
Attachment 12



Santa Cruz County Sanitation District

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JOHN J PRESLEIGH, DISTRICT ENGINEER

JULY 18, 2014

RECEIVED JUL 22 2014

HAMILTON SWIFT & ASSOCIATES
500 CHESTNUT STREET SUITE 100
SANTA CRUZ, CA 95060

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

APN:032-092-05 & -01 APPLICATION NO.: N/A

PARCEL ADDRESS: 3800 PORTOLA DRIVE

PROJECT DESCRIPTION: MIXED USE: COMMERCIAL (AT 250 GPD) PLUS 8
RESIDENTIAL FACILITIES (9,400 SF)

Sewer service is 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.

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

A new lateral (at least 8-inch in diameter) and on-site private collector will be required to connect to the existing 8-inch sewer main in Portola Drive. A new manhole at the connection point will be required. It is our understanding that rim and invert locations were included on a map of the existing public facilities provided to the applicant, c/o Mr. DeWitt, in January 2014.

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 any existing or proposed easement is required.

Water use data (actual and/or projected), and other information (e.g. nature of commercial use) as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

If the separate facilities are to be owned as condominiums, the applicant must form a Homeowners' Association with ownership and maintenance responsibilities for all on-site sewers for this project; reference to same shall be included on the Final Map and in the Association's CC&Rs which shall be recorded. Provide copy of said CC&Rs to District prior to the filing of the final map.

Other: No downstream capacity problem or other issue is known at this time. However, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

Yours truly,

JOHN J. PRESLEIGH

District Engineer

By:



Rachél Lather

Sanitation Engineer

BH:tlp/117

c: Property Owner: North Point Investments c/o Franklin Loffer
2055 Lombard St. #470577
San Francisco, CA 94147