

# 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**

April 17, 2015

Planning Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

**Agenda Date: May 13, 2015**

Agenda Item #: 7

Time: after 9:00 a.m.

**Subject: A public hearing to consider Application 141131, an application to divide a parcel developed with a single-family dwelling into two parcels in the R-1-15 zone district, which was continued from the March 11, 2015 Planning Commission agenda.**

Members of the Commission:

This application for a two-lot minor land division was first heard by your Commission on March 11, 2015. After taking comments from neighbors, the applicant and the project engineer, as well as discussion by your Commission, the item was continued to the May 13, 2015 agenda. The motion to continue the application included direction to the applicant to provide a preliminary drainage plan based upon the footprint of the house and improvements proposed for Parcel 2 (Parcel 1 is already developed with a dwelling). In addition, Commissioner Shepherd included two conditions of approval in the motion. The first is a condition of approval requiring that both Viking Court and Park Ave. North be returned to their pre-construction condition following the completion of the project. The second is a condition of approval prohibiting parking on Park Ave. North. Each of these is discussed below.

### **Preliminary Drainage Plan**

Greg Bloom, a licensed engineer, provided a preliminary drainage plan. Because of neighbors' concerns about potential runoff impacts, the project was previously conditioned to maintain the pre-development runoff rate which normally is a requirement of large projects, not a medium project (defined in part 3 Section C 1 in the Santa Cruz County Design Criteria). In order to hold a project to the site's predevelopment runoff rate, the engineer must know the proposed impervious area of the project. Peter Guiley, building designer, provided the impervious area information for the future home on Parcel 2. The new home, garage, and driveway total less than 5,000 square feet of impervious area. The driveway will be constructed of permeable pavers; therefore, under the Design Criteria, half of the driveway area counts towards the impervious area total.

The submitted drainage plan provides the sizing of the detention system for the 10-year storm based upon the proposed impervious area of just below 5,000 square feet. In calculating the pre-development rate, the County's Design Criteria requires that the parcel be assumed to have no impervious area. The engineer then calculates the size of the detention system necessary to detain

the runoff generated from about 5,000 square feet of impervious area during a 10-year storm. Mr. Bloom's calculation, based upon the County Design Criteria, resulted in a detention area of 260 cubic feet, a size that can be easily accommodated on this half acre parcel. The outflow of runoff from the detention system is controlled by an orifice which will be sized to maintain the pre-development runoff rate. As before, the runoff from the project will outlet at Park Ave. North.

Travis Rieber, reviewer for DPW, Stormwater Management, reviewed and accepted the proposed plan, noting that at the building permit stage, construction details for the detention system and the sizing of the orifice will be required. Carolyn Burke, civil engineer for Environmental Planning, also reviewed the plan. She noted that, although there are details to be resolved at the building permit stage, there are no apparent feasibility issues with the proposal.

Finally, on April 8, 2015, the property owner provided the preliminary drainage plan to Sandra Seville-Jones, a neighbor of the project. In a letter to your Commission and during public testimony, Ms. Seville-Jones and her father, Clifford Seville-Jones, raised significant concerns about the potential for runoff to have a deleterious effect on Park Ave. North. According to the applicant, in a follow-up telephone call, Ms. Seville-Jones voiced no objection to the preliminary drainage plan.

### **Conditions of Approval**

Commissioner Shepherd included two conditions of approval in the motion to continue the project. The first is a condition of approval requiring the applicant to return both Viking Court and Park Ave. North to their pre-construction condition following the completion of the project. Condition of approval IV.P. addresses this concern as follows:

Photos shall be submitted to document the pre-construction condition of Park Avenue North and Viking Court. Both roads shall be repaired to their pre-construction condition following the completion of construction on Parcel 2. The project engineer shall submit a review letter documenting that the roads have been returned to their pre-construction. Planning staff shall field verify that the roads have been returned to their pre-construction condition.

The second condition of approval is to prohibit parking on Park Ave. North. This is included as condition V.A. and the proposed condition reads as follows, "No parking related to Parcels 1 and 2 is allowed on Park Ave. North."

### **Staff Recommendation**

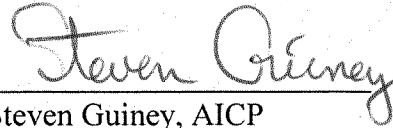
- Determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141131**, based on the attached findings and conditions.

Sincerely,



Annette Olson  
Project Planner  
Development Review

Reviewed By:



Steven Guiney, AICP  
Principal Planner  
County of Santa Cruz Planning Department

Exhibits:

- A. Revised project plans
- B. Revised Conditions of Approval
- C. Preliminary Drainage Plan, prepared by Greg Bloom, P.E., G.E. dated April 17, 2014 and review emails from Travis Rieber, DPW and Carolyn Burke, P.E., Environmental Planning
- D. Late Correspondence from the March 11, 2015 public hearing
- E. Staff report to the Planning Commission, March 11, 2015 public hearing





HOUSE & GARAGE w/ DECKS ----- 4375 SQ.FT.  
DRIVEWAY & FRONT WALK 1240 SQ.FT.2 = 620 SQ.FT.  
TOTAL= 4995 SQ.FT.

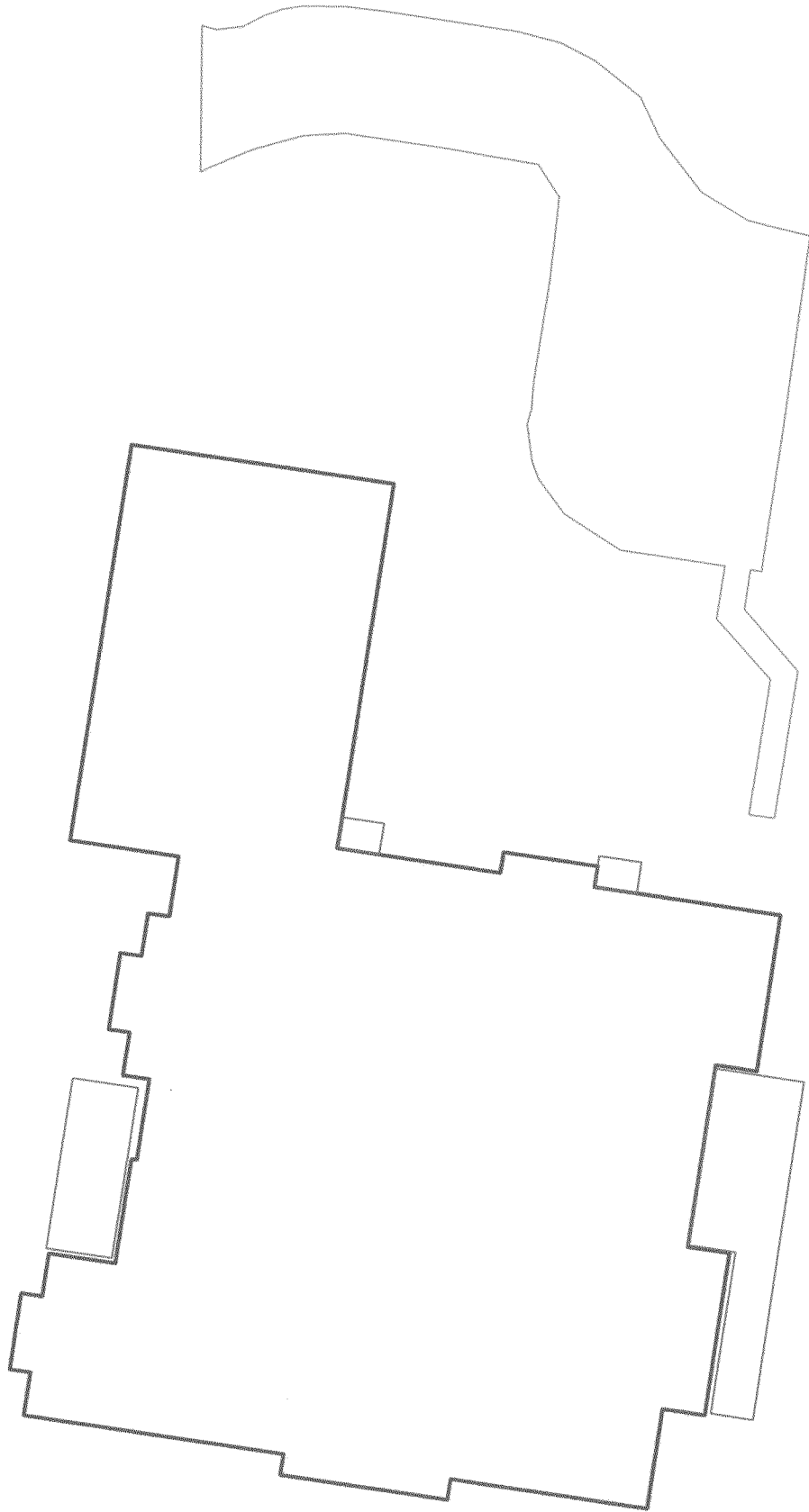


EXHIBIT A

## **Revised Conditions of Approval**

## Revised 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

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### Exhibit A

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

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### Text Legend

Underlined text indicates text additions/revisions made prior to the March 11, 2015 hearing.

*Underlined and italics text* indicates text that was added after the March 11, 2015 hearing but before the May 13, 2015 hearing.

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:
  1. 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.

2. Meet all requirements, including the payment of fees, of **Environmental Health Services** for the abandonment of the septic system on Parcel 1.
3. **Central Fire Protection District:** Pay any required fees and comply with the requirements of the fire district, including required road widening and the marking Viking Court as a fire lane.
4. **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.
5. **DPW Drainage:** Pay any required fees and comply with the requirements of the drainage district. The driveway and parking area of Parcel 2 shall be constructed of permeable pavers or equivalent.
6. **Environmental Planning:** Submit an erosion/sediment control and grading plan for the road widening and sewer installation prepared by a licensed civil engineer.
7. 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.
8. 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.
9. Roadside Improvement fees shall be paid for one (1) dwelling unit. Currently, this fee is, \$3,000 per unit, but is subject to change.
10. 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.
11. 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. Due to neighborhood concerns regarding the potential downstream impacts of the project, 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~~ shall be required.

**J. Environmental Planning**

1. Submit engineered plans by a licensed civil engineer for Parcel 2, including an erosion/sediment control, grading and drainage plans.
2. Future improvements on Parcel 2 shall be of a design which minimizes the need for grading activities.
3. 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 dated February 12, 2014.
4. 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. 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.

L. 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).

M. 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.

- N. 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.
- O. A Homeowners Association (HOA) shall be formed, or a shared maintenance agreement(s) shall be established, for maintenance of all areas with shared improvements including, Viking Court, drainage structures, water lines, sewer lines, the private sewer collector line and fences.
- P. Photos shall be submitted to document the pre-construction condition of Park Avenue North and Viking Court. Both roads shall be repaired to their pre-construction condition following the completion of construction on Parcel 2. The project engineer shall submit a review letter documenting that the roads have been returned to their pre-construction. Planning staff shall field verify that the roads have been returned to their pre-construction condition.
- Q. All construction-related vehicles shall park on the project site and not on Viking Court.
- R. The driveway and parking areas on Parcel 2 shall be constructed of permeable pavers or equivalent. Alternatively, the house

V. Operational Conditions

- A. No parking related to Parcels 1 and 2 is allowed on Park Ave. North.
- B. 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: \_\_\_\_\_

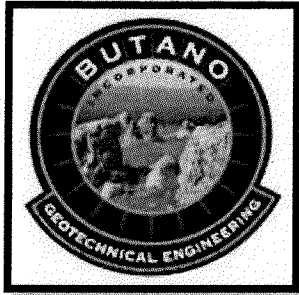
Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
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.

# **Preliminary Drainage Plan**



**BUTANO GEOTECHNICAL ENGINEERING, INC.**  
231 GREEN VALLEY ROAD, SUITE E, FREEDOM, CALIFORNIA 95019  
PHONE: 831.724.2612  
WWW.BUTANOGEOTECH.COM

April 17, 2014  
Project No. 14-142-SC

George R. Rocha  
144 Viking Court  
Soquel, CA 95073

SUBJECT: Preliminary Detention Design  
Viking Court (APN 037-281-08), parcel 2  
Soquel, Santa Cruz County, California

Dear Mr. Rocha:

Our firm has performed a drainage analysis of the referenced lot that is proposed to be created as part of the development of a new single family residence. The lot will include approximately 4,999 square feet of impervious area. A Cpre and Cpost of 0.25 and 0.90 were chosen.

Based on a 10-year storm a detention system capable of storing 260 cubic feet should be designed. The detention system should be placed below the residence and the 30 percent slopes. Detained water from the system should be hard lined and released into the drainage ditch adjacent to Park Avenue via an energy dissipator. Details of the orifice size and exact configuration of the system can be calculated in detail as the project design is finalized. The orifice will meter (delay) the release rate into the downstream drainage system to minimize peak flows. During the design phase the detailed drainage system will be engineered. This will include bio-swales, BMP's, and other drainage and erosion control features.

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  
Attachment: Detention Calculation

**RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD**

Data Entry: PRESS TAB &amp; ENTER DESIGN VALUES SS Ver: 1.0

Site Location P60 Isoleth: 1.60 Fig. SWM-2 in County Design Criteria  
 Rational Coefficients Cpre: 0.25 See note # 2  
 Cpost: 0.90 See note # 2  
 Impervious Area: 4999 ft<sup>2</sup> See note # 2 and # 4

**STRUCTURE DIMENSIONS FOR DETENTION**

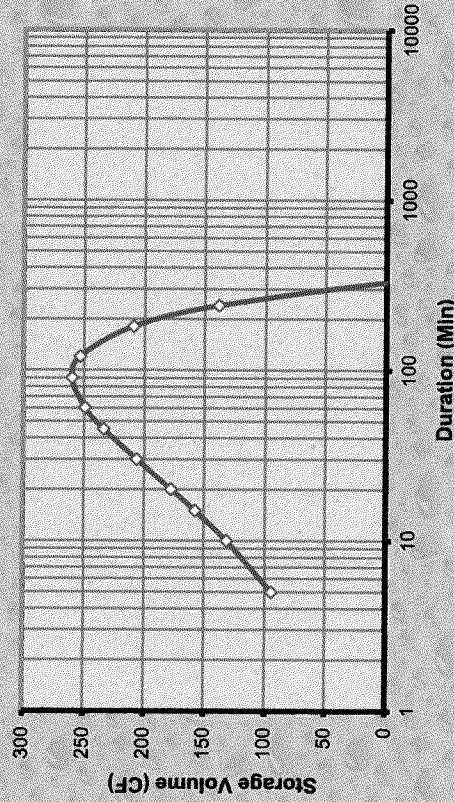
|                  |   |        |        |
|------------------|---|--------|--------|
| 260              | ft <sup>3</sup> storage volume calculated |        |        |
| 100              | % void space assumed                      |        |        |
| 260              | ft <sup>3</sup> excavated volume needed   |        |        |
| Structure Ratios | Length                                    | Width* | Depth* |
|                  | 25.00                                     | 2.00   | 2.00   |
| Dimen. (ft)      | 34.37                                     | 2.75   | 2.75   |

\*For pipe, use the square root of the sectional area

**10 - YEAR DESIGN STORM****DETENTION @ 15 MIN.**

| Storm Duration (min) | 10 - Year Intensity (in/hr) | 10 - Yr. Release Qpre (cfs) | 10 - Year Qpost (cfs) | Detention Rate To Storage (cfs) | Specified Storage Volume (cf) |
|----------------------|-----------------------------|-----------------------------|-----------------------|---------------------------------|-------------------------------|
| 1440                 | 0.28                        | 0.008                       | 0.029                 | -0.025                          | -2648                         |
| 1200                 | 0.30                        | 0.009                       | 0.032                 | -0.022                          | -2000                         |
| 960                  | 0.33                        | 0.010                       | 0.035                 | -0.019                          | -1380                         |
| 720                  | 0.38                        | 0.011                       | 0.039                 | -0.015                          | -798                          |
| 480                  | 0.44                        | 0.013                       | 0.046                 | -0.008                          | -275                          |
| 360                  | 0.50                        | 0.014                       | 0.052                 | -0.002                          | -49                           |
| 240                  | 0.59                        | 0.017                       | 0.062                 | 0.008                           | 139                           |
| 180                  | 0.67                        | 0.019                       | 0.069                 | 0.015                           | 209                           |
| 120                  | 0.79                        | 0.023                       | 0.082                 | 0.028                           | 253                           |
| 90                   | 0.89                        | 0.026                       | 0.092                 | 0.039                           | 260                           |
| 60                   | 1.05                        | 0.030                       | 0.109                 | 0.055                           | 249                           |
| 45                   | 1.18                        | 0.034                       | 0.123                 | 0.069                           | 234                           |
| 30                   | 1.40                        | 0.040                       | 0.146                 | 0.092                           | 206                           |
| 20                   | 1.65                        | 0.048                       | 0.172                 | 0.118                           | 177                           |
| 15                   | 1.86                        | 0.054                       | 0.194                 | 0.140                           | 158                           |
| 10                   | 2.20                        | 0.064                       | 0.229                 | 0.175                           | 132                           |
| 5                    | 2.93                        | 0.085                       | 0.305                 | 0.252                           | 94                            |

10-Yr Post-Development Detention Storage Volume  
 @ 10-Yr Pre-Development Release Rate

**Notes & Limitations on Use:**

- 1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
- 2) Required detention volume determinations shall be based on all net new impervious areas both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
- 3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
- 4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
- 5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
- 6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

## Annette Olson

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**From:** Carolyn Burke  
**Sent:** Monday, April 20, 2015 9:20 AM  
**To:** Annette Olson  
**Subject:** Viking Ct. Drainage

Hi Annette,

I took a look at the additional information provided for the detention system proposed for the Viking Court land division. The plans and analysis provided by Greg Bloom are quite preliminary, and do not provide details regarding how the runoff from all impervious surfaces will be captured and directed to the detention feature, as well as how this will be piped and outlet to the street. In general the conceptual approach of a detention system is acceptable, and while we will need to review the details presented at the building permit stage no feasibility-level issues were identified in the most recent review, nor are they anticipated upon receipt of additional details submitted with the building permit application.

Thanks,

*Carolyn Burke, P.E.*

County of Santa Cruz  
Civil Engineer, Environmental Planning  
(831) 454-5121  
[Carolyn.Burke@santacruzcounty.us](mailto:Carolyn.Burke@santacruzcounty.us)

## **Annette Olson**

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**From:** Travis Rieber  
**Sent:** Thursday, April 16, 2015 1:16 PM  
**To:** Annette Olson  
**Subject:** RE: Viking Court preliminary detention letter & house layout

Hi Annette,

The revised preliminary detention design dated April 14, 2015 indicates that the project will now be proposing 4,999 square feet of impervious area making it a "medium size" project. The detention sizing calculations have been completed using the DPW sizing spread sheet provided online. At the building permit stage construction details for the detention system will be required as well as calculations for sizing of the release orifice from the detention system. In addition to the detention system the project will be required to utilize best management practices to treat runoff prior to leaving the site. Please let me know if you have questions.

Thanks,

**Travis Rieber**  
**Encroachments/Road Operations**  
**County of Santa Cruz Public Works**  
**(831)454-2594 Fax (831)454-2385**

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**From:** Annette Olson  
**Sent:** Thursday, April 09, 2015 8:32 AM  
**To:** Travis Rieber  
**Subject:** RE: Viking Court preliminary detention letter & house layout

There is. It arrived after I emailed you. I will deliver this morning.  
Thanks.

---

**From:** Travis Rieber  
**Sent:** Wednesday, April 08, 2015 2:43 PM  
**To:** Annette Olson  
**Subject:** RE: Viking Court preliminary detention letter & house layout

Hi Annette,

I saw Rob in here about an hour ago submitting something. Maybe it is the hardcopy of this info? Let me know.

Thanks,

**Travis Rieber**  
**Encroachments/Road Operations**  
**County of Santa Cruz Public Works**  
**(831)454-2594 Fax (831)454-2385**

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**From:** Annette Olson  
**Sent:** Wednesday, April 08, 2015 1:20 PM



**To:** Travis Rieber

**Subject:** FW: Viking Court preliminary detention letter & house layout

Hi Travis.

Can you do your review based on this, or should I have Rob submit it in hardcopy form? Let me know either way and also how much time you think you'll need. I'm getting a little worried about us making it to the May 13<sup>th</sup> agenda since I have to turn everything in a month in advance.

Thanks,

Annette

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**From:** [rochafamily8@sbcglobal.net](mailto:rochafamily8@sbcglobal.net) [mailto:[rochafamily8@sbcglobal.net](mailto:rochafamily8@sbcglobal.net)]

**Sent:** Wednesday, April 08, 2015 12:23 PM

**To:** Sandra

**Cc:** Annette Olson

**Subject:** Viking Court preliminary detention letter & house layout

Sandra, Attached is the preliminary detention letter from the engineer, and house layout. If you have any questions please email me.....Thanks, Rob Rocha

**Late Correspondence from  
March 11, 2015 Hearing**

To, Annette Olson  
Project Planner  
Item # 6. 141131  
APN, 037-281-08

3/9/2015

Annette,

I, Diane Fuller, am the owner of the property at 3535 Park Ave, Soquel, CA and would like to explain my concerns about the proposal to split the parcel at 144 Viking Court in Soquel, CA. We are very concerned about the road and gutters along the stretch of Park Ave from Daffodil Court to Viking Court. Park Ave turns into a private road just past Daffodil Court. We are worried that the road will be damaged if the parcel gets split to allow a new home to be built on the property. When the proposed home is under construction the road will be damaged by semi trucks and heavy commercial trucks bringing supplies and crews to build the home on a daily basis. We are also concerned about the additional water runoff caused by an additional home with a concrete driveway and drains which will flow to Park Ave gutters. The parcel now allows for rain to be filtered through the earth. Adding a structure with gutters and a concrete driveway will increase the water flowing into the gutters on Park Ave which are already at maximum capacity. We would request that if the parcel be allowed to be split and a new home be built that the owner be required to upgrade the gutters and roadway from Daffodil Court to Viking Court at his expense. We would also like to see that the road not be closed for any reason to allow emergency vehicles to respond to any calls made from the residences past the Viking Court proposed home site as there is no other access other than Park Avenue.

Thank You for taking our concerns into account if approving the parcel split.

Diane Fuller  
APN 037-281-06  
(916) 505-5280

## Annette Olson

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**From:** Marilyn Chapin [marilynchapin@me.com]  
**Sent:** Monday, March 09, 2015 9:32 PM  
**To:** Annette Olson  
**Subject:** Comments re: Application 141131

Annette,

We write to convey our comments regarding Application 141131, a proposal to divide a parcel (APN 037-281-08) developed with a single-family dwelling into two parcels in the R-1-15 zone district. We own and reside at 3243 Park Ave, Soquel (APN 037-271-15).

We understand this application is scheduled on the March 11, 2015 Planning Commission agenda. We cannot attend the meeting to address our comments to the Commissioner so we are submitting them in writing.

Our primary concerns regarding the subdivision of this property are the effects of run-off and increased traffic on a fragile, narrow, privately maintained right-of-way. The Park Ave. right-of-way runs parallel to a riparian corridor, with sloping properties on one side (the east side) and the riparian corridor on the other (the west side). The current fragile state of the paved road way just past our parcel will likely not withstand heavier vehicular use and will be further degraded if run-off is not properly mitigated. Prior to drainage improvements that were made when the Daffodil Estates subdivision was created, this section of Park Ave. washed out due to unmitigated drainage. The proposed parcel appears to have a somewhat steeper grade than the adjacent properties in Daffodil Estates and it is not clear what, if anything, has been done regarding the run-off from that property onto Park Ave. and below.

We understand it is our neighbors prerogative to subdivide their property, and that development of larger parcels on Park Ave. may be inevitable in the future. We also recognize that with higher density inevitably comes increased traffic, which will have a noticeable impact on the quality of our lives. It is our hope, however, that property owners and the Commission alike will take into consideration the character of this private section of Park Ave. and the impact on the neighboring properties when considering the division of current parcels.

We respectfully ask that the Commissioners fully consider the drainage aspects of this property and the effects on the road way, as well as the impact of a higher residential density on the surrounding neighbors.

Sincerely,  
Paul and Marilyn Chapin  
3243 Park Ave.  
Soquel, CA 95073  
831-476-6292  
[marilynchapin@me.com](mailto:marilynchapin@me.com)

P.O. Box 399  
Soquel, California 95073  
March 9, 2015

Planning Commission  
Santa Cruz County  
701 Ocean Street  
Santa Cruz, CA 95060

RE: Application 141131 - 144 Viking Court

Dear Planning Commissioners:

We are neighbors of the property that is the subject of the above-referenced application. As a property owner for close to forty years on North Park Avenue, we have a long history of the conditions in the area. We write to you with concerns about the portion of the roadway from Daffodil Court to the proposed development at 144 Viking Court. Our concerns regard the impact on the roadway from (i) drainage from the property and (ii) a new sewer line.

North Park Avenue from the intersection of Daffodil Court to Viking Court is a one lane road that is the only means of accessing the properties further up the road. The road is bordered by an unreinforced soil drainage ditch with four culverts carrying water from the east to west under North Park Avenue, and a creek on the west side. There is a steep vertical drop (on the order of 20-25 feet) on the creekside with portions of the road having very little buffer to that drop.

The history of the road is that the soil underneath liquefies when saturated with water. We have submitted pictures from 1982 when the road collapsed after rainfall. Two years beforehand there was an even worse collapse with neighbors recalling the road falling by 6 feet or so. The road has periodically reminded us over the years that it is not stable in rain events. In the past two years, there was a partial road collapse approximately 20 feet from the intersection with Viking Court on the creekside. One can see the wooden supports and soil fill used by a neighbor to bolster the bank.

The road is not an engineered road. It's a road that reflects the patchwork of repairs over the years. For the past 30 years, the road has held up through non-disturbance and gentle use. It is very susceptible to additional impacts on its subsurface condition by the introduction of additional drainage and by drilling 600 feet through the middle of it for a sewer pipe. The history of the road should be factored into the decision about additional development. The utmost care must be taken with a development that will impact this roadway.

A. Stormwater Drainage. This development adds water to an already stressed drainage situation.

1. Additional water will be generated from the site to North Park Avenue. The issue with additional water is whether the culvert under the road is sufficiently sized to accept the water, or whether the water will pool and saturate the fill under the road making it susceptible to collapse.

a. Drainage from the site. The site will have a combination of pervious and impervious surfaces that will increase water draining down to North Park Avenue.

b. Elimination of the tree canopy. The pre-development and natural site condition of this property are important to understanding the impact of this development. The lot was covered with trees, including five redwoods noted in the staff report. That tree canopy provided important storm water and erosion control that has been eliminated with their removal. New trees planned will be immature compared to the old growth and will not retain the water as did the mature trees.

c. Increase of drainage from original property. The plans show the drainage pipe from the existing improvements increasing from 4 inches to 6 inches, increasing flow by 66%.

2. Downstream Impact Assessment Report is needed. The impact of any increase in water from the enlargement of the drainage pipe from the existing property and the construction on this new project needs to be better understood before approval of the application. The report from Butano Geotechnical Engineering, Inc. dated September 30, 2014 does not address the flow of water after reaching the North Park swale. We ask that a Downstream Impact Assessment Report be required to assess the drainage. We would expect the assumptions of that report to replicate the actual conditions, not ideal conditions of drainage, which should include the fact that debris is cleared on an ad hoc basis when visible obstructions occur and not on a regular basis. The report should also assess such factors as the sufficiency of the swale on North Park Avenue, the condition of the soil under the road and its propensity to liquefy and the size and adequacy of the pipes in the current culverts. Such a report would indicate whether additional measures, including improvements needed to upgrade the storm drain, should be considered and required of the applicant in connection with this intensification of use.

3. Public Review of Report required in Condition I.e. Condition I.e. of the Conditions of Approval requires "quantification demonstrating maintenance of predevelopment rates of discharge." The report is to be done on "reasonable assumptions of natural site conditions." The condition states further that stormwater detention may be required onsite. This is a helpful condition. The reasonable assumptions of the natural site conditions must take into account the loss of the tree canopy which we believe is one the most important factors impacting water flow on this property. The condition should require remediation measures in instances where there is additional water generated by the project. The public should be permitted to provide input on the study and any remediation measures given the direct relationship between failures of this road and the physical and financial hardship that could be imposed on neighbors. We would ask that this study be done prior to the granting of this application and in conjunction with the Downstream Impact Assessment Report so that any remediation measures are understood in the context of the downstream implications. Even retention basins are known to overflow in the heavy rains we experience and the sizing of those basins must be appropriate for the conditions and take into account the downstream implications.

In sum, we believe that there has not yet been sufficient study of the drainage implications of this project especially in light of the history we have recently brought forward. We therefore ask for (i) a Downstream Impact Assessment Report assessing the flow of water, the impact on the swale and the capacity of the culverts and probable liquefaction of the soil under the road, and (ii) the public review of the report required by Condition I.e. These additional pieces of information would allow this Commission to assess the situation with full public input and consider whether it can make the required findings to approve the project and/or whether to impose additional conditions.

B. Sewer. The impacts of a new sewer line under North Park Avenue are not adequately addressed. There are a number of issues raised by the construction of this line under 600 feet of North Park Avenue.

1. Impact on operational maintenance of the storm drainage system. Without specific details, we cannot assess whether the sewer line could interfere with the drainage under North Park Avenue and exacerbate the retention of water in the soil under the road leading to liquefaction. The Sanitation District Letter dated April 9, 2014 notes the importance of the interrelationship of the two systems when it noted in its letter that "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*." (italics added)

The applicant understands the importance of this issue with respect to the storm drain when on page 38 of the report (Exhibit G) he acknowledges the risk of deferring the engineering of the sewer line. "I also understand the risk of deferring the engineering. The engineering may result in the property being unbuildable." The uncertainty about the line means that any finding about the availability of a sewer line to this property is premature.

We emphasize that the applicant has not yet prepared certain engineering reports and expects to wait until after the entitlement is acquired. Yet, this engineering report is critical for determination of whether the sewer line is even feasible. We appreciate that the County of Santa Cruz will review it, but the road is currently maintained informally by the neighbors and the County has not been involved with maintaining it. Therefore, those with the greatest stake and understanding of the conditions are being denied an opportunity to review these plans even though they will be saddled with costs of any failures. Critical points of interest to the neighbors are the depth of the sewer line, the materials to be used to backfill any construction holes, the placement of the sewer line and the interaction with the drainage and the stability of those lines in a liquefied setting. It is our firm belief that the sewer line should be as far from the creekside as possible, and we understand that may require the applicant to obtain and updated easement covering a different part of the road.

2. Construction issues. The finished surface of the road will need to be asphalted after any construction. We believe that the applicant should be responsible for any subsequent repair of that portion of the road torn up for the sewer lines. This area will be susceptible to water seeping into the soil and sinkage.

In sum, on the sewer line, there is a need for (i) engineering information as to the placement of the sewer line and its interrelationship with the drainage, and (ii) the applicant to take responsibility for future damage caused by the construction of the sewer line.

### C. Summary.


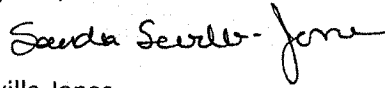
The issue with this application is that it requires a leap of faith for neighbors because there is little information on the important issues of the drainage and sewer line. The delay of important reports until after Planning Commission approval means that the neighborhood is not able to meaningfully comment on the issues. The neighborhood deserves to understand much better the water and sewer issues since they are the ones who will have to deal with the consequences. If the County would only

adopt this road, then this and future problems would be minimized. This request seems reasonable since the properties involved are within the urban services line.

The Planning Commission does not have sufficient information to make a decision on this application. Subdivision Finding number 2 requires that you know that there are a full range of urban services available to the site. At this time, there is doubt whether or not a sewer line can be engineered within the existing road and without interfering with stormwater runoff. There is also insufficient information concerning the impact on the drainage system.

We appreciate your consideration of these issues.

Very truly yours,

   
Clifford Seville-Jones  
Sandra Seville-Jones

cc: Annette Olson  
Travis Rieber





## 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](http://www.co.santa-cruz.ca.us)**

Report Prepared By:

  
Annette Olson  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3134  
E-mail: [annette.olson@co.santa-cruz.ca.us](mailto:annette.olson@co.santa-cruz.ca.us)

Report Reviewed By:

A handwritten signature in black ink that reads "Steven Guiney". The signature is written in a cursive style and is positioned above 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**

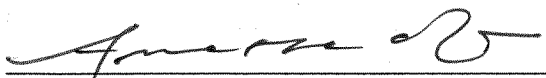
- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal 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.

EXHIBIT E

EXHIBIT B



## 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

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### Exhibit A

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

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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

EXHIBIT E  
EXHIBIT C



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: \_\_\_\_\_

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Steve Guiney, AICP  
Principal Planner

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Annette Olson  
Project Planner

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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.

not to scale

Santa Cruz

Soquel

Aptos

Monterey

Highway 1

Highway 17

Highway 101

Project

Star

North Arrow

18' Wide Existing Roadway To 18'

10.00'

1' x 10' H&V

18' Wide Existing Roadway To 18'

XX Section

**Cross Section**

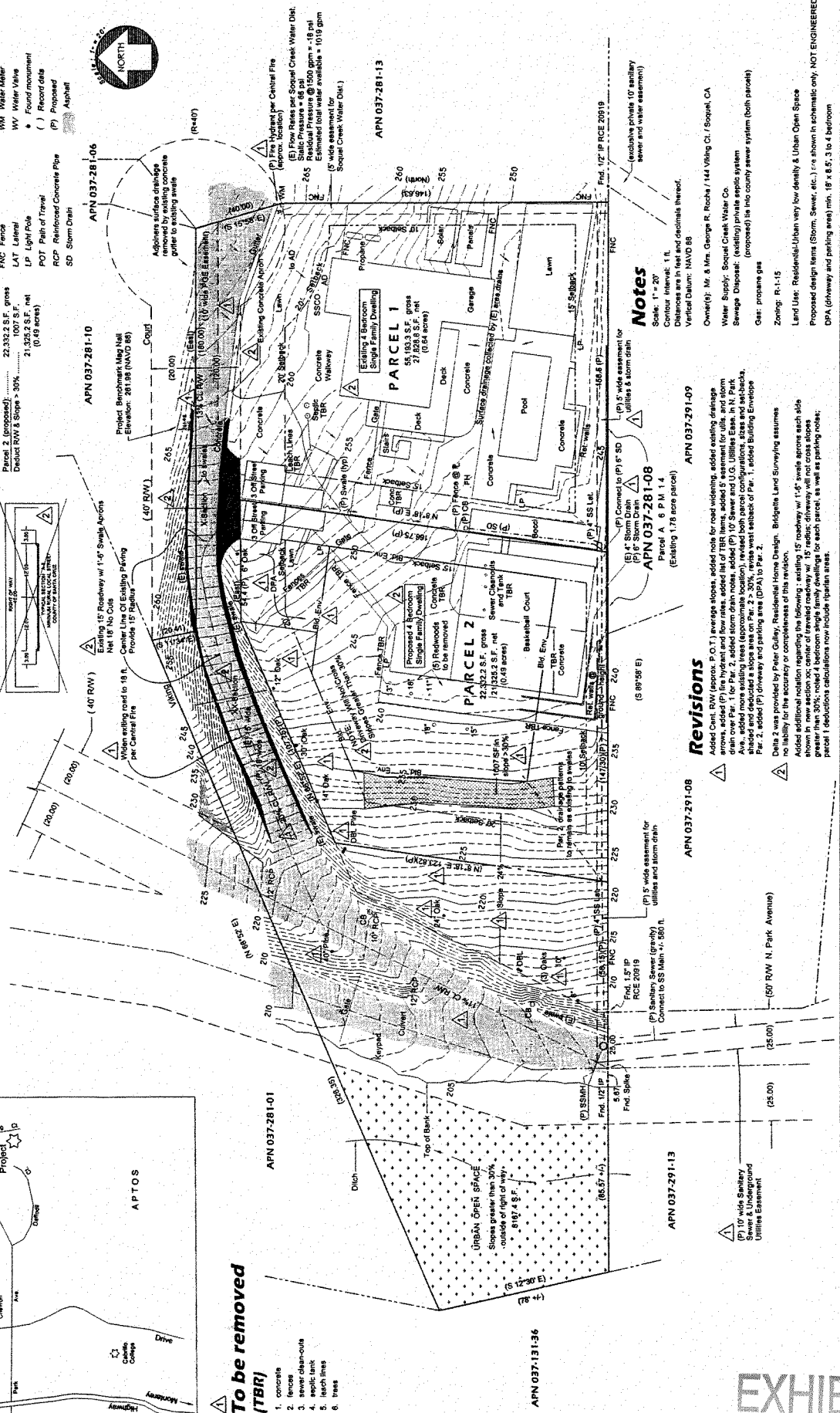
Existing pavement at Vining Court 1' x 10' H&V

| Parcel              | Proposed Use                            | Proposed S.F. | Proposed Acres |
|---------------------|---|---------------|----------------|
| Parcel 1 (proposed) | Deduct RW, Riparian Areas & Slope > 30% | 27,354.5 S.F. | 0.625 acres    |
| Parcel 2 (proposed) | Deduct RW & Slope > 30%                 | 22,332.2 S.F. | 0.511 acres    |

|     |                          |     |                          |      |                |     |                |
|-----|--------------------------|-----|--------------------------|------|----------------|-----|----------------|
| AD  | Area Drain               | CPA | Cityways & Parking Area  | SSW  | Sewer Sewer    | TBR | To Be Removed  |
| CB  | Catch Basin              | CON | Concrete                 | SSWH | Sanitary Sewer | TG  | To Be Replaced |
| DN  | Down                     | DNI | Driveway                 | TW   | Trap of Well   | U   | Utility        |
| EP  | Edge Pavement            | FL  | Flow Line                | WM   | Water Meter    | WV  | Water Valve    |
| F   | Flow                     | NC  | Fence                    | WV   | Water Valve    | ( ) | Record data    |
| FL  | Flow Line                | AT  | At Lateral               | ( )  | Record data    | (P) | Proposed       |
| MC  | Manhole                  | P   | Path                     |      |                |     |                |
| NT  | No. of Traps             | PCP | Reinforced Concrete Pipe |      |                |     |                |
| AT  | At Lateral               | SD  | Storm Drain              |      |                |     |                |
| P   | Path                     |     |                          |      |                |     |                |
| PCP | Reinforced Concrete Pipe |     |                          |      |                |     |                |
| SD  | Storm Drain              |     |                          |      |                |     |                |

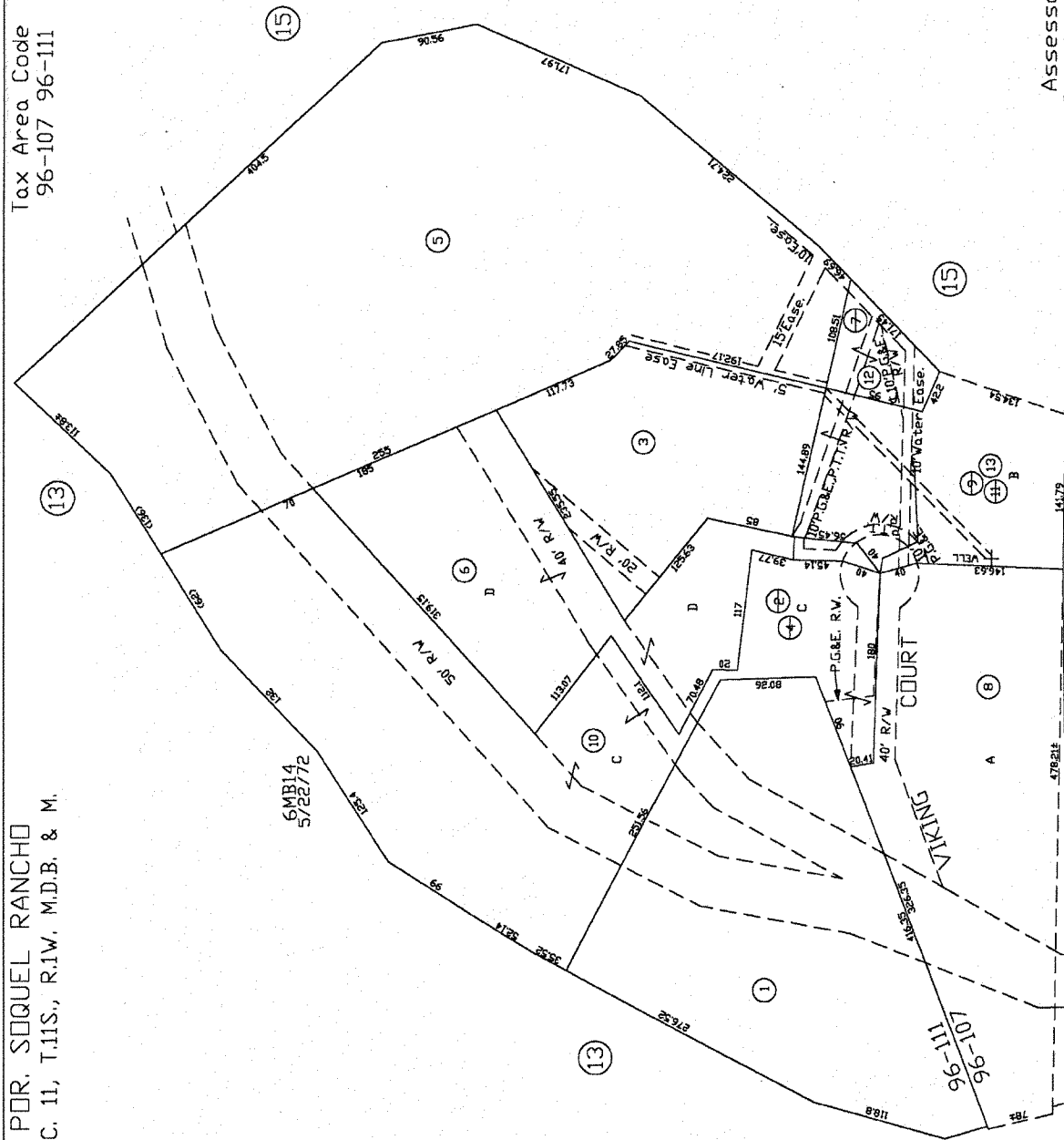
**(TBR)**

1. concrete
2. fences
3. sewer cleanouts
4. septic tanks
5. leach lines
6. trees

[illegible]

Scale: 1" = 20'  
 contour interval: 1 ft.  
 distances are in feet and decimals thereof.  
 official datum: NAVD 83  
 Owner(s): Mr. & Mrs. George R. Rocha / 144 Viking Ct. / Soquel, CA  
 Water Supply: Soquel Creek Water Co.  
 Sewage Disposal: (existing) private septic system  
 (proposed) tie into county sewer system (both parcels)  
 Gas: propane gas

Proposed design items (Storm, Sewer, etc.) are shown in schematic only. NOT ENGINEERED

Tax Area Code  
96-107 96-111

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

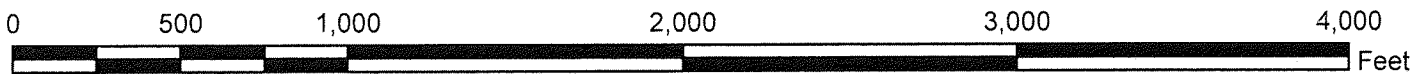
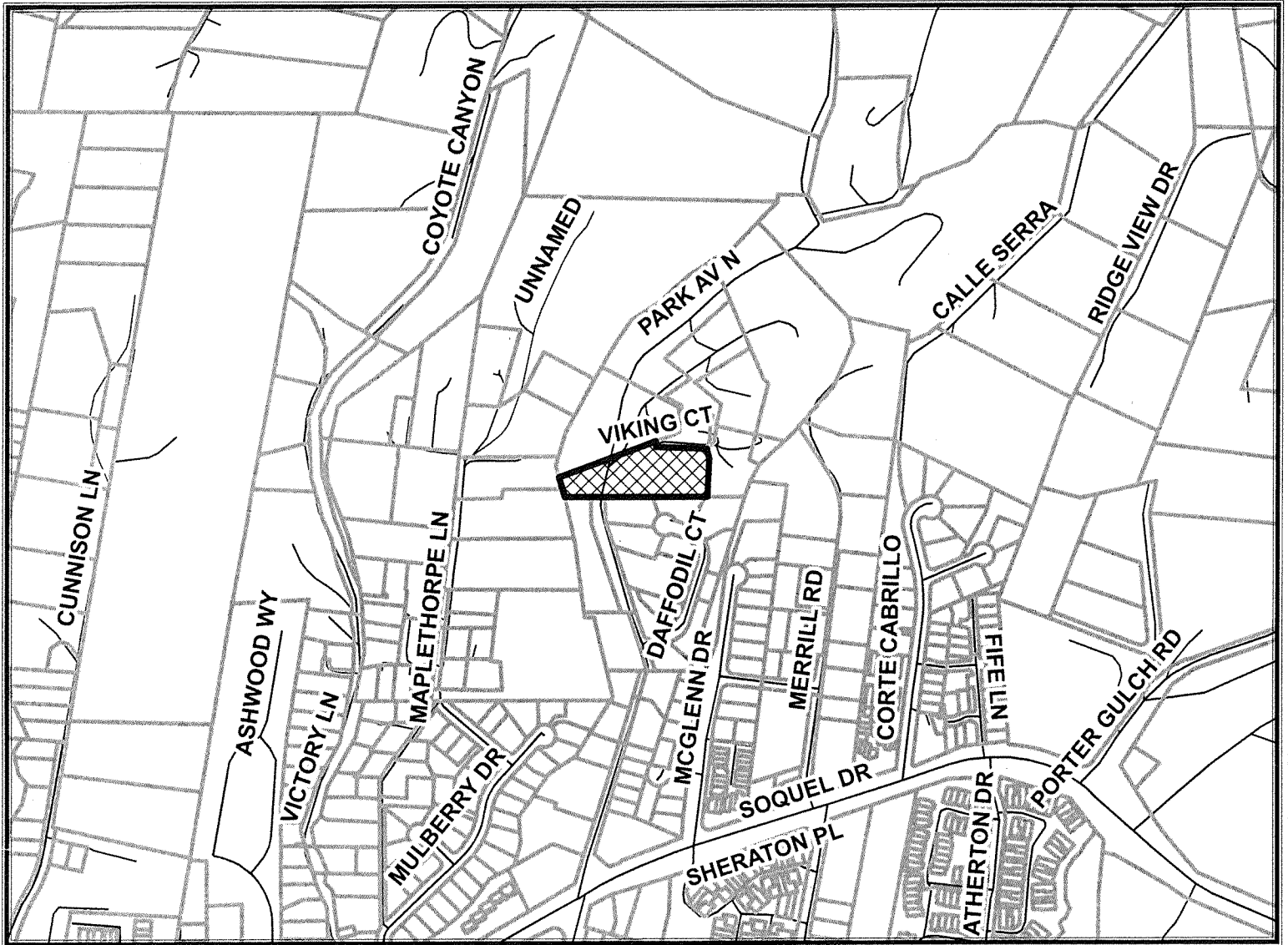
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Note - Assessor's Parcel & Block Numbers Shown in Circles.




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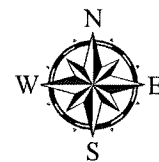


# Location Map



## LEGEND

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

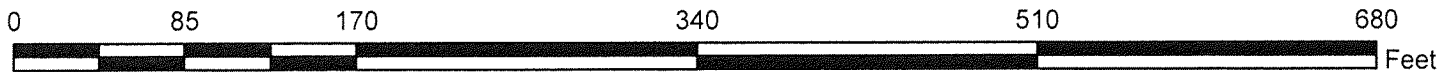
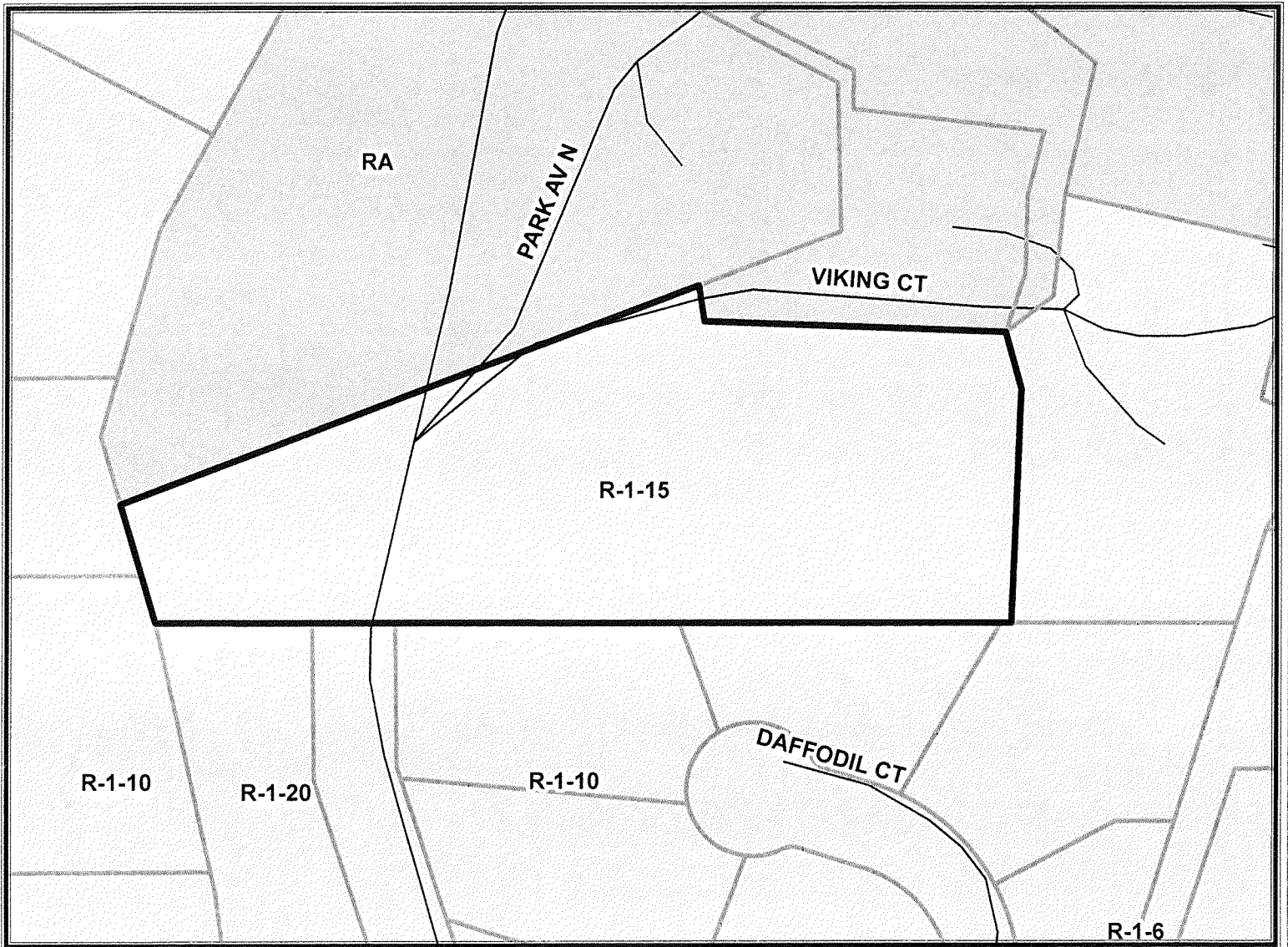


Map Created by  
County of Santa Cruz  
Planning Department  
August 2014

EXHIBIT E  
EXHIBIT E



# Zoning Map



## LEGEND



APN: 037-281-08



Assessors Parcels



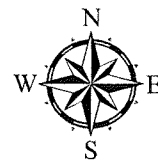
Street



RESIDENTIAL-SINGLE FAMILY



AGRICULTURE RESIDENTIAL

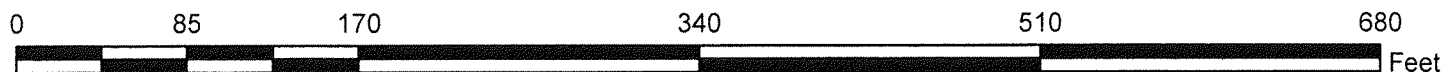
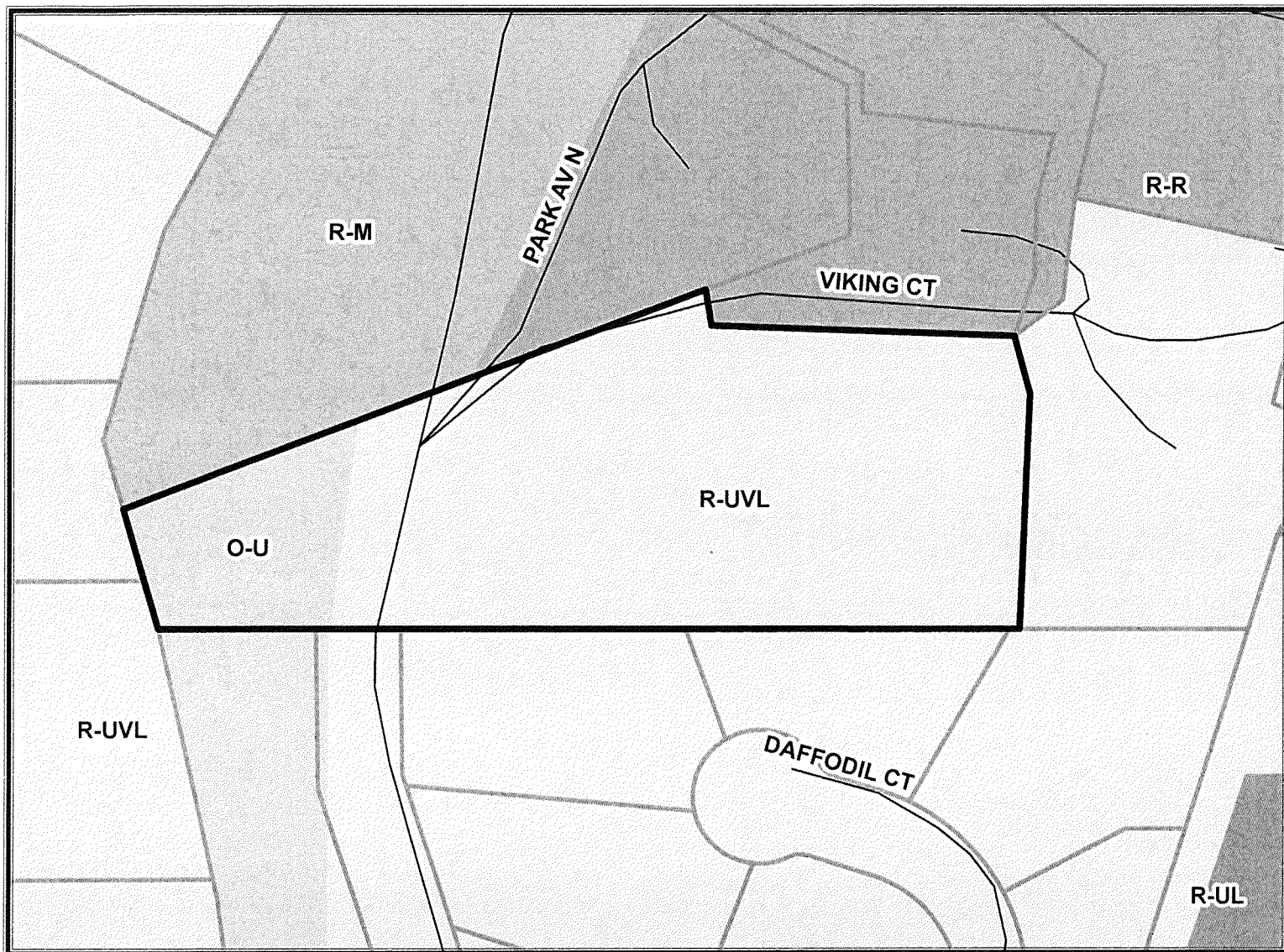


Map Created by  
County of Santa Cruz  
Planning Department  
August 2014

EXHIBIT E  
EXHIBIT E

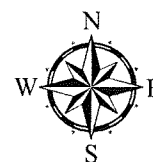


# General Plan Designation Map



## 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

EXHIBIT E  
EXHIBIT E



**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



## Discretionary Application Comments 141131

APN 037-281-08

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**

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**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**

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**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**

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**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**

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**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](mailto: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**

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

ANNETTE OLSON (AOLSON) : Complete

## **Road Engineering Review**

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**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**

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**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**

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

GREG MARTIN (GMARTIN) : Complete

Permit Conditions/Additional Information



## **Surveyor Review**

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**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, 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

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](http://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](http://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](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      |

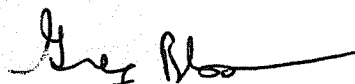
The collected water will flow down the slope via a drainage easement within a pvc pipe. The slope along this easement averages approximately 25 percent. Based on this slope and a manning's coefficient of 0.011 a 6 inch pipe is appropriate.

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.

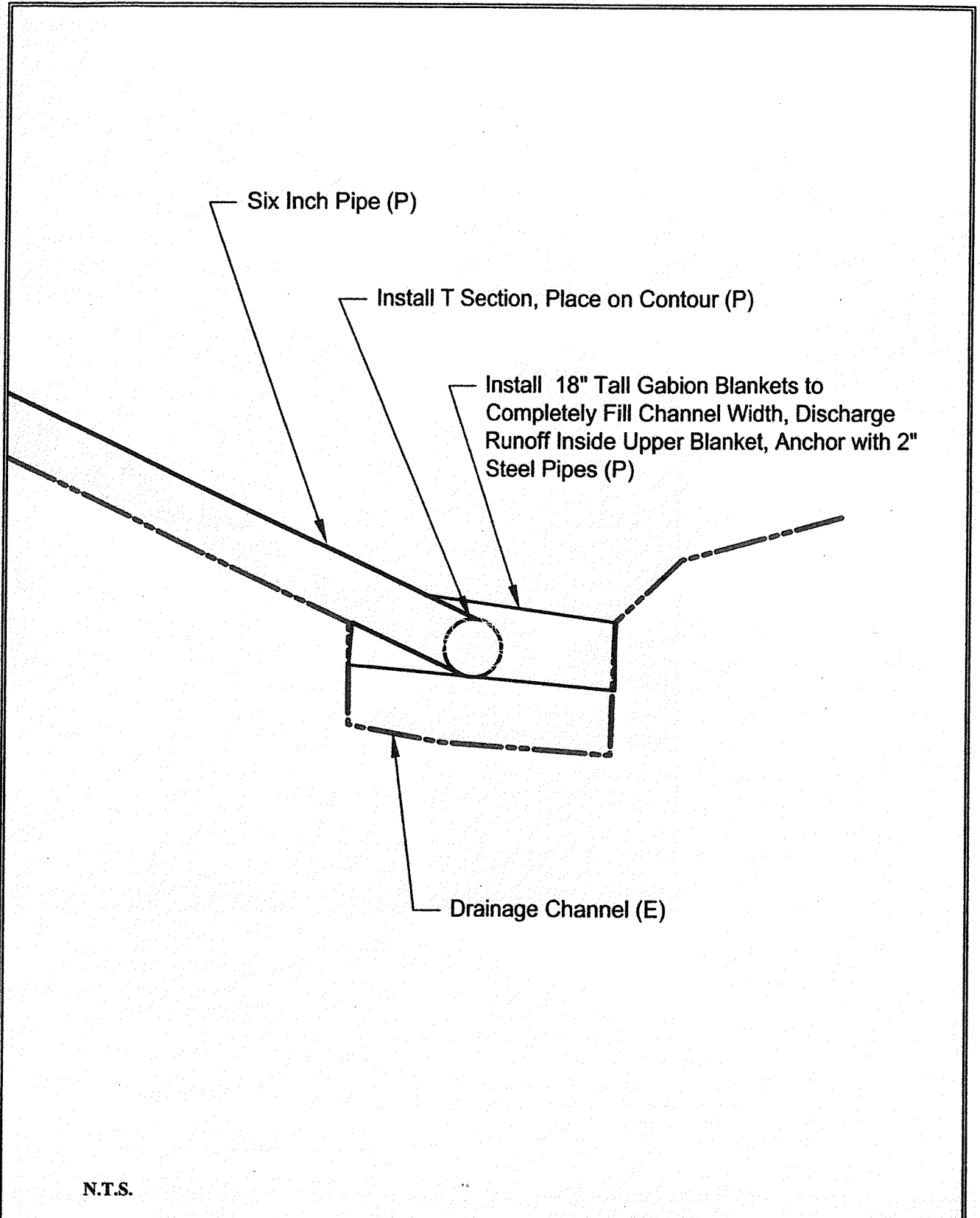
Sincerely,

**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      |

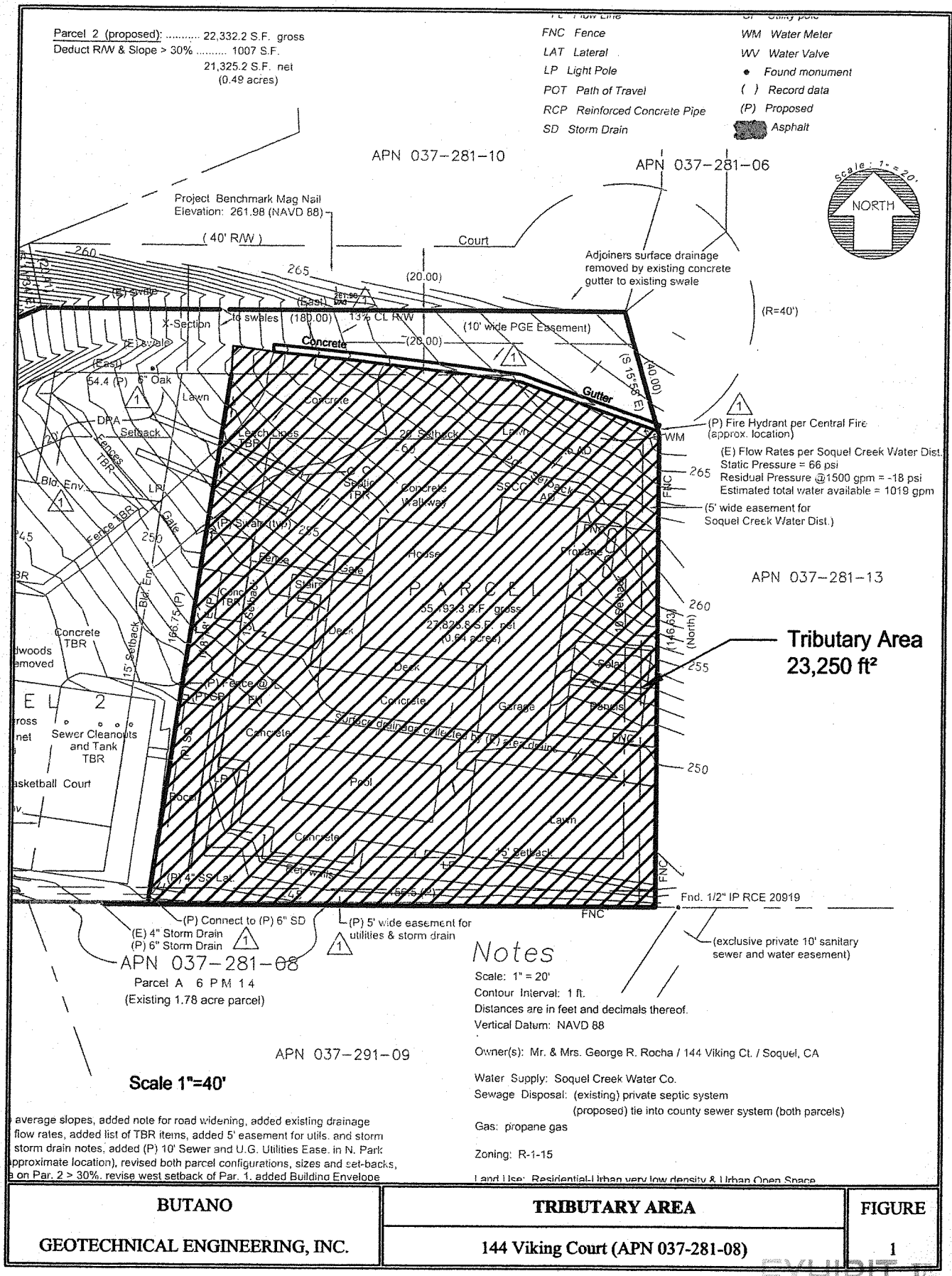


EXHIBIT E  
EXHIBIT G

**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 \$ <sup>\$3.10</sup> / 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 Est H/O.A.  
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 Jr  
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 Charlene 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.

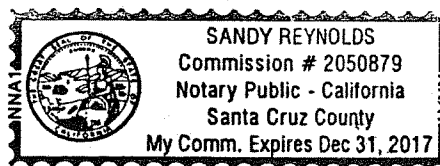
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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:

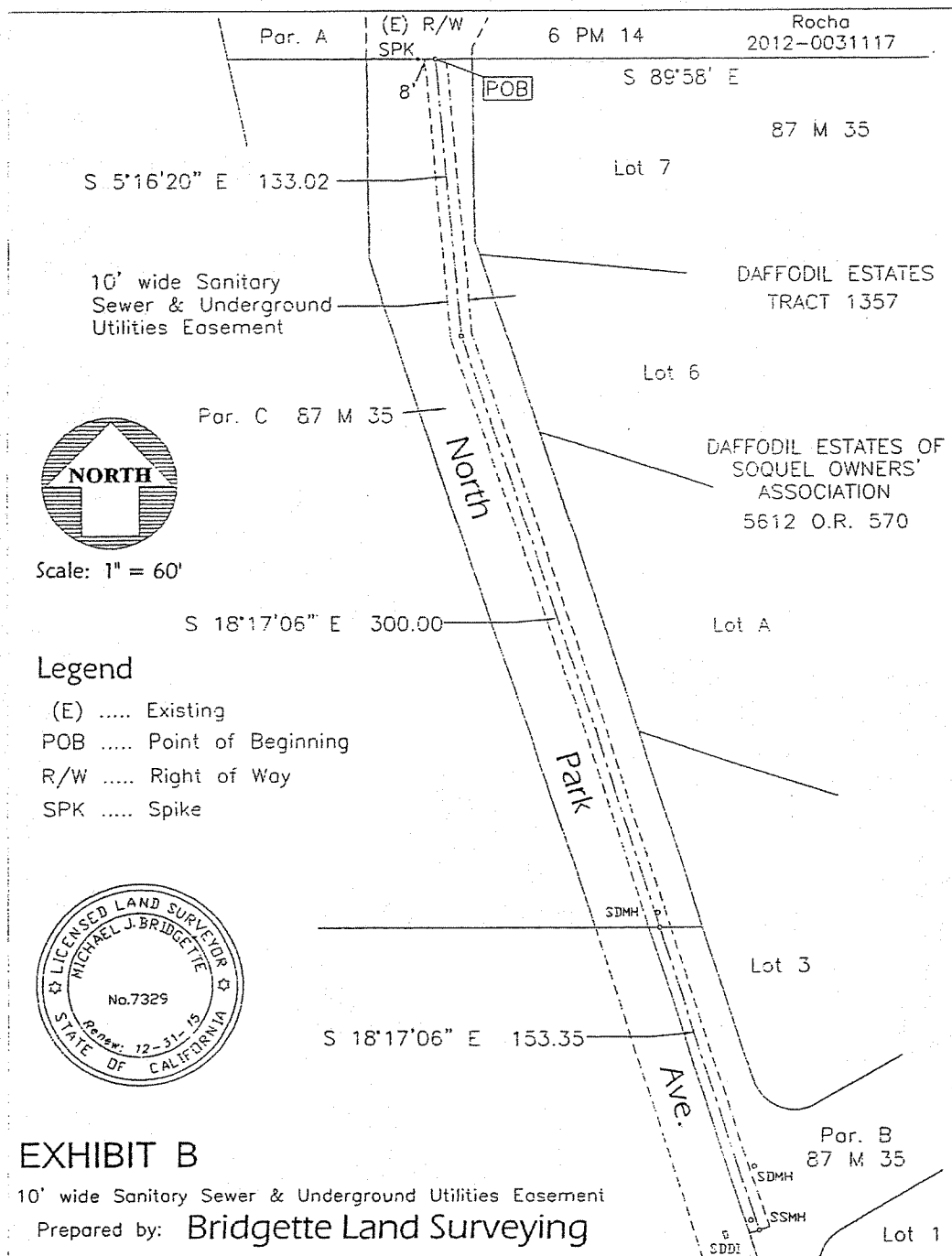
**BEGINNING** at a point on the north boundary of Parcel C as shown on that tract map, Tract No. 1357, recorded in Volume 87 of Maps at Page 35, Santa Cruz County Records, said Parcel C being the lands of Daffodil Estates of Soquel Owners' Association as described in that deed recorded in Volume 5612 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.

EXHIBIT E

Exhibit D

EXHIBIT G



09 November 2015

Mr. Rob Rocha  
144 Viking Court  
Soquel, CA 95073

RE: Minor Land Division Slope Analysis

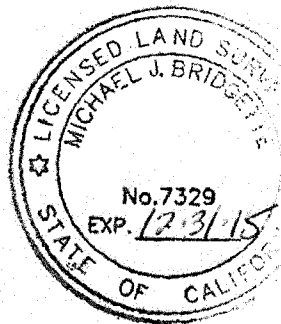
Mr. Rocha,

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 ~~Quentin 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 Rumens A. Smith 831 435 6802  
479-4996