank, leach lines from Parcel 2 are improvements which will be required to be shown on improvement plans as a condition of approval.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

February 12, 2014

George and Charlane Rocha
114 Viking Ct.
Soquel, CA 95073

**Subject: Review of Geotechnical Investigation by Tharp and Associates, Inc.
Dated August 4, 2014, Project No. 14-13**

**"Response to Review Comments" by Tharp and Associates, Inc.
Dated October 7, 2014, Project No. 14-13**

APN 037-281-08, Application No. REV141074

Dear Mr. and Mrs. Rocha,

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. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. After building permit plans are prepared that are acceptable to all reviewing agencies, please submit a signed and stamped *Soils (Geotechnical) Engineer Plan Review Form* to Environmental Planning. *Please note that the plan review form must reference the final plan set by last revision date.* Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report.

The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".

4. Please submit two original, wet-signed copies of the soils report with the building permit application.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached). Please note: Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our

(over)

website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms".

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.

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/plnappeal_bldg.htm

Please call the undersigned at (831) 454-5121 if we can be of any further assistance.

Sincerely,



Carolyn Burke
Civil Engineer

Cc: File, Environmental Planning
Tharp and Associates, Inc.
Annette Olson, Project Planner

**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 *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants

Dear Mr. Hambelton,

Based on the Engineered plans Drawn by Robert L. Dewitt & Associates, Inc. Sheet C2 Dated 4-14-2000 a new private collector line meet the county requirements for the proposed split of APN 037-281-08 i.e. - Minimum slope (2%), cleanouts, manholes, backflows, Etc...with no interference to the existing storm drains on Park Ave. As noted in Annette Olson's notes dated 8-12-14 and based on the above, I will defer engineering until the entitlement is acquired, and produce a new and updated engineered plan for the construction phase.

Sincerely,

Rob Rocha

*I also understand the risk of deferring the engineering.
The engineering may result in the property being unbuildable.*

Rob Rocha



BUTANO GEOTECHNICAL ENGINEERING, INC.

231 GREEN VALLEY ROAD, SUITE E, FREEDOM, CALIFORNIA 95019

PHONE: 831.724.2612

 WWW.BUTANOGEOTECH.COM

September 30, 2014
Project No. 14-142-SC

George R. Rocha
144 Viking Court
Aptos, CA 95003

SUBJECT: Drainage Analysis
144 Viking Court (APN 037-281-08)
Pasatiempo, Santa Cruz County, California

REFERENCES: Santa Cruz County Planning Department, Discretionary Application
Comments 141131 dated August 1, 2014, APN 037-281-08

Dear Mr. Rocha:

Our firm has performed a drainage analysis of the referenced parcel. It is our understanding that the existing 1.78 acre parcel is to be split. The existing developed area will become parcel 1 and the new undeveloped parcel will become parcel 2. Parcel 1 comprises 3 distinct areas; area 1 consists of the developed residence upslope of parcel 2, area 2 consists of the right-of-way within Viking Court, and area 3 consists of an area below Parcel 2.

Utilizing the Tentative Map for Minor Land Division by Bridgette Land Surveying dated September 16, 2014 we have performed a drainage analysis. Drainage from the right-of-way is collected into a gutter and is directed downslope along Viking Court until it ultimately enters a culvert and crosses under Park Avenue. Therefore, the tributary area consists of Area 1. A swale is to be constructed along the proposed western property line of parcel 1. A drainage inlet is to be constructed in the southwest corner. This drainage inlet will be connected to an existing 4 inch diameter pipe which collects water from various portions of Area 1.

The total square footage of Area 1 was measured at 23250 square feet. Area 1 can be further subdivided into impervious and pervious surfaces. The following table summarizes our calculation of flow from a 10-year design storm.

Drainage Analysis
 APN 037-281-13
 Aptos, Santa Cruz County, CA

September 29, 2014
 14-142-SC
 Page 2

Table 1- Tributary Area Flow

Area 1	Size (sf)	C	I	Flow (cfs)
Impervious	8,352	0.9	1.7	0.296
Pervious	14,898	0.45	1.7	0.264
Total	23,250			0.559

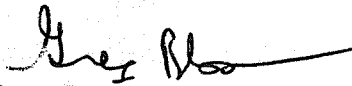
The collected water will flow down the slope via a drainage easement within a pvc pipe. The slope along this easement averages approximately 25 percent. Based on this slope and a manning's coefficient of 0.011 a 6 inch pipe is appropriate.

The pipe will release into an existing drainage swale alone Park Avenue. The drainage will flow within the swale for a short distance before crossing under Park Avenue via a culvert. The pipe should release into an energy dissipater consisting of 6 to 12 inch diameter cobbles. A typical detail is attached.

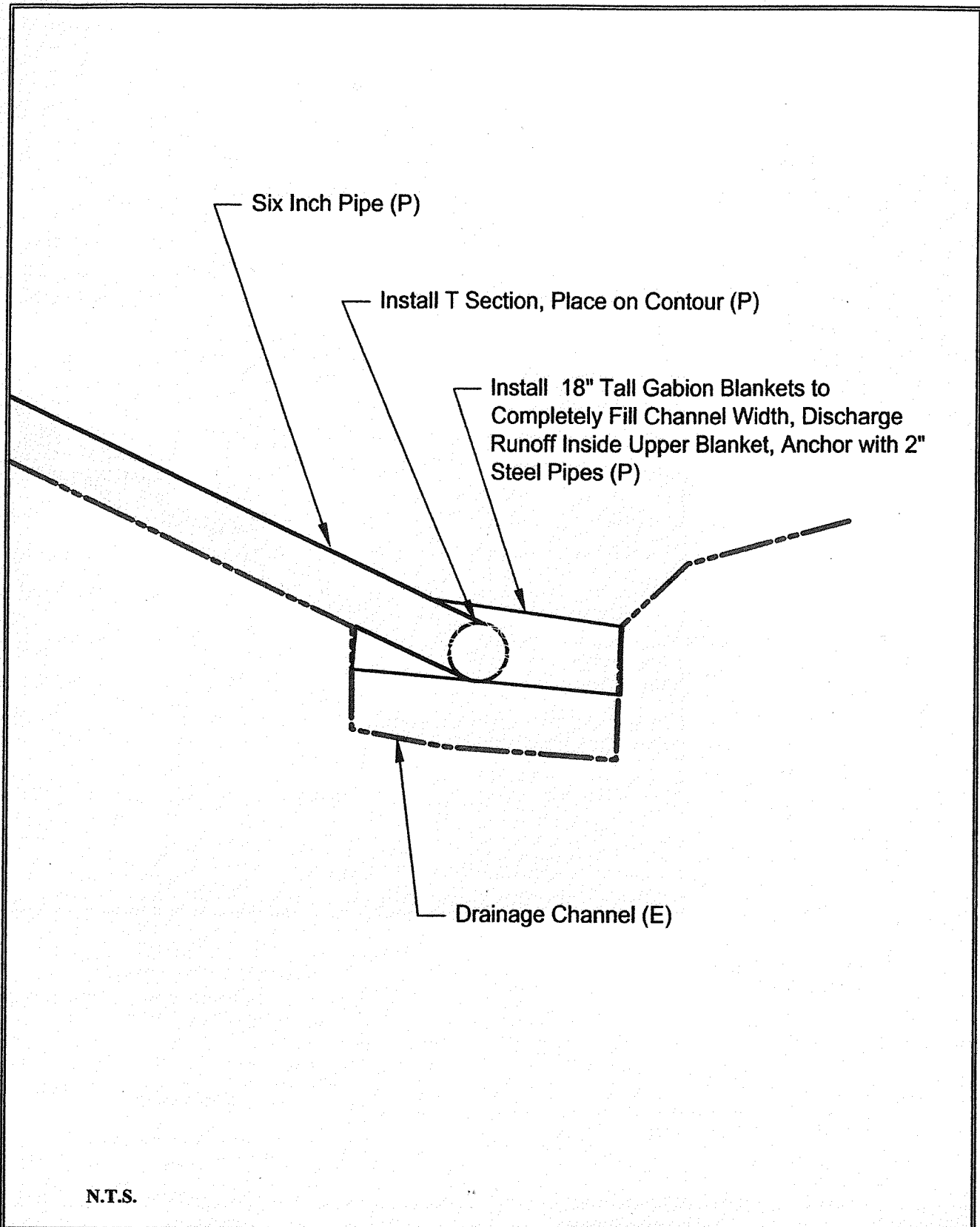
If you have any questions or if we may be of further assistance please do not hesitate to contact our office.

Sincerely,

BUTANO GEOTECHNICAL ENGINEERING, INC.



Greg Bloom, PE, GE
 Principal Engineer
 R.C.E. 58819



BUTANO	ENERGY DISSIPATER - CONCEPTUAL	FIGURE
GEOTECHNICAL ENGINEERING, INC.	144 Viking Court (APN 037-281-08)	2

RECORDING REQUESTED BY

George Robert Rocha, Jr.

AND WHEN RECORDED MAIL DOCUMENT TO:

George Robert Rocha, Jr.
144 Viking Ct.
Soquel, CA 95073



2014-0033059 10/01/2014 02:55:49 PM
OFFICIAL RECORDS OF Santa Cruz County
Sean Saldavia Recorder
RECORDING FEE: \$42.00
COUNTY TAX: \$3.10
CITY TAX: \$0.00



EASE
10 PGS
RCD152

Space Above This Line for Recorder's Use Only

A.P.N.: 037-291-15 & 037-291-16

GRANT DEED (Easement)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ ^{\$3.10} / CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- ☒ computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of , and
[] Exempt from transfer tax; Reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Daffodil Estates of Soquel Owners' Association, Grantor herein

hereby GRANT(s) to George Robert Rocha, Jr. and Charlane Marie Rocha, Trustees Of The Rocha Family Trust,
Dated May 17, 2001, Grantee herein, pursuant to the Attached Easement Agreement Incorporated herein by this
Reference

the following described property in the of , County of , State of :

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

And marked Exhibits A, B, C, D and E

A.P.N.: 037-291-15 & 037-291-16

Date: 10/1/2014

Grantor: Daffodil Estates of Soquel Owners' Association

X Lawrence A. Smith president Daffodil HOA.
Its Authorized Representative

A.P.N.: 037-281-08

Date: 10-1-14

Grantee: George Robert Rocha, Jr. and Charlane Marie Rocha, Trustees Of The Rocha Family Trust, Dated May 17, 2001

X George R. Rocha
George Robert Rocha, Jr.

X Charlane Marie Rocha
Charlane Marie Rocha

STATE OF California)SS
COUNTY OF Santa Cruz)

On October 1, 2014, before me, Sandy Reynolds, Notary Public, personally appeared Lawrence A. Fluit, George Robert Rocha, Jr. and Charlane Marie Rocha, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

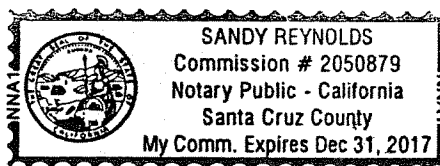
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sandy Reynolds

My Commission Expires: 12/31/17



This area for official notarial seal

EXHIBIT A

Legal Description for a Sanitary Sewer & Underground Utilities Easement

SITUATE in the Soquel Rancho, County of Santa Cruz, State of California.

BEING an easement 10.00 (ten) feet in width for sanitary sewer and underground utilities over a portion of the lands of Daffodil Estates of Soquel Owners' Association as described in that deed recorded in Volume 5612 of Official Records at Page 570, Santa Cruz County Records, of which the centerline of said easement is more particularly described as follows:

BEGINNING at a point on the north boundary of Parcel C as shown on that tract map, Tract No. 1357, recorded in Volume 87 of Maps at Page 35, Santa Cruz County Records, said Parcel C being the lands of Daffodil Estates of Soquel Owners' Association as described in that deed recorded in Volume 5612 of Official Records at Page 570, Santa Cruz County Records, from which a spike on said north boundary, at the centerline of North Park Avenue as shown on said Volume 87 of Maps, Page 570 bears N 89°58' W 8.00 feet distant, thence from said Point of Beginning, along the centerline of said 10.00 foot wide easement, the following courses:

1. S 5°16'20" E 133.02 feet; thence
2. S 18°17'06" E 300.00 feet to the north boundary of Parcel B as shown on the aforesaid tract map (Volume 87 of Maps, Page 35; thence
3. Continuing along the centerline of said 10.00 foot wide easement S 18°17'06" E 153.35 feet to a point at the termination of said 10.00 foot wide easement.

The sidelines of said easement shall be lengthened or shortened as to terminate at the north boundary of the aforesaid Parcel C (Tract No. 1357, Volume 87 of Maps, Page 35).

Surveyed and prepared by:



Michael J. Bridgette, PLS
Bridgette Land Surveying
Sept. 12, 2014 14-23



EXHIBIT C

GRANTOR'S LEGAL DESCRIPTION

A.P.N.: 037-291-15 & 037-291-16

PARCEL B:

PARCEL B AS SHOWN ON THAT TRACT MAP, TRACT NO, 1357, RECORDED IN VOLUME 87 OF MAPS AT PAGE 35, SANTA CRUZ COUNTY RECORDS.

PARCEL C:

PARCEL C AS SHOWN ON THAT TRACT MAP, TRACT NO, 1357, RECORDED IN VOLUME 87 OF MAPS AT PAGE 35, SANTA CRUZ COUNTY RECORDS.

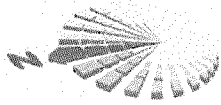
EXHIBIT D

GRANTEE'S LEGAL DESCRIPTION

A.P.N.: 037-281-08

PARCEL 1:

PARCEL "A", AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED MAY 22, 1972 IN BOOK 6 OF PARCEL MAPS, AT PAGE 14 SANTA CRUZ COUNTY RECORDS.



Bridgette Land Surveying

09 November 2015

**Mr. Rob Rocha
144 Viking Court
Soquel, CA 95073**

RE: Minor Land Division Slope Analysis

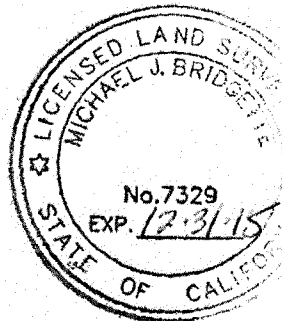
Mr. Rocha,

As requested, I have performed the slope analysis for your minor land division at 144 Viking Court, Soquel, California. Assessor's Parcel Number 037-281-08, Santa Cruz County.

The slope of your parcel was analyzed over all portions excluding the vehicular right of ways and the riparian area. I have analyzed the slopes and calculated the average slope to be **19.4 %**.

Thank you for your attention to these matters.

Sincerely,



Michael J. Bridgette, PLS
Bridgette Land Surveying

Design Guidelines for Viking Court Development

The design will result in a high quality, esthetically pleasing project. These guidelines below are intended to guide the design of the subdivision yet still maintain flexibility. 037-281-08

Home Design:

The new home design shall have an attractive front elevation that faces the street. The architectural style shall be similar to English Country. The proposed home shall have a minimum 2,800 square feet of heated space. The home shall also consist of three bedrooms and two baths minimum. The home shall include a combination of one and two story elements to create visual diversity. Roof elements shall include hips, gables and eaves to break up mass. Dormers may also be used where appropriate. A front porch is strongly encouraged. Siding materials may be wood and or fiber cement board in a horizontal lap. Stone, brick, or stucco may also be used in conjunction with the horizontal siding. No plywood siding or trim-less windows will be allowed. Windows such as casement, sliders or single hung are preferred. All operable windows shall have screens. Roof material should be asphalt composition shingle or similar. Solar panels and or skylights may be incorporated into the roof design. All roof flashing shall be painted to match. Material color values should be generally earth tones with darker tones and white or off white used for the trim and accent. Accent colors should be used for exterior doors, trim, fascia, rails, etc.. Driveways and parking areas may be brick, stone, concrete of similar natural materials and the use of pervious or semi-pervious material is required.

Landscaping:

Landscaping for the new lot shall incorporate drought tolerant plants. Plants shall be primarily native species on drip irrigation. The landscaping will soften the impact of the new home.

Fencing and walls:

Fencing along property lines shall comply with county heights and standards. Fencing may be allowed in the front yard setbacks in accordance with county regulations. Fences shall be constructed of wood and designed as a "good neighbor fence."

Yard Space:

Structures such as swingsets, playhouses, storage sheds, and hot tubs are not allowed in front yard areas. These items are allowed within fully fenced rear yard areas.

Fire Prevention Requirements:

The new home shall comply with current regulations from Central Fire Protection District.

Utilities:

All utilities shall be provided to the new lot.

Notes From the Meeting for Viking Court Development

Notices for a neighborhood meeting were sent out on July 18, 2014. The notices were sent to the 300 foot radius list of residents and property owners. Ten surrounding neighbors, the Planning Director, and local Supervisor were all invited. (The mailing list, along with those who attended is attached). The meeting was held on July 23, 2014 at 7pm. The address of the meeting was 144 Viking Court. People arrived and were handed the Design Guidelines for Viking Court Development, there was also a copy of the tentative map submitted to the county for review. There were six total in attendance from four different residences. After a short presentation I opened the meeting to questions and concerns from the neighbors. Below are the questions and concerns from each attending neighbor, along with my response.

Resident from 145 Viking Court asked the following questions.

- 1.) How tall would the new house be? My reply - The new house will conform to the counties height restrictions.
- 2.) Are you going to remove the existing redwoods on your property? My reply - Yes, per the map they will be removed at a later date for the new house. Resident reply - Thank you, they are blocking my views.
- 3.) Can you sell the existing house to an older couple? My reply - I will see what I can do.

Resident from 149 Viking Court asked the following questions.

- 1.) Can you top the existing trees in front of your house? My reply - I can probably take care of that for you at a later date.
- 2.) Can we get a road association together? My reply - I would not be opposed to that, It would probably be a good idea.

Resident from 156 Viking Court asked the following questions.

- 1.) Can we get a copy of your tentative map? My reply - I will have to make another copy for you, I only have one left for myself.
- 2.) Would you be opposed to a lot line adjustment on my two parcels? My reply - No, as long as it is on your own property.

Resident from 3400 Daffodil asked the following question.

- 1.) Are you aware that there is a right away through my property for utilities to your property? My reply - No, I was not aware of it, but I will call you to discuss it in further details. It may help me for my sewer lateral.

Conclusion - All neighbors were receptive to the new development plan, and wished me good luck.

Mailing List / Attendance List - July 23, 2014 7pm (144 Viking Court) 037-281-08:

County Supervisor _____

County Planning Director _____

Resident of 145 Viking Court Floir Soder / Rod Soder

Resident of 149 Viking Court Albert Esit

Resident of 156 Viking Court ~~Kurtis E. Brown~~ / Deel Mae

Resident of 3400 N Park Ave _____

Resident of 3535 Park Ave _____

Resident of 3330 Daffodil Court _____

Resident of 3380 Daffodil Court _____

Resident of 3385 Daffodil Court _____

Resident of 3395 Daffodil Court _____

Resident 3400 Daffodil Court Rumore A. Smith 831 435 6802
479-4996