



## **Staff Report to the Zoning Administrator**

**Application Number: 131268**

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**Applicant:** William Mayfield  
**APNs:** 070-171-27 and 070-181-32  
**Owner:** Timothy and Carol Wickstrom /  
Pacific Southwest Conference Evangelical  
(Mission Springs Camp and Conference  
Center)

**Agenda Date:** August 1, 2014  
**Agenda Item #:** 3  
**Time:** After 9:00 a.m.

**Project Description:** The proposal is to transfer 862 square feet from APN 070-181-32 to APN 070-171-27, to construct a 60 square foot addition at an existing single-family dwelling, to demolish an unpermitted deck, to construct a 234 square foot replacement deck that matches the original permitted deck, to provide one off-site parking space on APN 070-172-42 and to remodel the entire structure. The proposed remodel includes: re-framing the roof; converting a garage at the upper floor to habitable space; converting existing storage at the lower floor to habitable space; reconfiguring the cantilevered interior staircase and adding structural sheathing to enclose the under-floor area. The project is in the Special Use zone district.

This requires a Lot Line Adjustment, a Variance (to allow for a 1 foot 11 inch increase in height to around 38 feet 6 inches, for Floor Area Ratio of around 79%, to recognize a front yard setback of around 0 feet, and to recognize the provision of only one parking space) and a Conditional Use Permit (to reconstruct a portion of the dwelling that constitutes a nonconforming use in the SU zone district where the General Plan designation is Existing Parks and Recreation) (131268). The project also requires a Soils Report Review (REV 131106).

**Location:** The property is located on the west side of Samuelson Drive (140 Samuelson Drive) at about 185 feet southwest of the intersection with Cathedral Drive.

**Supervisory District:** 5<sup>th</sup> District (District Supervisor: Bruce Mc Pherson)

**Permits Required:** Variance, Conditional Use Permit and Lot Line Adjustment

**Technical Reviews:** REV 131106

**Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131268, based on the attached findings and conditions.

**Exhibits**

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|----|--|----|--|
| A. | Categorical Exemption (CEQA determination) | E. | Assessor's, Location, Zoning and General Plan Maps |
| B. | Findings                                   | F. | Floor Area Ratio calculations                      |
| C. | Conditions                                 | G. | Hydrologic Report/letters                          |
| D. | Project plans                              | H. | Proposed Parking Easement                          |
|    |  | I. | Mission Springs letters                            |

**Parcel Information**

Parcel Size:	0.066/0.86 acres and 5.909/5.929 acres (APNs 070-171-27 and 070-181-32 pre and post adjustment)
Existing Land Use - Parcel:	Residential / Open Space
Existing Land Use - Surrounding:	Residential Neighborhood/Conference Center/Creek
Project Access:	Samuelson Drive
Planning Area:	San Lorenzo Valley
Land Use Designation:	R-R/PR (Rural Residential/Existing Parks and Recreation)
Zone District:	SU (Special Use)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Environmental Information**

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	See Soils Report (REV131106)
Fire Hazard:	Not a mapped constraint
Slopes:	Steep slopes
Env. Sen. Habitat:	Riparian corridor, existing footprint to be reduced
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	No change to existing drainage
Archeology:	Not mapped/no physical evidence on site

**Services Information**

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	Mission Springs
Sewage Disposal:	Septic system
Fire District:	Scotts Valley/Branciforte Fire Protection District
Drainage District:	Out

## History

The Mission Springs Camp and Conference Center was established in 1926 as a Christian retreat and camping center and now offers a variety of year-round programs. In addition to the conference center facilities, Mission Springs includes a community of privately owned residential properties on small lots many of which were developed in the 1930s and '40s.

The existing dwelling at 140 Samuelson Drive was constructed on the site in 1943 as a 675 square foot one-story structure with two bedrooms, an attached 437 square foot garage, a deck, a covered porch and a 780 square foot non-habitable lower floor area accessed by an internal staircase. Since that time the porch area has been enclosed, a portion of the lower floor has been converted to a master suite and the interior has been remodeled to expand the two upstairs bedrooms into a portion of the former garage. This remodeling, that all occurred prior to 1980, resulted in a two-story 1,713 square foot dwelling with a 260 square foot garage. All of this remodeling has been recognized as pre-existing by the subsequent issuance of building permits for upgrades to the structure. However, at some time after 2006, the original deck at the rear of the dwelling was replaced with a larger deck, constructed without permits, that extends further into the riparian corridor. This expanded deck is therefore not recognized as legal.

## Project Setting

The project site is located in the southern portion of Mission Springs, close to the center of the conference center and just south of the main entrance from Lockhart Creek Road. Samuelson Drive, a dead-end street, runs roughly parallel with Lockhart Gulch Creek and crosses a steep, densely wooded hillside that falls westwards towards the watercourse. Parcels to the east of the road slope steeply up from the street with taller multi-level structures built against the hillside; lots on the western side drop away very steeply to the creek below with homes that appear to be one story in views from the street, although several include lower floors below.

The neighborhood includes homes that vary in size from less than 500 square feet to over 2,000 square feet and that have a wide variety of architectural styles. However, due to the physical constraints that exist on both sides of the street, as set out above, all of the homes have been constructed with significantly reduced or no setbacks to the edge of the right-of-way. In addition, because of the reduced setbacks and also because of the small size of the parcels, all of the homes have little or no available on-site parking. A small parking area has therefore been developed by the conference center for use by residents and guests. This parking area, that is bounded by substantial retaining walls, lies mid-way along Samuelson Drive on the eastern side of the street and roughly opposite the subject parcel.

## Zoning & General Plan Consistency

The subject property, as currently configured, is a parcel of approximately 2,867 square feet, located in the SU (Special Use) zone district, a designation that allows all uses allowed within the RA and R-1 zone district where consistent with the General Plan. The existing parcel has a General Plan designation of Rural Residential (R-R) and therefore the single-family dwelling is a principal permitted use in the zone district for that portion of the structure that is within the lot lines.

However, a portion of the exiting dwelling is located over the existing property line and encroaches onto the adjacent parcel, APN 070-181-32, which also lies within the SU (Special Use) zone district. This parcel, that includes land along Lockhart Gulch, has a General Plan designation of PR (Existing Parks and Recreation) a designation that is consistent with Parks, Recreation and Open Space (PR) zone district. As set out in County Code section 13.10.352(B), Allowed Uses in the PR zone district, residential uses are not a principal permitted use. Therefore the portion of the dwelling that is located within the PR General Plan designation is considered to be a nonconforming use and therefore reconstruction (alteration that exceeds 50% of the structure) of this portion of the dwelling requires Zoning Administrator approval of a Conditional Use Permit.

For single-family dwellings the development standards within the SU zone district are those set out in County Code section 13.10.323 pertaining to residential districts based upon the parcel size. The parcel, both in its existing and in its amended configuration after the proposed Lot Line Adjustment will be less than 5,000 square feet in size, therefore the standards as set out in 13.10.323(B) for the R-1-3.5 to R-1-4.9 (single-family residential, with lots of less than 5,000 square feet) zone district will apply.

The dwelling is nonconforming to the site and development standards for the zone district, in that the dwelling does not comply with the required front and rear setbacks, or with the required maximum lot coverage or floor area ratio based upon the existing parcel size and configuration. A Lot Line Adjustment is therefore proposed that will bring the reconstructed dwelling into greater conformance with the required standards as follows:

	FRONT YARD	GARAGE SETBACK	SIDE YARDS	REAR YARD	LOT COVERAGE	FAR	HEIGHT
EXISTING	0 ft.	0 ft.	5 ft. and 23 ft.	encroaches	54%	100%	36 ft. 6.5 in.
REQUIRED	15 ft.	20 ft.	5 ft. and 5 ft.	15 ft.	40% max.	50%	28 ft. max.
PROPOSED	0 ft.	N/A	5 ft. and 23/5 ft.	15 ft.	37%	79%	38 ft. 6 in.

Although the Lot Line Adjustment will result in a reduction in the floor area ratio of the dwelling and bring the structure into conformance with the 40% maximum lot coverage requirement and with the required side and rear setbacks for the zone district, the dwelling will continue to be nonconforming to the required front yard setback, height and floor area ratio requirements.

### **Lot Line Adjustment**

In order to correct the encroachment of the existing dwelling over the property line and to also bring the structure into greater conformance with the required residential site and development standards, the project includes a proposal to transfer approximately 862 square feet from APN 070-181-32, which is owned by Mission Springs, to the subject parcel, APN 070-171-27.

The minimum parcel size required for parcels within the SU (Special Use) zone district is 10 acres. The proposed transfer of 862 square feet from APN 070-181-32, that is currently around 5.929 acres in size, will therefore reduce that parcel below the minimum parcel size for the SU zone district. However, as set out in County Code section 14.01.105-L(1), this minimum parcel size does not apply, and no Site Area Variance is required because the Lot Line Adjustment is to cure a structural encroachment of a portion of the structure that was otherwise lawfully

developed, where the resulting property line meets the required minimum setbacks from the encroaching structure. The existing deck at the rear of the dwelling that was constructed without permits will be required, as a condition of approval, to be demolished and the dwelling returned to its original footprint that was lawfully developed in 1943; therefore the proposed lot line complies with this provision.

The transfer of this property from APN 070-181-32, owned by Mission Springs, to the subject parcel, APN 070-171-27, will not increase the development potential on either property and no new building sites will be created. There are two parcels currently and there will continue to be two parcels as a result of this permit. No new parcels will be created.

### **Parking**

The existing parking space for the dwelling is located within an attached garage at the upper level of the home. However, due to the narrowness of the street, access to turn into the garage is severely restricted and therefore the area has not been used for parking for many years. It has instead been used for storage. In addition, based upon a structural analysis by the project architect during the preparation of plans for this project, it was determined that there were significant structural and safety concerns with regard to having a sleeping area immediately beneath a garage. The proposed project therefore includes the conversion of this non-habitable space to habitable area to allow for the relocation and expansion of two bedrooms and living area at the upper floor. However, because of the small, steeply sloped lot and the location of the structure within a riparian corridor, it is not possible to provide an alternative on-site parking space. Therefore an alternative permanent off-site space for the exclusive use of 140 Samuelson Drive will be provided on APN 070-172-43, owned by Mission Springs.

The replacement parking space will be immediately opposite the dwelling on a paved area that currently is inaccessible to vehicles due to a concrete drainage swale that runs along the edge of the street. This drainage will be revised and the swale covered with a metal grating to allow for the provision of a 9 foot by 23 foot parking area adjacent to the existing retaining walls. The parking space will be entirely outside the existing travelled roadway and will be striped. In addition, signage will be erected on the adjacent retaining wall to indicate that the space is for the sole use of 140 Samuelson Drive.

As a condition of approval of this permit an easement in perpetuity, attached to both APN 070-172-43 and the subject parcel APN 070-171-27, granting such parking rights will be recorded in the office of the County Recorder.

### **Variance**

Although the Lot Line Adjustment will bring the existing dwelling into greater conformance with the required site and structural standards for the zone district (as set out in the table above) the reconstructed dwelling will continue to be out of compliance with the required 15 foot front yard setback, the maximum allowed height of 28 feet, and the maximum 50% allowed floor area ratio for the parcel. In addition, the dwelling will continue to have one only parking space where three spaces are required as set out in County Code section 13.10.552(A)(1).

A nonconforming structure can be reconstructed subject to the approval of an administrative Site Development Permit. However, the proposed remodel of the dwelling includes a proposal to remove and replace the existing gable, hip and shed roofs with manufactured trusses that will result in a one foot increase in the plate height and an increase in the height of the dwelling by just under two feet, therefore a Variance is required to further exceed the 28 foot height limit. In addition, although the project will reduce the floor area ratio based upon an increased parcel size, the floor area used to calculate floor area ratio will be increased and this also requires approval of a Variance. Because a Variance is required for the increase in the height of the dwelling, for changes to the nonconforming front wall and for increased floor area ratio, it was determined that, because of the physical constraints that exist on the parcel, a Variance approval to recognize the entire remodeled and upgraded dwelling would be appropriate. By so doing the existing dimensions of the structure will be recognized as conforming to an approved Variance and therefore future repairs and alterations to the structure that do not increase the physical dimensions of the structure would not be required to obtain further Use Permit approvals.

Therefore this permit includes a Variance to increase the height from 28 feet to around 38 feet 6 inches, to increase the floor area ratio from 50% to around 79% and to reduce the front yard setback from 15 feet to around 0 feet. In addition, the Variance will also recognize a reduction in the required parking from three spaces to one parking space for the dwelling. A complete list of Variance Findings is included with this report.

### **Riparian Corridor**

The existing dwelling is located entirely within the riparian corridor that extends 50 feet from the edge of Lockhart Gulch Creek. However, the structure was constructed in 1943, prior to the adoption of any regulations concerning development within a riparian corridor, and therefore constitutes a pre-existing use that is exempt from the provisions of County Code chapter 16.30 "Riparian Corridor and Wetlands Protection".

As proposed, the reconstruction of the dwelling will not increase the physical dimensions of the structure within the riparian corridor, in that the proposed increase in the height and other minor exterior changes at the upper floors of the structure have been determined to not significantly increase the degree of encroachment into, or impact on, the riparian corridor. These include the addition of 60 square feet at the upper floor of the dwelling over the existing deck and the reconfiguration of the cantilevered interior staircase. Further, the illegally constructed deck that extends closer to the creek than the original deck, will be demolished and a replacement deck that conforms to the dimensions of the original structure will be constructed. Therefore a Riparian Exception has not been required for this project.

### **Environmental Review**

Environmental Review has not been required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 2, Reconstruction or Replacement (15302), in that the proposed reconstruction of the existing dwelling will be within an area that allows for residential uses. The project will result in negligible expansion of the existing residential use and only minor changes are proposed to the design of the structure.

## **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 **131268**, 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)**

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# 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: 131268

Assessor Parcel Numbers: 070-171-27 and 070-181-32

Project Location: 140 Samuelson Drive, Scotts Valley

**Project Description:** Proposal to transfer 862 square feet from APN 070-181-32 to APN 070-171-27; to construct a 60 square foot addition at an existing single-family dwelling and to remodel the entire structure to include raising the plate height by 1 foot and re-framing the roof, converting a garage at the upper floor to habitable space, converting existing storage at the lower floor to habitable space; reconfiguring the cantilevered interior staircase, adding structural sheathing to enclose the under-floor area; demolishing an unpermitted deck and reconstructing a 234 square foot replacement deck

**Person or Agency Proposing Project:** William Mayfield

**Contact Phone Number:** (831) 335 0211

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

Specify type: Class 5 - Minor Alterations in Land Use Limitations (Section 15305)  
Class 2 - Reconstruction or Replacement (Section 153032)

**F. Reasons why the project is exempt:**

A Minor Lot Line Adjustment, between 4 or fewer parcels to cure a structural encroachment, which does not result in the creation of additional building sites or have any environmental impacts, and structural alterations and remodeling of an existing single-family dwelling that constitutes reconstruction of the structure, including a small addition and removal of unpermitted deck area, that will have no environmental impacts.

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

\_\_\_\_\_  
Lezanne Jeffs, Project Planner

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



## **Lot Line Adjustment Findings**

- 1. The Lot Line Adjustment will not result in a greater number of parcels than originally existed.**

This finding can be made, in that there were two parcels prior to the adjustment and there will be two parcels subsequent to the adjustment.

- 2. The Lot Line Adjustment conforms with the County zoning ordinance (including, without limitation, County Code section 13.10.673), and the county building ordinance (including, without limitation, County Code section 12.01.070).**

This finding can be made, in that no additional building sites will be created by the transfer of land from APN 070-181-32 to APN 070-171-27 in that both parcels are currently developed with single family dwellings. Per 13.10.673(E) neither of the parcels has a General Plan designation of 'Agriculture' or 'Agricultural Resource'; neither is zoned 'TP' or has a designated Timber Resource as shown on the General Plan maps, and technical studies are not necessary as both lots are already developed with single family dwellings. The proposal also complies with the General Plan designation of the parcels in that APN 070-171-27, which has a General Plan designation of Rural Residential, will be increased in size and the corresponding reduction of APN 070-181-32 which has a General Plan designation of Existing Parks and Recreation, has been made to cure a structural encroachment.

**No affected parcel may be reduced or further reduced below the minimum parcel size required by the zoning designation, absent the grant of a variance pursuant to County Code section 13.10.230.**

As set out in County Code section 13.10.510(G), the minimum parcel size for parcels that have a zoning designation of SU (Special Use) shall be the minimum size as required by the General Plan based upon the land use designation. Both parcels are smaller than the minimum required size and APN 070-181-32 will be reduced in size by 862 square feet which would normally require the approval of a Site Area Variance. However, as set out in County Code section 14.01.105-L(1), a relocation of lot lines may be approved and no Site Area Variance is required, regardless of whether the parcels involved (either before or after the Lot Line Adjustment) are conforming or nonconforming to the minimum parcel size required by the zoning ordinance, where the Lot Line Adjustment is to cure a structural encroachment, otherwise lawfully developed, and where the resulting property line meets the required minimum setbacks from the encroaching structure.

## Variance Findings

1. **That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

The proposed project is located within the SU (Special Use) zone district, a designation that allows for residential uses and this zoning is consistent with the R-R (Rural Residential) and PR (Existing Parks and Recreation) designation that apply to the project site. The proposed minor addition, structural alterations and remodeling of the existing house and relocation of the parking space is therefore consistent with the allowed uses on the parcels.

The existing dwelling is currently located on a very small, irregularly shaped and extremely steep, parcel that is only around 2,867 square feet in size. To correct encroachments onto an adjacent parcel by the legally developed structure, and to bring the dwelling into greater conformance with the site and structural standards, a Lot Line Adjustment is proposed that will increase the size of the parcel from 2,867 square feet to around 3,729 square feet (Lot Line Adjustment findings are included with this report). Although the proposed Lot Line Adjustment will bring the existing dwelling into greater conformance with the required site and structural standards for the zone district, in order to recognize the minor addition, structural alterations increase in the height of the house, for exceeding the floor area ratio and remodeling of the dwelling, a Variance is required. A Variance has also been requested to recognize the existing zero foot front yard setback where a minimum of 15 feet is required and also to recognize the continued provision of only one parking space for the dwelling where three spaces are required to meet current codes.

Height: The existing dwelling, in views from Samuelson Drive, appears to be a small one-story structure. However, because of the extreme drop-off between the front of the house adjacent to the edge of the right-of-way and the rear of the structure, the original structure which has a height of 36 feet 5.5 inches, already exceeds the 28 foot height limit by over 8.5 feet. In order to replace the existing gable, hip and shed roofs with standard manufactured trusses and to allow for the installation of insulation that meets current Building Code requirements, the proposed project necessitates an approximately one foot increase in the plate height for portions of the existing exterior walls and an increase in the height of the dwelling. The additional height will be less than two feet and will result in a structure with a maximum height of 38 feet 6 inches. As proposed, the dwelling will continue to be a small one-story structure in views from the street and in addition an existing gable that faces the street will be removed, thereby lowering the height of the walls adjacent to the right-of-way along a portion of the frontage. Therefore the additional height can be approved.

Floor Area Ratio: Due to the small existing parcel size, the dwelling currently has a floor area ratio of around 100%. The structure also encroaches over the existing property line and, based on the original lot size, has a lot coverage of around 54% which exceeds the allowed maximum lot coverage of 40%. The proposed lot line will correct the encroachment and also result in a

reduction in lot coverage to around 37% that conforms to current site standards. However, the increase in parcel size is not sufficient to bring the dwelling into compliance with the required maximum floor area ratio of 50%. This is because the vertical nature of the site allows for the provision of a second story below the street level (originally storage) and also a significant area of under floor below and all of this area is counted towards the calculation of floor area ratio.

The proposed conversion of non-habitable storage areas to habitable space and enclosing the under floor will not increase the floor area ratio of the dwelling, since these areas are already counted. However, the proposed project will add 60 square feet of floor area at the upper level of the dwelling. In addition, although there will be no physical increase in the size of the structure, the proposed conversion of the garage will increase the area counted towards floor area ratio by 225 square feet. This is because the allowed credit of 225 square feet for the provision of a garage will no longer apply.

The proposed addition of 60 square feet over the existing deck will fill in an existing alcove along the rear wall of the structure. This new wall is required to provide structural support for the proposed replacement roof and therefore the resulting small increase in floor area can be approved.

The proposed conversion of the garage to extend the existing upper floor is justified because, due to the narrowness of the street (16 feet) and because there is no setback between the garage door and the edge of the right-of-way, it is difficult for a car to turn into the garage. Therefore, the area is currently used for storage and not as a parking space. In addition, based upon a structural analysis by the project architect during the preparation of plans for this project, it was determined that there were significant structural and safety concerns with regard to having a sleeping area immediately beneath the garage.

Although the proposed addition and interior remodeling of the structure will result in an increase in the floor area of the dwelling by 285 square feet, the project will result in a net reduction of over 20% in the floor area ratio for the property, from around 100% to around 79%.

Front Yard Setback: The special circumstance that applies to this lot is that there is no other location, on either the original parcel or on the adjusted parcel, where the dwelling could be located due to the extreme drop-off between the right-of-way for Samuelson Drive and the adjacent creek. The slopes are such that, four feet from the property line, there is an existing retaining wall constructed in 1943 as part of the original dwelling that, at the southern end of the structure, supports a drop of over 13 feet. In addition, the land continues to fall away at the base of the wall such that, there is a difference in grade of around 29 feet between the front property line at Samuelson Drive, and the southwest corner of the structure, located approximately 23 feet from the edge of the right-of-way.

In addition to steep slopes the lot is further restricted by Lockhart Gulch Creek that runs immediately behind the structure. At its southwest corner the dwelling is located only around 8 feet from the creek. It would not be possible to make the required findings for a Riparian Exception to relocate the structure closer to the creek than the existing structure and a relocated structure would also be within the flood hazard zone associated with Lockhart Gulch. Therefore it is necessary to maintain the original location of the structure at the front property line.

The eaves of the reconstructed dwelling will continue to encroach into the private right-of-way. However, an easement will be granted by Mission Springs to allow for this encroachment.

Parking: The existing dwelling includes a one-car garage. However, as described above, the garage does not provide readily useable parking spaces for the dwelling due to its restricted access. Further, it is not possible to provide any additional parking spaces on the parcel due to the steep drop-off from the edge of the right-of-way and also because no additional site disturbance can be approved within the riparian corridor along Lockhart Gulch Creek which encompasses the entire parcel.

The proposed project includes the provision of one replacement off-site parking space located opposite the subject parcel on APN 070-172-43. A portion of this adjacent parcel, which is owned by Mission Springs, is already designated as a parking area for the neighborhood but a new off-site parking space for 140 Samuelson Drive will be developed within an existing paved area that is currently inaccessible due to an existing drainage swale that currently blocks access. The drainage swale will be covered with a metal grating to allow for the provision of a level 9 foot by 23 foot paved parking area which is larger than the minimum size for a parking space as provided by County Code.

In accordance with the provisions of County Code section 13.10.555(C), as a condition of approval of this permit an easement in perpetuity granting such parking rights, attached to both APN 070-172-43 and the subject parcel (APN 070-171-27) will be recorded in the office of the County Recorder.

Because of the steep slopes east of the right of way, the area available for parking on APN 070-172-43 is very limited and there is only sufficient space to develop one additional parking space within the existing paved area. Because the existing parking area is shared between several homes it is not possible to allocate any of the spaces that already exist for exclusive use by 140 Samuelson Drive. The provision of only one off-site parking space for the dwelling is therefore justified in that there is no feasible location for the provision of additional spaces either on the subject parcel or on APN 070-172-43.

Therefore, this finding can be made.

2. **That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.**

This finding can be made in that a single-family dwelling is an allowed use within the SU zone district. The Variance will allow for the construction of additions totaling 60 square feet to the existing home, replacing the existing roof with manufactured trusses, exceeding the maximum floor area ratio and revising the plate height, which will increase the height by around two feet, the conversion of the existing garage to habitable area and also the provision of only one parking space. The proposed structural alterations, interior remodeling and small addition to the dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space in that the proposed addition will be constructed over an existing deck and within a recessed portion of the existing rear wall of the structure and no other expansion of the dwelling is

proposed. Further, the existing illegal deck will be demolished and a smaller deck that conforms to the original legal footprint of the structure will be constructed, thereby reducing the overall impact of the dwelling on adjacent parcels. The proposed addition will conform to all required setbacks for the parcel and the project will result in a dwelling that is in greater conformance with the required site and development standards for the zone district. In addition, due to the existing trees and other vegetation, the reconstructed dwelling will continue to be screened in views from adjacent homes across Lockhart Gulch Creek.

The proposed structural alterations, remodeling and addition to the existing dwelling and the provision of one parking space on APN 070-172-43 will not be materially detrimental to public health safety and welfare or injurious to property or improvements in the vicinity in that reconstructed dwelling will not be located closer to the street than the existing structure and the parking space will be located entirely outside the right-of-way for Samuelson Drive and therefore the proposed project will not impair sight lines along the private access road.

3. **That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.**

The granting of a Variance to recognize a reduction of the required 20 foot front setback to zero feet, an increased floor area ratio from 50% to 79%, an increase in the maximum height from 28 feet to around 38 feet 6 inches and a reduction in the number of parking spaces from 3 spaces to one space will not constitute a grant of special privilege to this parcel since the original nonconforming dwelling that is to be remodeled and upgraded was built in the only possible location on the parcel and there is no other feasible location for the dwelling or for additional parking as set out above. Further, due to the steep slopes and small parcel sizes in the vicinity, almost all of the homes along the both sides of Samuelson Drive also have a reduced or no front setback, exceed the 28 foot height limit, have an increased floor area ratio and have either no available parking or a reduced number of parking spaces. The proposed structural alterations, remodeling and small addition of only 60 square feet will result in a two story structure with an enclosed under floor area that will not be out of character with other two and three-story single-family homes in the neighborhood. Further, the existing dwelling was legally constructed within the front setback and the proposed remodel, structural alterations and addition over an existing deck will not change the footprint of the existing structure or cause it to be any closer to the right-of-way than the existing nonconforming front wall. Although the replacement of the existing roof will result in an increase in height, the structure will continue to be a small, one-story structure in views from the street and the removal of an existing gable will partially reduce the height of the wall directly abutting the street. Further, the existing illegal deck will be replaced with a smaller deck that conforms to the original legal footprint and this will reduce the impact of the structure on neighboring properties and on the riparian corridor.

## **Development Permit/Conditional Use Permit Findings**

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

This finding can be made, in that the project is located in an area designated for residential uses. The existing structure, constructed in 1943, was developed on a site that is encumbered by physical constraints to development. The building site is located on steep slopes within Lockhart Gulch and was also constructed to within 8 feet of the creek. Therefore a hydrologic analysis has been required to identify the boundaries of the floodway to determine the elevation of the 100-year base flood and to demonstrate that the proposed project will not cause an increase in the flood storage area as set out in County Code section 16.10.070 (G)(3). This report concluded that the structure is not located within the floodway along Lockhart gulch Creek.

The proposed construction and structural alterations to the dwelling will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

The proposed addition, structural alterations and remodel of the existing dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will meet all current side and rear yard setbacks that ensure access to light, air, and open space in the neighborhood. Although the structure will continue to be located such that there is a zero setback from the edge of the right-of-way for Samuelson Drive and the height of the dwelling will be increased by around two feet, the structure will continue to be a small scale, single-story structure as viewed from the street and therefore the proposed project will not significantly change the impact from that of the existing structure. Further, the location of the dwelling is subject to the approval of a Variance (a complete list of Variance Findings is included with this report).

- 2. That the proposed location of the project and the conditions under which it would be operated or maintained will be in substantial conformance with County ordinances.**

This finding can be made, in that the proposed location of the remodeled and upgraded dwelling, and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district as the primary use of the property will be one single-family dwelling that will conform to the required side and rear setbacks and maximum lot coverage for the zone district and that, subject to this permit, conforms to an approved Variance for a reduced front yard setback to zero feet, increased height of 36 feet 6 inches, increased floor area ratio of 79% and the provision of only one parking space where three spaces are required (a complete list of Variance Findings is included with this report).

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

The existing residential use is consistent with the use and density requirements specified for the Rural Residential (R-R) land use designation in the County General Plan. However a portion of the exiting dwelling is located partially within an area that has a General Plan designation of PR (Existing Parks and Recreation) a designation that is consistent with Parks, Recreation and Open Space (PR) zone district. As set out in County Code section 13.10.352(B), Allowed Uses in the PR zone district, residential uses are not a principal permitted use. Therefore the portion of the dwelling that is located within the PR General Plan designation is considered to be a nonconforming use and reconstruction of this portion of the dwelling therefore requires Zoning Administrator approval of a Conditional Use Permit (additional Conditional Use permit findings, 6 through 10, are included below).

As specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), the proposed remodeled and upgraded dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that the proposed Lot Line Adjustment will result in a dwelling that is in greater conformance with the site and development standards for the zone district. The proposed reconfiguration of the parcel will result in a remodeled and upgraded dwelling that will conform to the required side and rear yard setbacks and also to the required maximum lot coverage allowed on a parcel of less than 4,000 square feet in size within the Special Use zone district. Although the remodeled and upgraded structure will be in greater conformance with site and development standards, it will continue to exceed the maximum 28 foot height limit and 50% floor area ratio and will continue to be located within the required 15 foot front yard setback. A Variance has therefore been granted (see Variance findings) to recognize the existing structure along with a proposed addition of two feet to the existing height and the addition of floor area used to calculate floor area ratio. The proposed 60 square foot addition will meet all current setbacks for the zone district. These changes will not adversely shade adjacent properties.

The proposed remodeled and upgraded dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the previously nonconforming dwelling will be brought into conformance with the side and rear setbacks and maximum lot coverage requirements for the Special Use zone district and will conform to an approved Variance (Variance findings included in this report) to allow for a reduced front yard setback, increased height and increased floor area ratio. The resulting dwelling will be a two-story structure that will continue to appear to be a small single-story dwelling that will not be out of character with other two and three-story single-family homes in the neighborhood and could be approved on any similarly sized lot in the vicinity.

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

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

The proposed project is for the remodel and upgrade of an existing home. Therefore the use will not generate additional traffic or adversely impact existing roads and intersections in the surrounding area. Neither will the use significantly change the demand on utilities.

Therefore, his finding can be made.

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

This finding can be made, in that the proposed structure is located within a compact neighborhood of homes developed along a dead-end street running along Lockhart Gulch. Due to the steep drop-off to the creek, parcels to the east of the road slope steeply up from the street with taller multi-level structures built against the hillside and lots on the western side drop away very steeply to the creek below with homes that appear to be one story in views from the street, although several include lower floors below.

The existing home that is to be remodeled and upgraded is located within a neighborhood that is extremely eclectic, with homes that vary in size from less than 500 square feet to over 2,000 square feet and that also have a wide variety of architectural styles. However, due to the physical constraints that exist on both sides of the street, all of the homes have been constructed with significantly reduced or no setbacks to the edge of the right-of-way. In addition, because of the reduced setbacks and also because of the small size of the parcels, all of the homes have little or no available on-site parking. Therefore the remodeled and upgraded dwelling will continue to be compatible with the physical design aspects of the neighborhood and will be consistent with the land use intensity and density in the area.

**6. That additional parking requirements created by the project can be met in accordance with Section 13.10.551.**

The existing dwelling on the parcel, which has three bedrooms, currently has only one parking space located within an attached garage. However, due to safety concerns because the garage is located directly above a bedroom, along with the restricted access to the garage due to the narrow right-of-way and a zero foot setback to the garage entrance, this garage is currently used only for storage.

The proposed project will not intensify the use of the site in that there will be no increase in the number of bedrooms in the dwelling. Therefore, if the garage were to be retained, the proposed project would not trigger a requirement for the provision of additional parking. However, the garage is proposed to be converted to habitable floor area and therefore, so that there continues to be one parking space available for the dwelling, a replacement parking space is to be provided on APN 070-172-43, immediately opposite the dwelling. There are no possible locations on the parcel where additional parking spaces could be constructed.



As set out in County Code section 13.10.555(C), where parking cannot be provided on-site, the requirement may be met by the permanent allocation of off-site spaces subject to the recording of an easement in perpetuity attached to the land for which the application is being made. The proposed project therefore includes for the provision of one replacement parking space on APN 070-172-43, a parcel owned by Mission Springs that lies immediately opposite 140 Samuelson Drive, less than 300 feet from the subject parcel. As a condition of approval of this permit an easement in perpetuity granting such parking rights, attached to both APN 070-172-43 and the subject parcel APN 070-171-27 will be recorded in the office of the County Recorder.

Further, this permit includes a Variance to recognize the reduced parking requirement for the dwelling (a complete list of Variance Findings is included with this report).

Therefore this finding can be made

**7. That the proposed project will not significantly impair economic development goals or key land use goals of the General Plan.**

This finding can be made, in that the proposed continued residential use is consistent with the use and density requirements specified for the Rural Residential (R-R) and Existing Parks and Recreation (PR) land use designation in the County General Plan. No economic development plans currently exist for the project site.

**8. For a change of use to a different nonconforming use of a site, conformance with uses currently allowed for the zone district is not feasible due to conditions on the site and surrounding land uses, or due to economic conditions.**

This finding is not applicable, in that the project does not involve a change to the existing nonconforming residential use for that portion of the structure that lies within the PR (Existing Parks and Recreation) General Plan land use designation..

**9. For a nonconforming commercial, industrial or residential use on a site adjacent to residential property, the proposed modification to the nonconforming use, or the proposed reestablishment of a legal nonconforming use pursuant to subsection 13.10.261(B)1, does not unreasonably infringe on adequate light, air, solar access, privacy or the quiet enjoyment of adjacent residences, and does not create excessive noise, vibration, illumination, glare, odors, dust, dirt, smoke or hazards such as noxious fumes to a level that substantially exceeds that of the existing or former legal nonconforming use of the site.**

The proposed modifications to the portion of the dwelling that constitutes a nonconforming use do not infringe on adequate light, air, solar access, privacy or the quiet enjoyment of adjacent residences in that the nonconforming portion of the structure does not directly abut any residential properties. Further, the demolition of an existing unpermitted deck, which will be replaced by a smaller deck that conforms to the original legal footprint of the structure, will reduce the impact on neighboring parcels. The proposed remodel and upgrade of the structure will not create excessive noise, vibration, illumination, glare, odors, dust, dirt, smoke or hazards such as noxious fumes to a level that substantially exceeds that of the existing or former legal nonconforming use of the site.

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

This finding can be made, in that the proposed remodel and upgrade of the existing nonconforming dwelling will maintain a structure that has an appropriate scale and type of design for the neighborhood that blends with the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

**Exhibit D:** 22 sheets prepared by Mayfield Architects: 6 drawn January 30, 2014; 8 drawn May 8, 2014; 7 drawn June 16, 2014 and a cover sheet

- I. This permit authorizes the transfer 862 square feet from APN 070-181-32 to APN 070-171-27; construction of a 60 square foot addition at an existing single-family dwelling and a remodel of the entire structure to include raising the plate height by 1 foot and re-framing the roof, converting a garage at the upper floor to habitable space, converting existing storage at the lower floor to habitable space; reconfiguring the cantilevered interior staircase, adding structural sheathing to enclose the under-floor area; demolishing an unpermitted deck and reconstructing a 234 square foot replacement deck. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. File deed(s) of conveyance for the Lot Line Adjustment (which must result in parcel configurations that match the approved Exhibit "D" for this permit) with the County Recorder to exercise this approval. No parcel map is required. Parcels or portions of parcels to be combined must be in identical ownership.

The deed(s) of conveyance must contain the following statement after the description of the property(ies) or portion(s) of property to be transferred:

"The purpose of the deed is to adjust the boundary between Assessor's Parcel Number 070-171-27 and Assessor's Parcel Number 070-181-32 as approved by the County of Santa Cruz under Application 131268. This deed and approval of the related Lot Line Adjustment Number 131268 shall be deemed to permanently

reconfigure the affected underlying parcels. Any configuration of such underlying parcels that existed prior to recordation of this deed shall no longer be valid and shall not be used for transfer, conveyance, sale, or any other purpose. This conveyance may not create a separate parcel, and is null and void unless the boundary is adjusted as stated."

- B. Return a conformed copy of the deed(s) to the Planning Department.
- C. If a map is also to be recorded with the County Surveyor's office (which is not required to implement this approval), you must include a copy of these Conditions of Approval to the County Surveyor with the map to be recorded.
- D. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
  - 1. One elevation shall indicate materials and colors.
  - 2. In addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
  - 3. A detailed erosion control and sediment control plan which demonstrates the construction will not impact the riparian corridor. This plan must include restoration of all disturbed areas within the Riparian Corridor. Restoration shall include planting with native riparian species
  - 4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- E. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- F. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- G. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.

- H. Submit 3 copies of the soils report.
  - I. A plan review form completed by the project geotechnical engineer will be required once all reviewing agencies have reviewed and accepted the building permit application.
  - J. Provide required off-street parking for one car on APN 070-172-43. The parking space must be a minimum 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. In addition show that the parking space will be striped so that the space will be clearly designated on the ground. The parking space must be clearly shown on the plot plan.
  - K. Signage shall be erected on APN 070-172-43 to designate that the new parking space on that parcel is for the exclusive use of 140 Samuelson Drive. Provide details of the required signage and the proposed location for review and approval.
  - L. Record an easement in perpetuity attached to APN 070-172-43, granting rights to one parking space for the exclusive use of 140 Samuelson Drive (APN 070-171-27) in the office of the County Recorder. The easement shall designate the parking facility and the property to be served (APN 070-171-27) with legal descriptions of the sites involved. This document shall also provide for maintenance and specify that the document shall not be terminated and that the off-street parking facility shall not be used for any other purposes unless an Amendment to this permit has been granted.
  - M. Record an easement to recognize the area of encroachment of the property eaves where they encroach into the right-of-way for Samuelson Drive.
  - N. 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.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time

during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

- A. The parking space on APN 070-172-43 shall be maintained free from stored materials and other obstructions such as trash cans and shall be permanently available for the parking of vehicles associated with the use of 140 Samuelson Drive.
- B. Striping that designates the parking space and signage pertaining to the exclusive use of the parking space is required to be maintained in good condition so that it remains clearly visible.
- C. Any addition to the structure as approved by the Variance contained within this Permit that increases either the structural dimensions or the habitable floor area, require an Amendment to this Permit.
- D. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

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

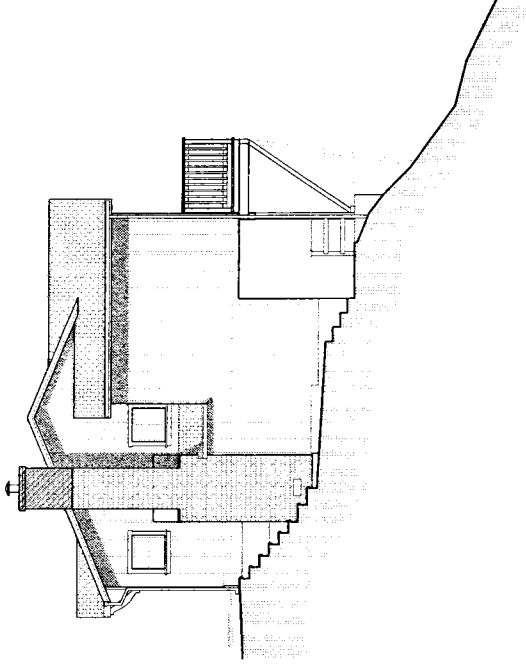
Effective Date: \_\_\_\_\_

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

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Lezanne Jeffs  
Project Planner

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

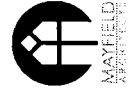


A RESIDENTIAL DEVELOPMENT PERMIT APPLICATION  
FOR  
**THE WICKSTROM FAMILY**

140 SAMUELSON DRIVE  
MISSION SPRINGS CHRISTIAN CONFERENCE CENTER  
SCOTTS VALLEY, CALIFORNIA 95066



















JUNE 16, 2014

MAYFIELD ARCHITECTS



WICKSTROM RESIDENCE  
APN: 070-171-27



	LINE IF "EVEN" IN SECTION
	LINE IF "EVEN" IN ELEVATION
	LINE IF "EVEN" ABOVE
	LINE IF "EVEN" BELOW
	CENTERLINE
	PROPERTY LINE
	SECTION CUT LINE
	EXISTING CONTOUR LINE
	PROPOSED GRADE CONTOUR
	WOOD MEMBERS - CONTIGUOUS
	WOOD MEMBERS - BLOCKING
	WOOD MEMBERS - "RYM"
	ANGLE
	NUMBER OF POUNDS
	"PWTY"
	"PERPENDICULAR"
	DIAMETER
	SQUARE

[illegible]

**STRUCTURAL ENGINEER**  
DONALD UFFER & ASSOCIATES, INC.  
718 SOQUEL AVENUE  
SANTA CRUZ, CALIFORNIA 95073  
831-476-3681

**GEOTECHNICAL ENGINEER**  
BALLDUR ENGINEERING  
718 SOQUEL AVENUE  
SANTA CRUZ, CALIFORNIA 95062  
831-457-1223

3.3. RESIDENTIAL DEVELOPMENT PERMITS: VARIANCE APPLICATION IS TO SPECIFICALLY ADDRESS THE FOLLOWING NON-CONFORMING ITEMS: A LOT LINE ADJUSTMENT TO LOCATE THE RESIDENCE WITHIN REQUIRED SETBACKS ON THE SOUTH WEST AND NORTH BOUNDARIES, BUILDING HEIGHT, DUE TO THE EXTREME SLOPE, THE EXISTING RESIDENCE EXCEEDS THE 6'± CONFORMANCE, FLOOR AREA RATIO DUE TO THE LOT SIZE IT AN EXCEEDS 10%±, AND THE SITE CONDITIONS SEPTIC SYSTEM CAN ONLY BE LOCATED IN THE EXISTING RIGHT OF WAY.

## SCOPE OF WORK

## SCOPE OF WORK

### OVERVIEW

The engineering project for the proposed addition of an 800,000-gal storage tank to the existing 1.5-million-gal tank at the Los Angeles Harbor Water Treatment Plant in the San Pedro Harbor area of Los Angeles County, California, was the project for which the design-build contract was awarded.

### ADDITION

The addition for an 800,000-gal storage tank was the design-build project. The addition was to be located on the same site as the existing tanks. The addition was to be constructed of steel and concrete and was to be designed to meet the same design criteria as the existing tanks. The addition was to be constructed in two phases. The first phase was to construct the foundation and the second phase was to construct the tank structure. The addition was to be constructed in two phases. The first phase was to construct the foundation and the second phase was to construct the tank structure.

**APPLICABLE CODES**

01B CALIFORNIA RESIDENTIAL CODE  
01B CALIFORNIA FIRE CODE  
01B CALIFORNIA MECHANICAL CODE  
01B CALIFORNIA PLUMBING CODE  
01B CALIFORNIA ELECTRICAL CODE  
01B CALIFORNIA ENERGY CODE  
01B CALIFORNIA GREEN BUILDING STANDARDS CODE

**CODE DATA**  
A. OCCUPANCY CLASSIFICATION

B. TYPE OF CONSTRUCTION	
C. LOCATION ON PROPERTY	
CLEARANCES	(E) 5'-0"
USING LOTLINE ADJUSTMENT	N 15'-0"
	SOUTH N 5'-0"
	EAST (E) 0'-0"

NOTE- SEE SITE PLAN  
SHEET A-1.



MAYFIELD ARCHITECTS  
P.O. Box 340  
20 Plaza  
Mountain View, California 95041  
Phone: (818) 305-0211  
website: mayfieldarchitects.com

PROJECT

A Remodel  
for

THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER

140 San Gabriel Drive  
Scott Valley,  
California  
95066

CONSULTANT

REGISTRATION



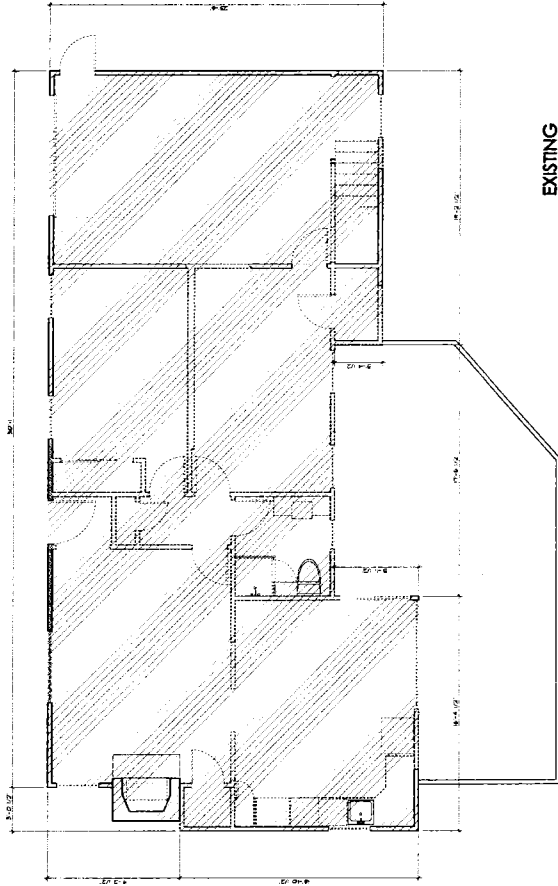
DRAWING INDEX

MODIFICATION PLAN  
Main Level

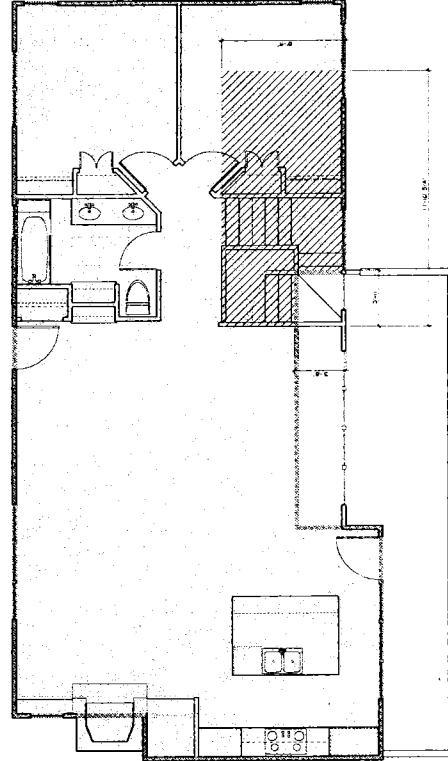
DRAWN BY: PKM  
DATE: JANUARY 20, 2014  
REVISIONS:

A-0.2

VANANCE APPLICATION



EXISTING



PROPOSED

EXISTING WALLS - MAIN LEVEL

EAST	30'-0"
NORTH	4'-2 1/2" + 1'-0 1/2" + 1'-0 1/2" + 2'-4 1/2"
WEST	8'-4 1/2" + 3'-4 1/2" + 1'-4 1/2" + 3'-4 1/2" + 1'-3 1/2" + 4'-9 1/2"
SOUTH	29'-6"
TOTAL	189'-2"

EXISTING FLOOR - MAIN LEVEL

EXISTING AREA	124 SF SEE ATTACHED AREA
---------------	--------------------------

EXISTING ROOF

EXISTING AREA	124 SF SEE ATTACHED AREA
---------------	--------------------------

MODIFIED WALLS - MAIN LEVEL

EAST	30'-0"
NORTH	2'-4 1/2"
WEST	6'-2 1/2"
SOUTH	29'-6"
TOTAL	188'-2" (83'-0")

NOTE: ALL EXISTING WALLS AT THE MAIN LEVEL  
WAS MODIFIED BY CHANGING THE WALL HEIGHT  
FROM 8'-0" TO 8'-6" (SEE ATTACHED AREA)

MODIFIED FLOOR - MAIN LEVEL

MODIFIED AREA	145 SF SEE ATTACHED AREA
---------------	--------------------------

MODIFIED ROOF

MODIFIED AREA	124 SF
---------------	--------

SUMMARY TABLE - MODIFICATION

NO.	DESCRIPTION	AREA	PERCENT	PERCENT	PERCENT
1	MAIN LEVEL	124	49.2	49.2	145
2	LOWER LEVEL	87-1/2	44.8	44.8	87-1/2
3	UTILITY LEVEL	8-1/2	3.0	3.0	8-1/2
4	TOTAL	200-1/2	97.0	97.0	222
5	PERCENTAGE (%)	100	100	100	100

MODIFICATION PLAN - Main Level

APN: 070-171-27



MAYFIELD ARCHITECTS  
P.O. Box 340  
28 Plaza  
Mount Hemet, California 95041  
Phone: 831-355-0211  
website: mayfieldarchitects.com

PROJECT

A Remodel  
for  
THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER  
140 Samvelton Drive  
Scotts Valley,  
California  
95064

CONSULTANT

REGISTRATION



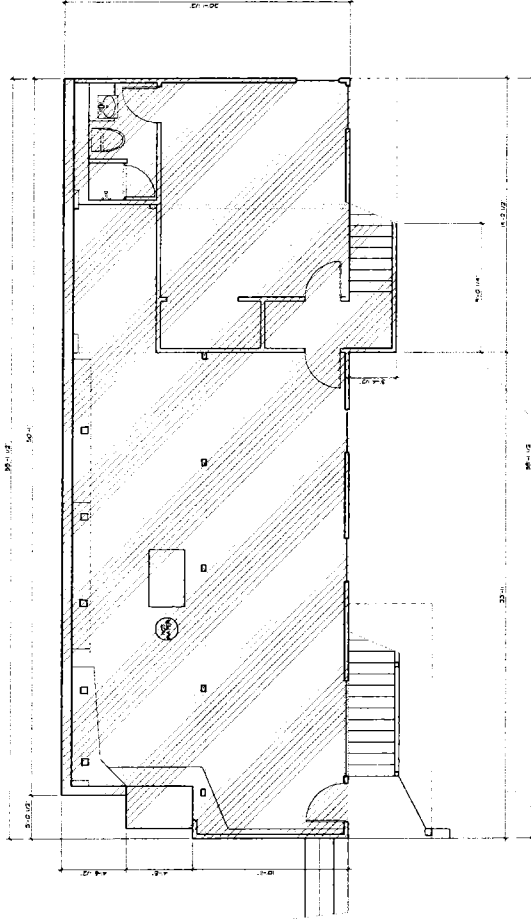
DRAWING INDEX

MODIFICATION PLAN  
Lower Level

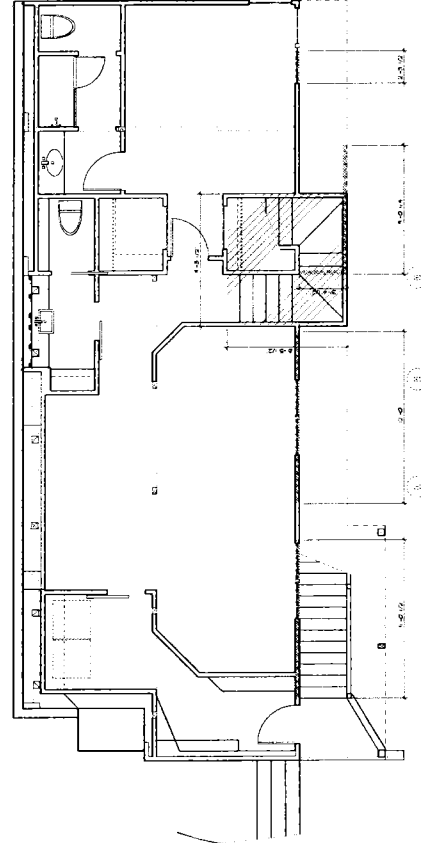
DRAWN BY: PKW  
DATE: JANUARY 20, 2014  
REVISIONS:

A-0.3

VARIANCE APPLICATION



EXISTING



PROPOSED



MODIFICATION PLANS - Lower Level  
1/4" = 1'-0"

EXISTING WALLS - LOWER LEVEL	
PART	0'-0" (FOUNDATION ON 1')
NORTH	0'-0" (REMAINING IS FOUNDATION)
WEST	39'-11/2" x 5'-4 1/2" x 4'-0" (4' x 5' 9" (4'
SOUTH	39'-11/2"
TOTAL	88'-1 3/4"

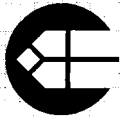
  

EXISTING FLOOR - LOWER LEVEL	
EXISTING AREA	1007 SF (SEE ATTACHED FLOOR PLAN)

MODIFIED WALLS - LOWER LEVEL	
PART	0'-0"
NORTH	0'-0"
WEST	11'-0 1/2" (3'-0 1/2" x 3'-0 1/2" x 5'-4 1/2" x 4'-0" x 2'-4 3/4" (3'-0 1/2" x 1'-0 1/2"
SOUTH	0'
TOTAL	44'-0"


  

MODIFIED FLOOR - LOWER LEVEL	
MODIFIED AREA	74 SF (SEE ATTACHED FLOOR PLAN)

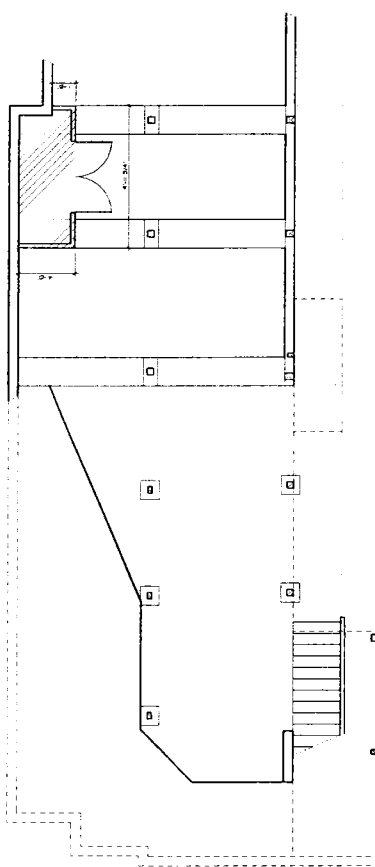


**MAYFIELD ARCHITECTS**  
 P.O. Box 340  
 20 Plaza  
 Mount Henson, California 95041  
 Phone: (916) 335-0211  
 website: mayfieldarchitect.com

**PROJECT**  
**A Remodel**  
 for  
**THE WICKSTROM FAMILY**  
 MISSION SPRINGS  
 CHRISTIAN  
 CONFERENCE CENTER  
 140 Jamuelson Drive  
 South Valley,  
 California  
 95046

**CONSULTANT**  
 REGISTRATION  
  
 DRAWING INDEX  
**MODIFICATION PLAN**  
**Utility Level**

DRAWN BY: **PHH**  
 DATE: **JANUARY 2014**  
 REVISIONS:  
**A-0.4**  
 VARIANCE PREPARED



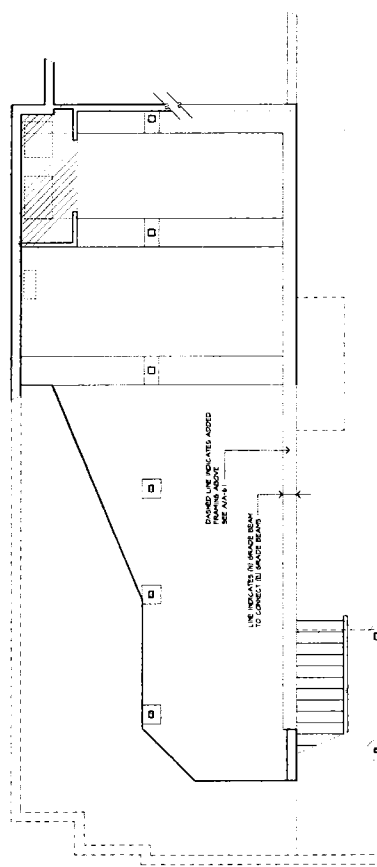
EXISTING FLOOR - UTILITY LEVEL

DIRTY	0'-0" FOUNDATION WALL
NORTH	4'-0"
EAST	4'-0" 3/4"
SOUTH	1'-0"
TOTAL	9'-1 3/4"

EXISTING FLOOR - UTILITY LEVEL

EXISTING AREA	NEW WALLS	NEW FLOOR
54.50	0.00	0.00

**EXISTING**




MODIFIED FLOOR - UTILITY LEVEL

DIRTY	0'-0" FOUNDATION WALL
NORTH	4'-0"
EAST	4'-0"
SOUTH	1'-0"
TOTAL	9'-1 3/4"



MODIFIED FLOOR - UTILITY LEVEL

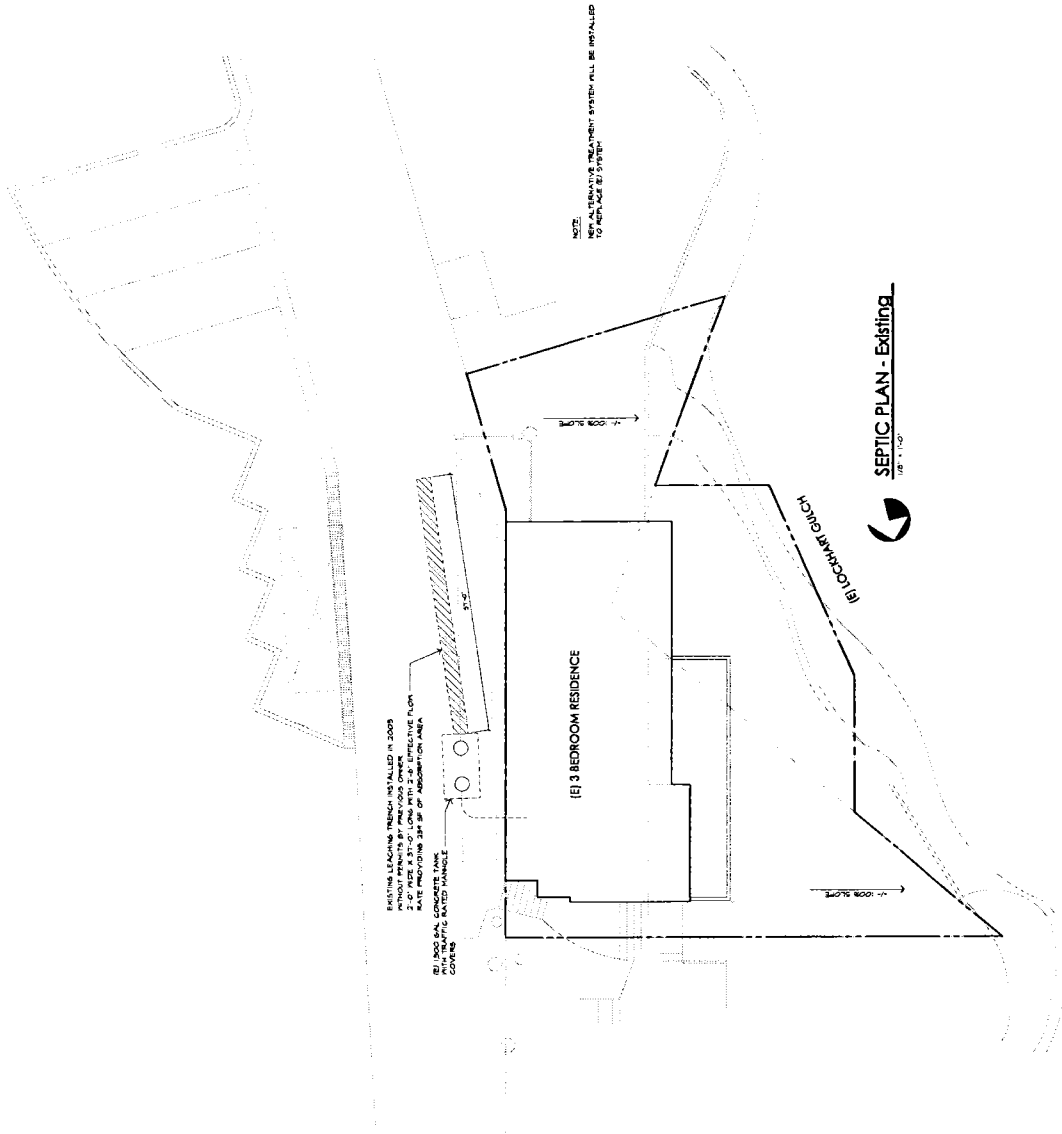
EXISTING AREA	NEW WALLS	NEW FLOOR
54.50	0.00	0.00

**PROPOSED**

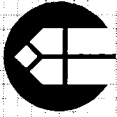


**MODIFICATION PLAN - Utility Level**  
 APN: 070-171-27

		<b>MAYFIELD ARCHITECTS</b> P.O. Box 340 20 Plaza Mount Pleasant, California 95041 Phone: 916.335.0211 website: mayfieldarchitect.com	
PROJECT		<b>A Remodel</b> for <b>THE WICKSTROM FAMILY</b>	
140 Sanibel Drive Escondido Valley Escondido 95046		CONSULTANT REGISTRATION 	
DRAWING INDEX		<b>SEPTIC PLAN</b> Existing	
DRAWN BY: PCH		DATE: JUNE 19, 2014	
REVISIONS:		<b>A-0.5</b> VARIANCE APPLICATION	



APN: 070-171-27



MARYFELD ARCHITECTS  
 P.O. Box 340  
 20 Plaza  
 Mount Hermon, California 95041  
 Phone: 931-335-0211  
 website: maryfeldarchitects.com

PROJECT

A Remodel

for  
**THE WICKSTROM  
 FAMILY**

MISSION SPRINGS  
 CHRISTIAN  
 CONFERENCE CENTER

140 Sanitation Drive  
 Corn Valley,  
 California  
 95044

CONSULTANT

REGISTRATION



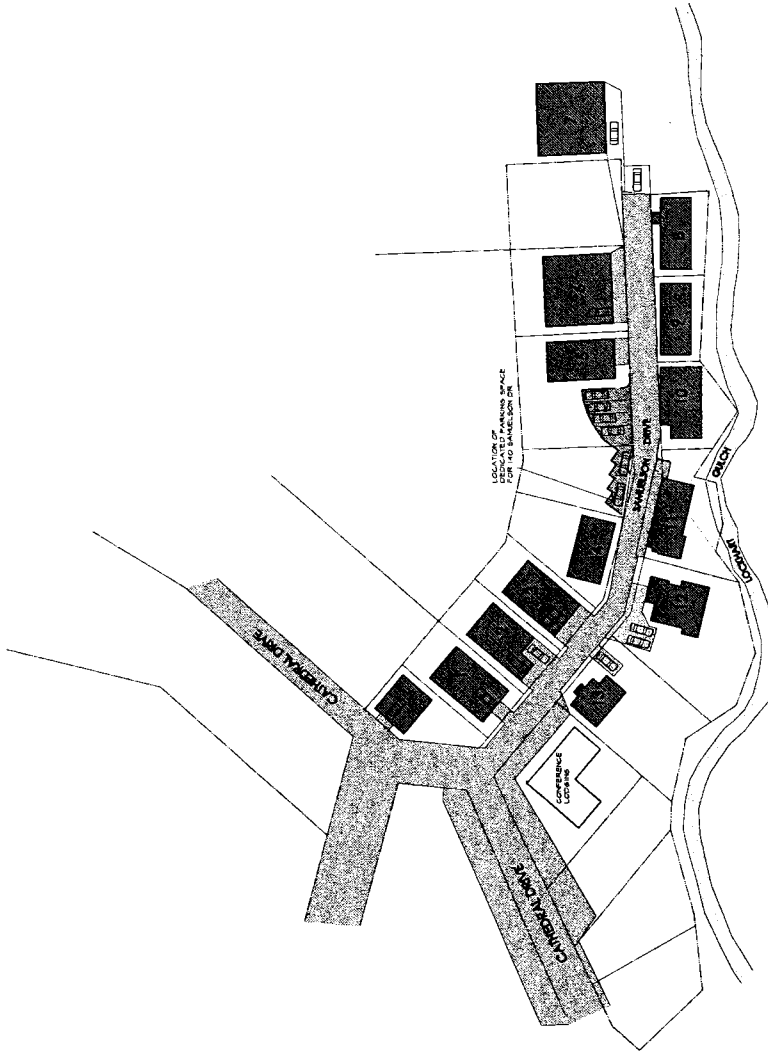
DRAWING INDEX

SITE PLAN -  
 Parking Layout

DRAWN BY: MHC  
 DATE: JAN 14, 2014  
 REVISIONS:

**A-0.6**

VARMS APPLICATION



**PARKING PLAN - Existing**  
 1" = 40'

SANITATION DRIVE  
 140 SPACES  
 140 OFF-STREET PARKING

APN: 070-171-27



# EXHIBIT D

**MAYFIELD ARCHITECTS**  
P.O. Box 340  
20 Plaza  
Mount Hermon, California 95041  
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web site: [mayfieldarchitects.com](http://mayfieldarchitects.com)

## PROJECT

**A Remodel**  
for  
**THE WICKSTROM  
FAMILY**

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER

140 Samuelson Drive  
Scotts Valley,  
California  
95066

CONSULTANT:

## REGISTRATION



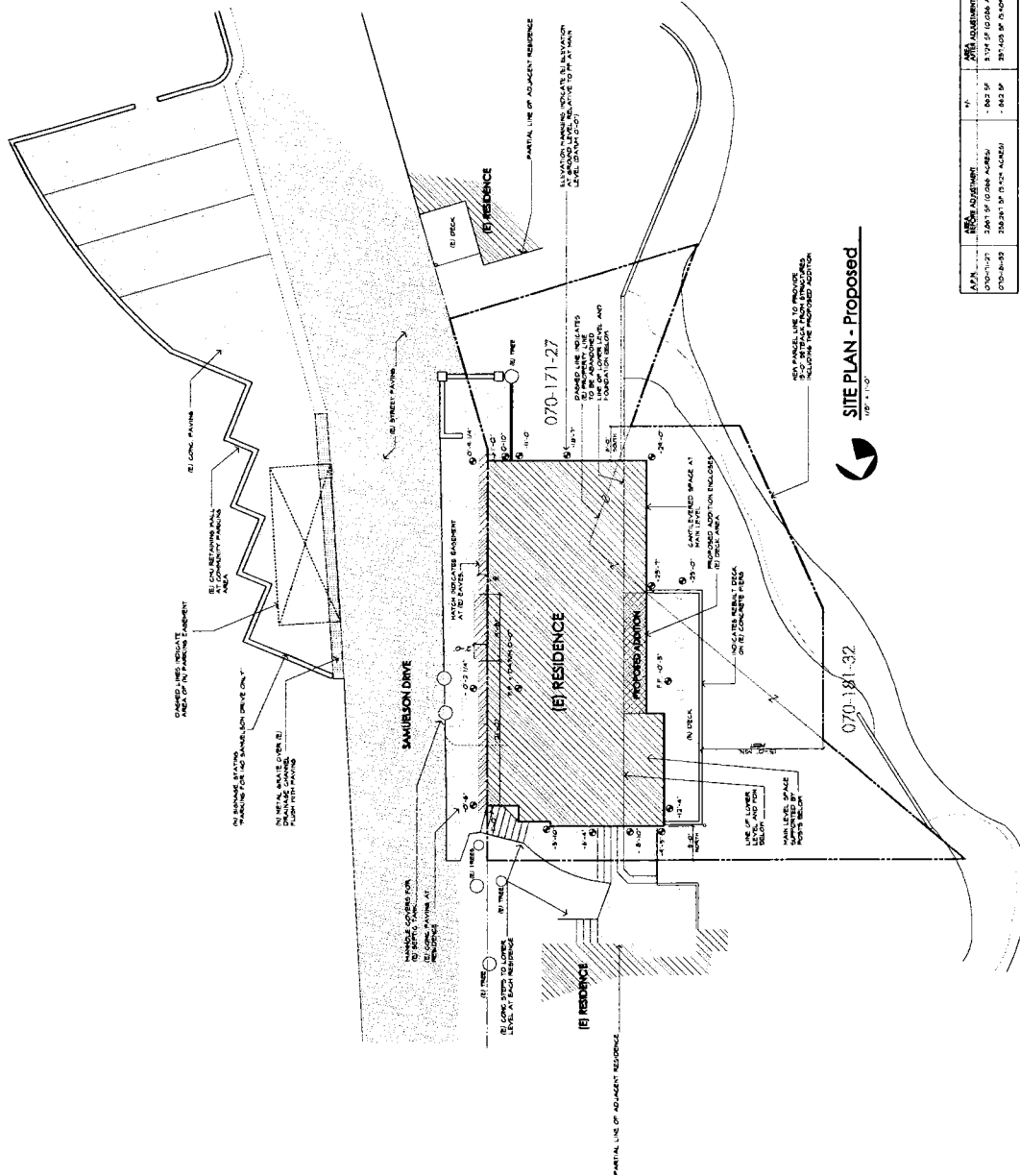
## DRAWING INDEX

## SITE PLAN - Proposed

DRAWN BY: MCM  
DATE: JUNE 16, 2014  
REVISIONS:

A-1.1

## VARIANCE APPLICATION



A/P/N	AREA BEFORE ADJUSTMENT	%	AREA AFTER ADJUSTMENT
070-71-27	2,647 SF (0.066 ACRES)	- 84.2 SF	3,734 SF (0.086 ACRES)
070-81-32	258,267 SF (5.924 ACRES)	- 84.2 SF	257,409 SF (5.904 ACRES)

APN: 070-171-27





APN: 070-171-27



MAYFIELD ARCHITECTS  
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Mount Hemen, California 95411  
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PROJECT

A Remodel

for

THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER  
140 Samuelson Drive  
Scotts Valley,  
California  
95066

CONSULTANT

REGISTRATION



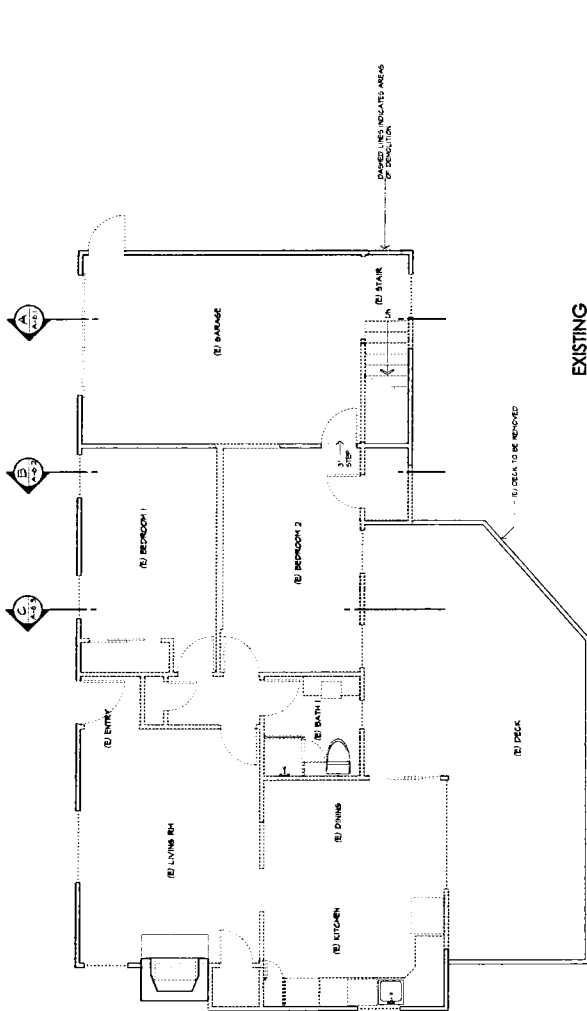
DRAWING INDEX

FLOOR PLAN -  
Main Level

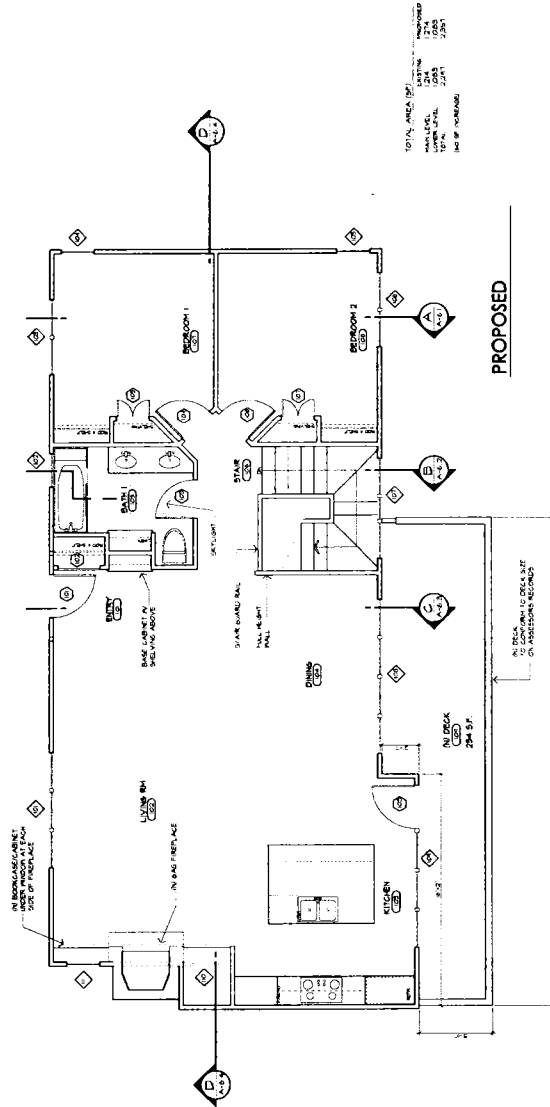
DRAWN BY: PMW  
DATE: JANUARY 30, 2014  
REVISIONS:

A-2.1

VARIANCE APPLICATION



EXISTING



PROPOSED

FLOOR PLAN - Main Level

APN: 070-171-27





MAYFIELD ARCHITECTS  
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website: mfa@mayfieldarchitect.com

PROJECT

A Remodel

for

THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER  
140 Sanmuelson Drive  
Scotts Valley,  
California  
95066

CONSULTANT

REGISTRATION



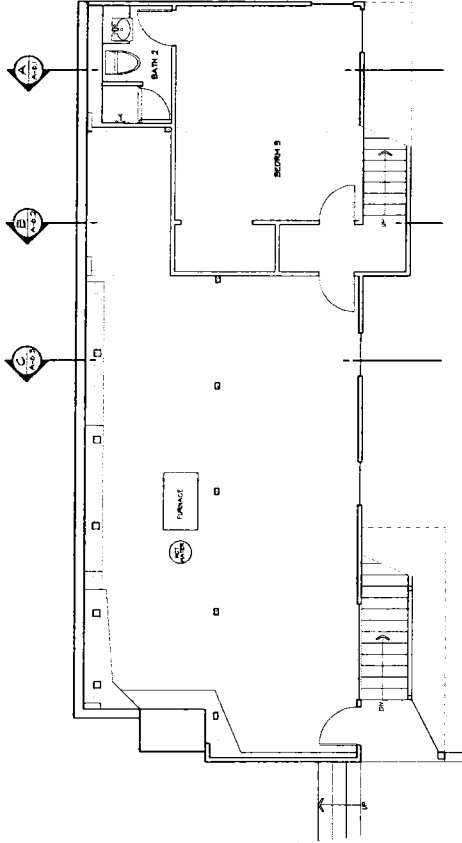
DRAWING INDEX

FLOOR PLANS -  
Lower Level

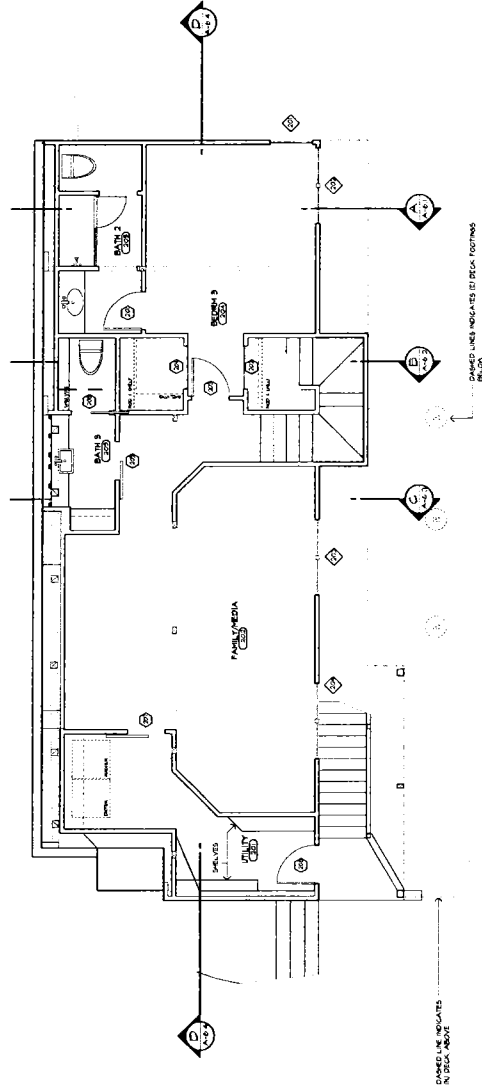
DRAWN BY: MFA  
DATE: MAY 8, 2014  
REVISIONS:

A-2.2

VARIANCE APPLICATION



EXISTING



PROPOSED

FLOOR PLANS - Lower Level  
1/4" = 1'-0"





MAYFIELD ARCHITECTS  
P.O. Box 340  
28 Plaza  
Mountain View, California 95041  
Phone: 81-335-0211  
Website: mayfieldarchitects.com

PROJECT

A Remodel

for

THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER  
140 San Gabriel Drive  
Scotts Valley,  
California  
95066

CONSULTANT

REGISTRATION



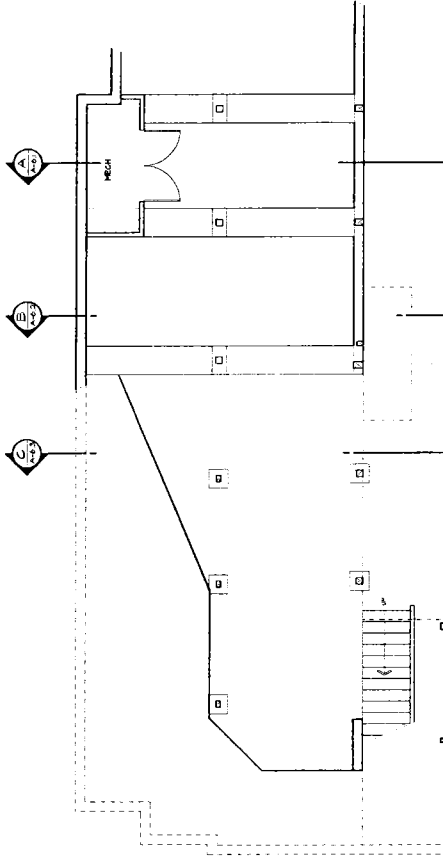
DRAWING INDEX

FLOOR PLANS -  
Utility Level

DRAWN BY: MCM  
DATE: MAY 8, 2014  
REVISIONS:

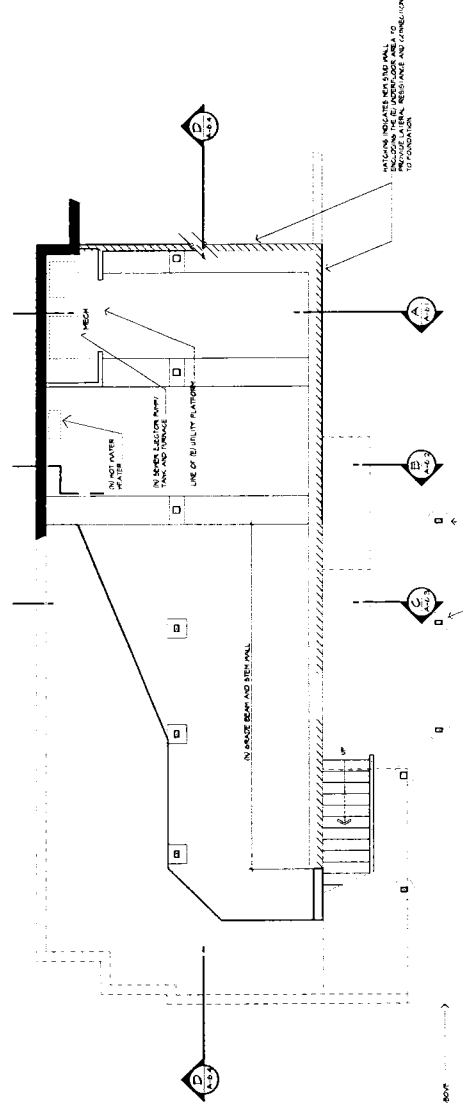
A-2.3

VARIOUS APPROVED



EXISTING

DIMENSIONS AND LOCATIONS OF DECK ABOVE  
TO BE REMOVED



PROPOSED

DECK ABOVE TO BE REMOVED  
DIMENSIONS AND LOCATIONS OF DECK ABOVE  
TO BE REMOVED

FLOOR PLANS - Utility Level  
MAY 8, 2014



VARIOUS APPROVED



MAYFIELD ARCHITECTS  
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Mount Hermon, California 95041  
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website: mfa@mayfieldarchitects.com

#### PROJECT

A Remodel  
for  
THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER  
140 Samualson Drive  
Scotts Valley,  
California  
95066

#### CONSULTANT

#### REGISTRATION



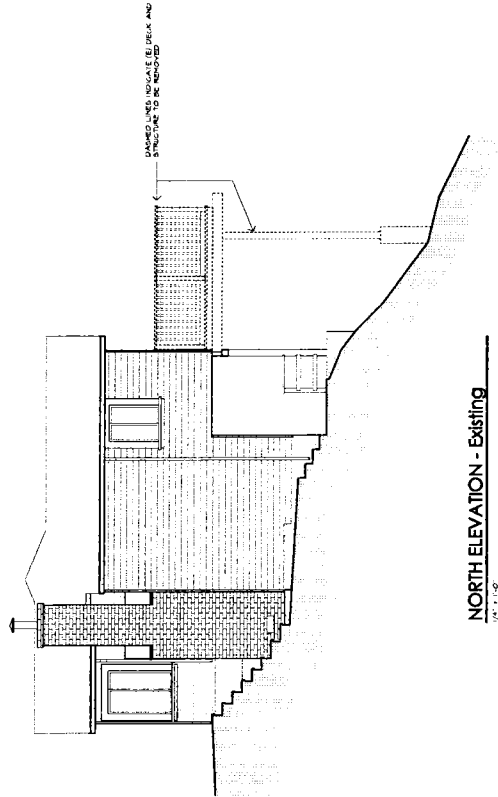
#### DRAWING INDEX

#### EXTERIOR ELEVATIONS

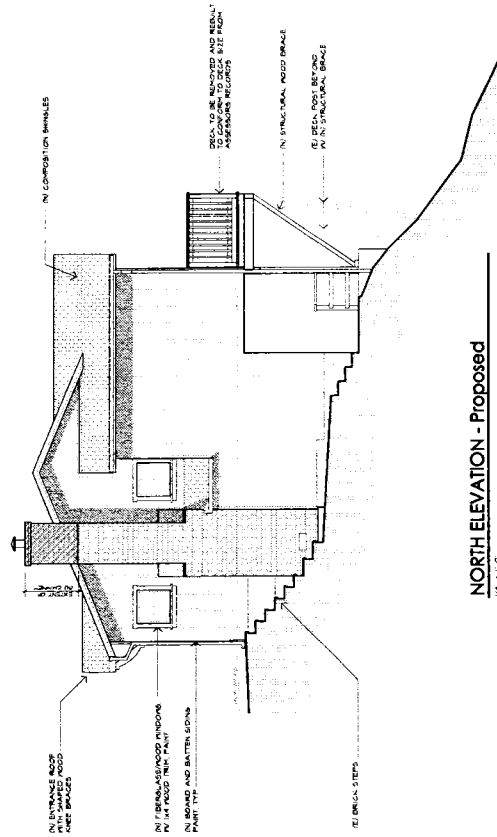
DRAWN BY: PNC  
DATE: MAY 6, 2014  
REVISIONS:

A-5.1

VARIANCE APPLICATION



NORTH ELEVATION - Existing  
1/4" = 1'-0"



NORTH ELEVATION - Proposed  
1/4" = 1'-0"



MAYFIELD ARCHITECTS  
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Mountain View, California 94041  
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PROJECT

A Remodel

for

THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER

140 San Judaea Drive  
Scotts Valley,  
California 95046

CONSULTANT

REGISTRATION



EXPIRATION DATE: 12/31/2010

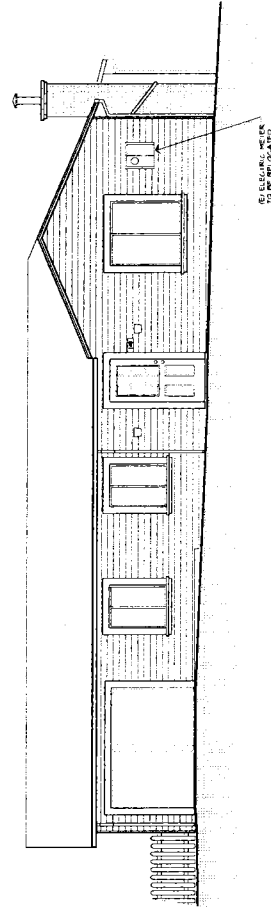
DRAWING INDEX

EXTERIOR ELEVATIONS -  
Existing

DRAWN BY: PML  
DATE: JANUARY 30, 2014  
REVISIONS:

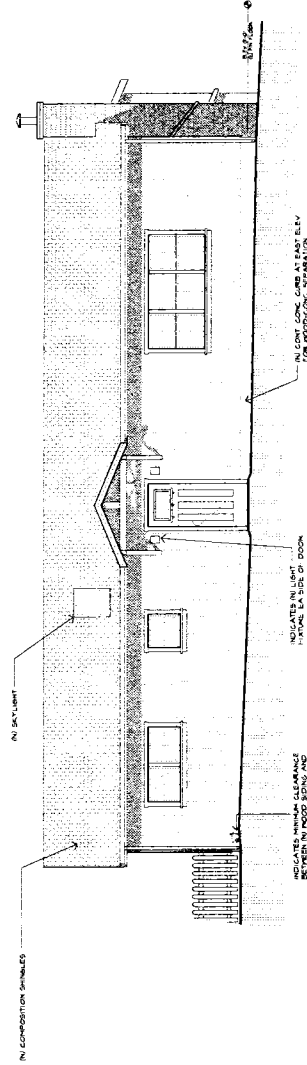
A-5.2

VARIATION: NONE



**EAST ELEVATION - Existing**

1/4" = 1'-0"



**EAST ELEVATION - Proposed**

1/4" = 1'-0"

**MAYFIELD ARCHITECTS**  
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PROJECT

A Remodel  
for

THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER

140 Saranue Drive  
Scotts Valley,  
California  
95066

CONSULTANT

## REGISTRATION

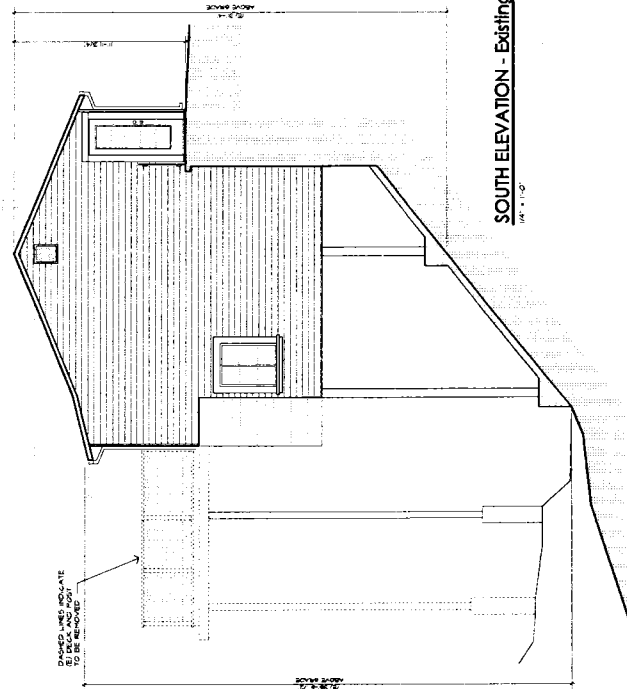
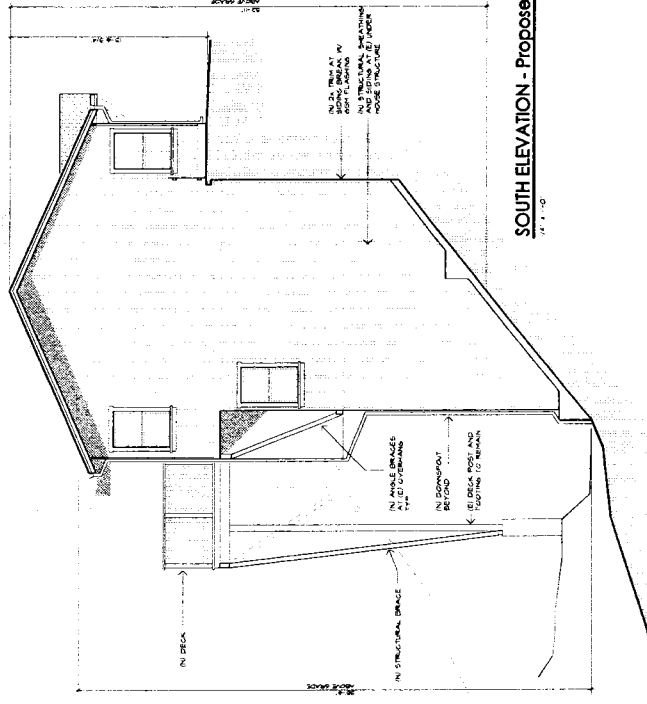


DRAWING INDEX

**EXTERIOR ELEVATIONS -**  
Existing and Proposed

DRAWN BY: PKM  
DATE: MAY 8, 2014  
REVISIONS:

### A-5.3 VARIANCE APPLICATION









MAYFRED ARCHITECTS  
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PROJECT

A Remodel  
for

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FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER

140 Sanmuel Drive  
Cathlamet, WA 98010  
95044

CONSULTANT

REGISTRATION



TRUSTED LIMITED LIABILITY  
CORPORATION

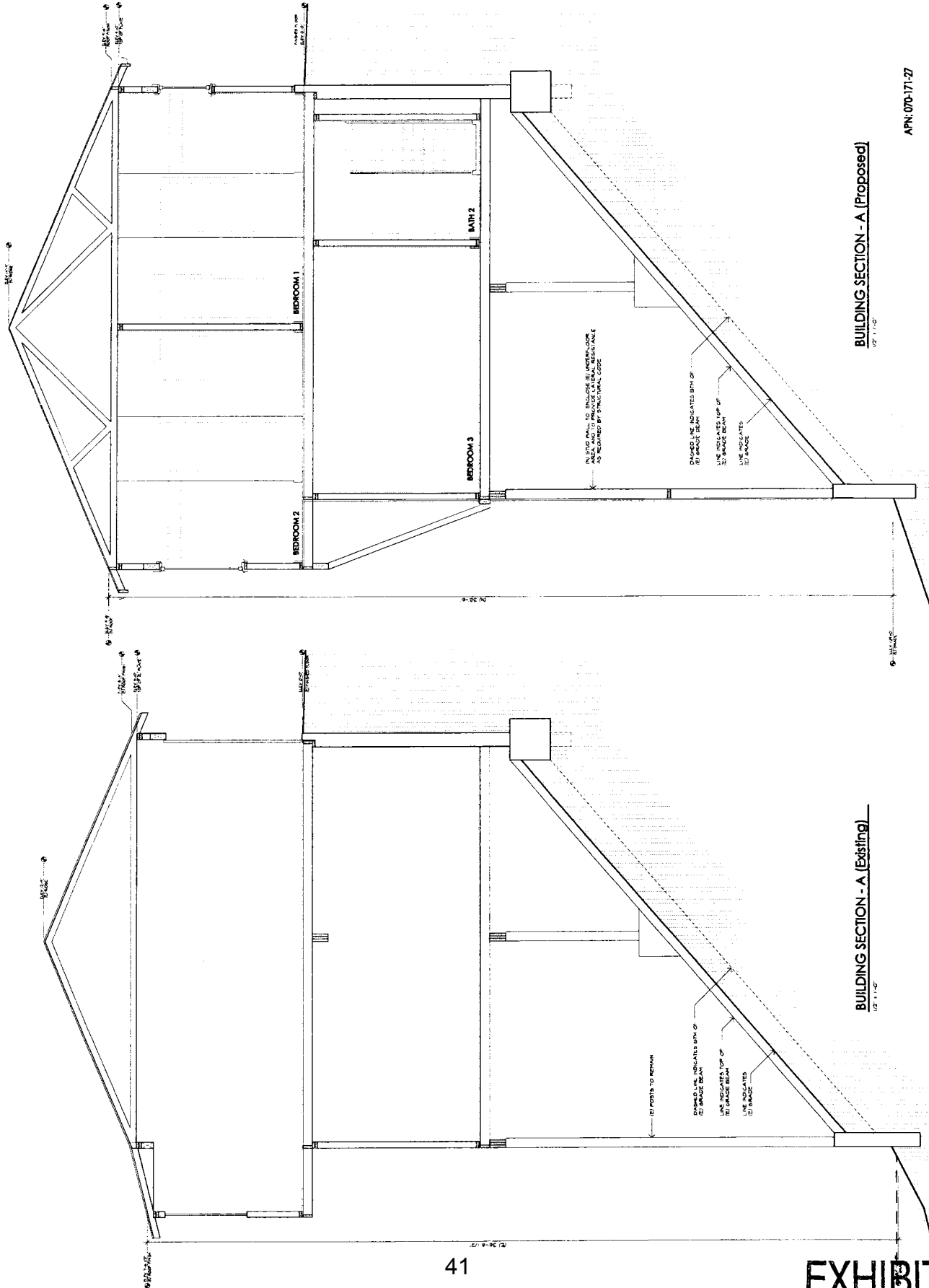
DRAWING INDEX

BUILDING SECTIONS

DRAWN BY: SH  
DATE: MAY 9, 2014  
REVISIONS:

A-6.1

WICKSTROM PROJECT



BUILDING SECTION - A (Proposed)  
1/2" = 1'-0"

BUILDING SECTION - A (Existing)  
1/2" = 1'-0"

APN: 070-171-27



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PROJECT

A Remodel  
for  
THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER

140 Sandstone Drive  
Carmel Valley,  
California  
95006

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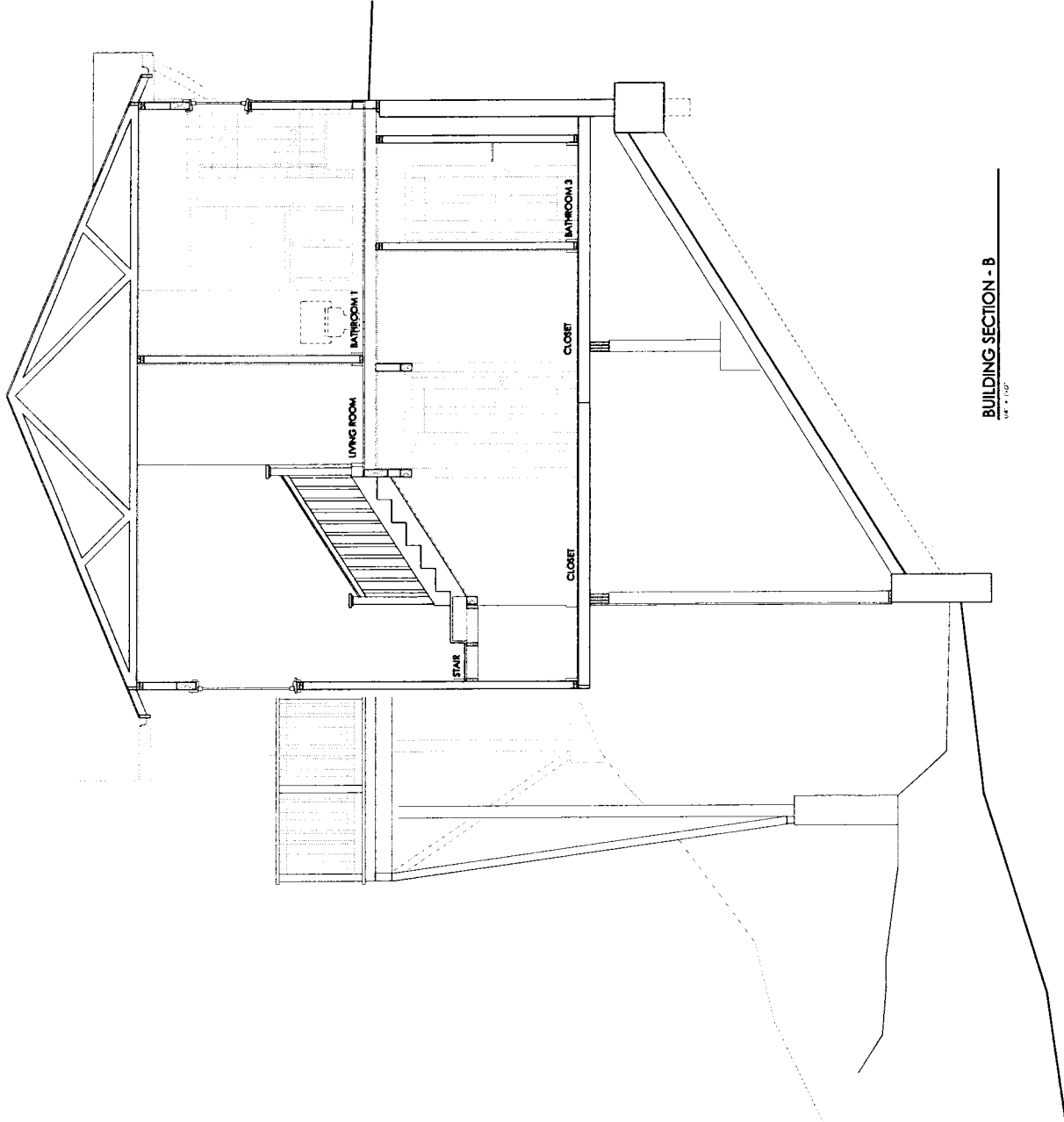
DRAWING INDEX

BUILDING SECTIONS

DRAWN BY: GH  
DATE: MAY 8, 2014  
REVISIONS:

A-6.2

WICKSTROM SECTION



BUILDING SECTION - B  
1/4" = 1'-0"

APN: 070-171-27



MAYFIELD ARCHITECTS  
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PROJECT

A Remodel  
for  
THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER

140 Samuelson Drive  
Scotts Valley,  
California  
95066

CONSULTANT

REGISTRATION



Michael L. Linnell, Architect  
License No. 51388

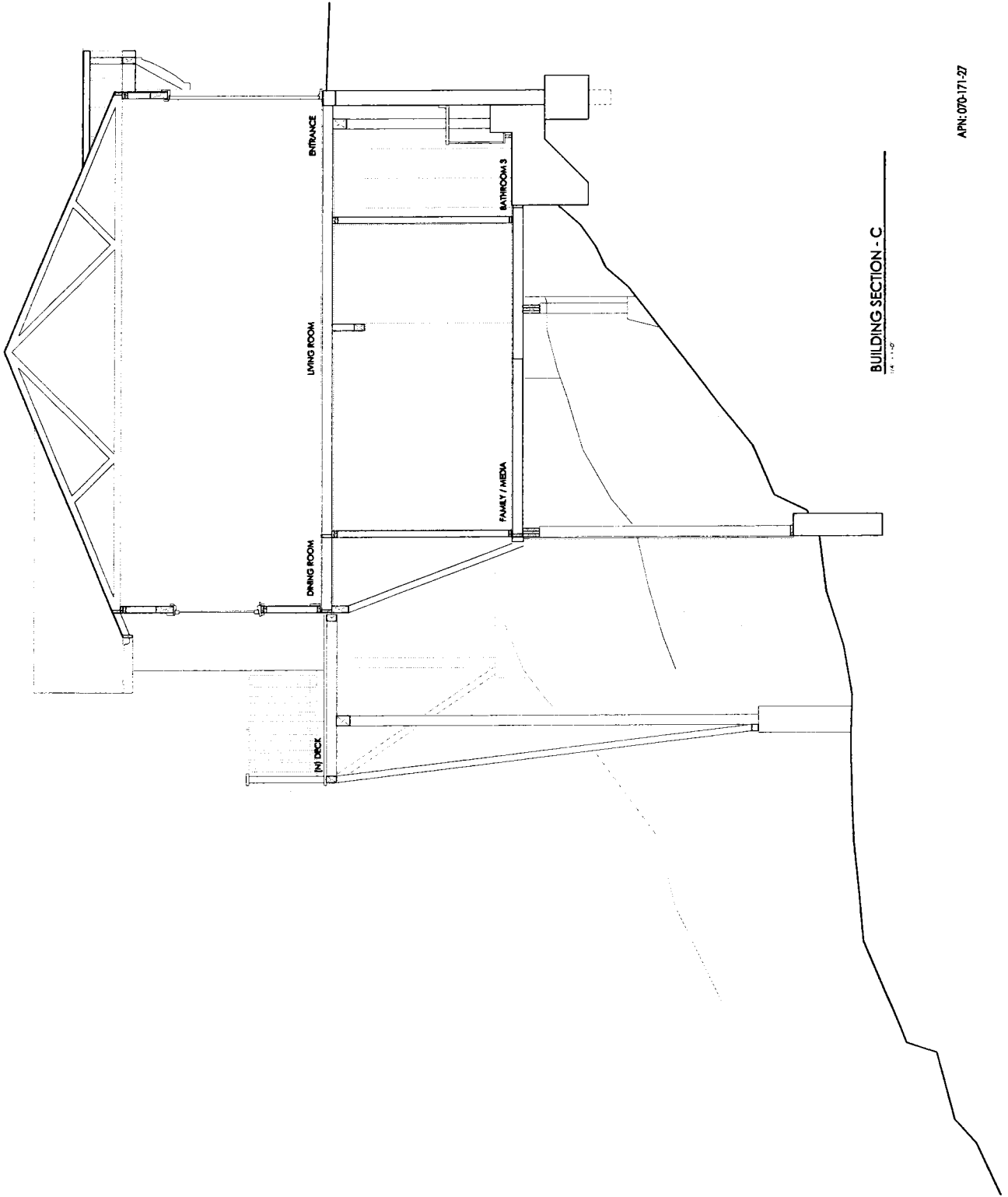
DRAWING INDEX

BUILDING SECTIONS

DRAWN BY: AM  
DATE: MAY 8, 2014  
REVISIONS:

A-6.3

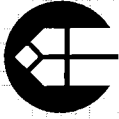
ISSUED FOR PERMIT



BUILDING SECTION - C  
1/4" = 1'-0"

APN: 070-171-27





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20 Plaza  
Mountain View, California 95041  
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PROJECT

A Remodel  
for  
THE WICKSTROM  
FAMILY

MISSION SPRINGS  
CHRISTIAN  
CONFERENCE CENTER  
140 Samvelton Drive  
Scotts Valley,  
California  
95066

CONSULTANT

REGISTRATION



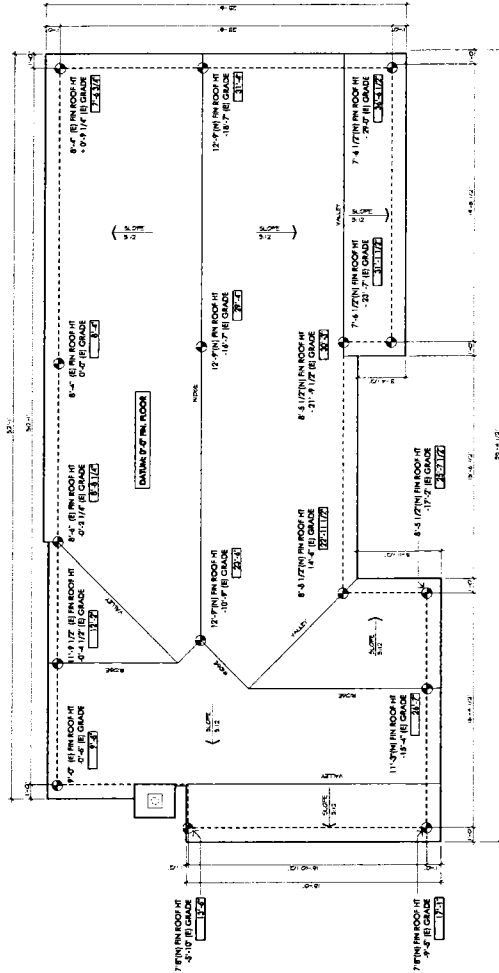
DRAWING INDEX

ROOF PLANS

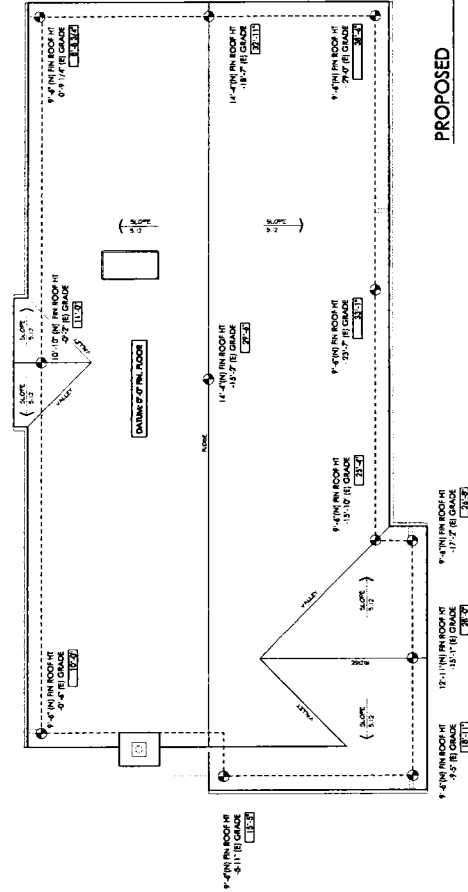
DRAWN BY: PPH/BAW  
DATE: JANUARY 30, 2014  
REVISIONS:

A-7.1

VARIABLE PRECISION



EXISTING



PROPOSED



ROOF PLANS  
14.1.10

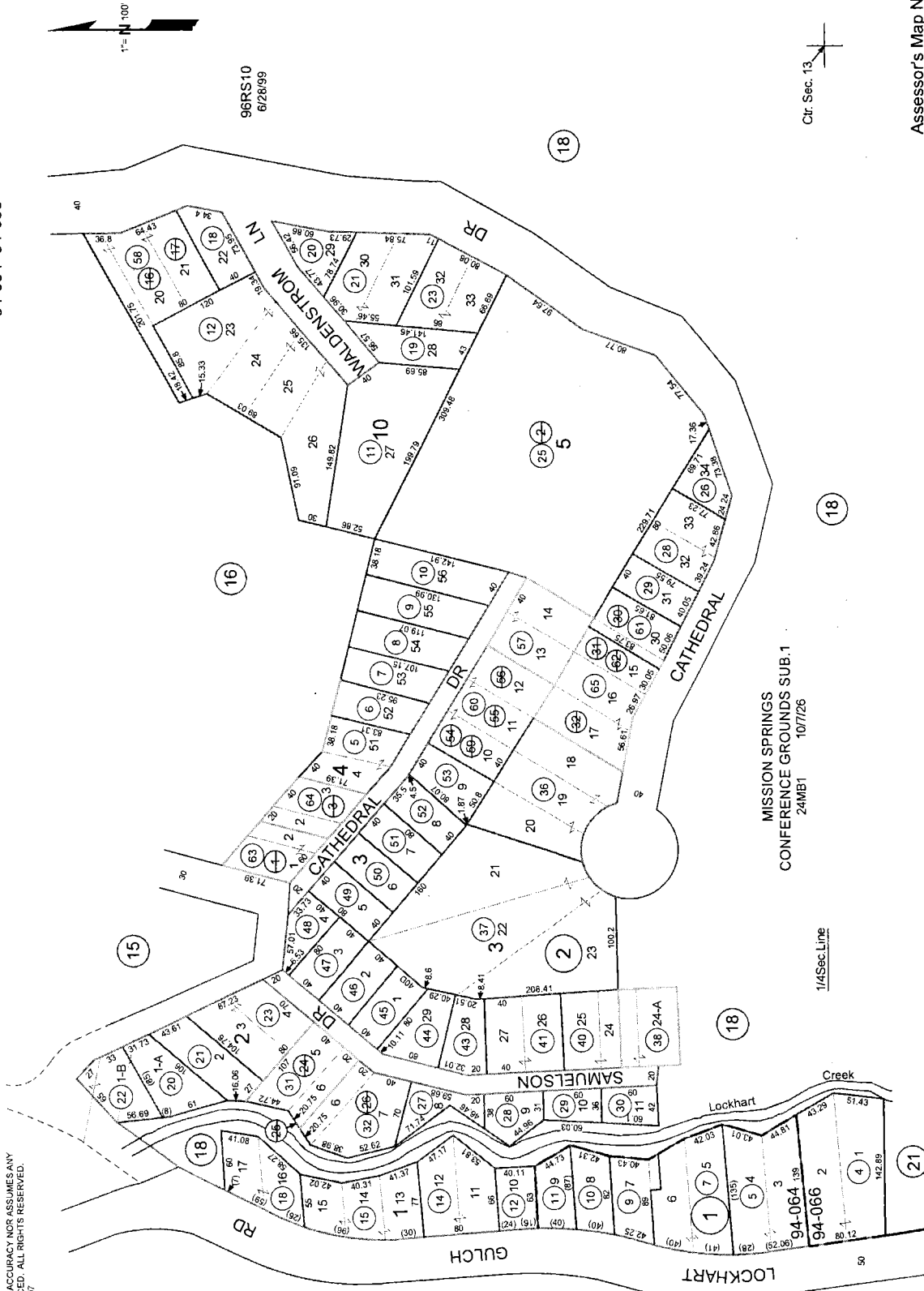
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POR. SEC. 13, T.10S., R.2W., M.D.B. & M.

Tax Area Code  
94-064 94-066

70-17



Assessor's Map No. 70-17  
County of Santa Cruz, Calif.  
April, 1997

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

EXHIBIT E

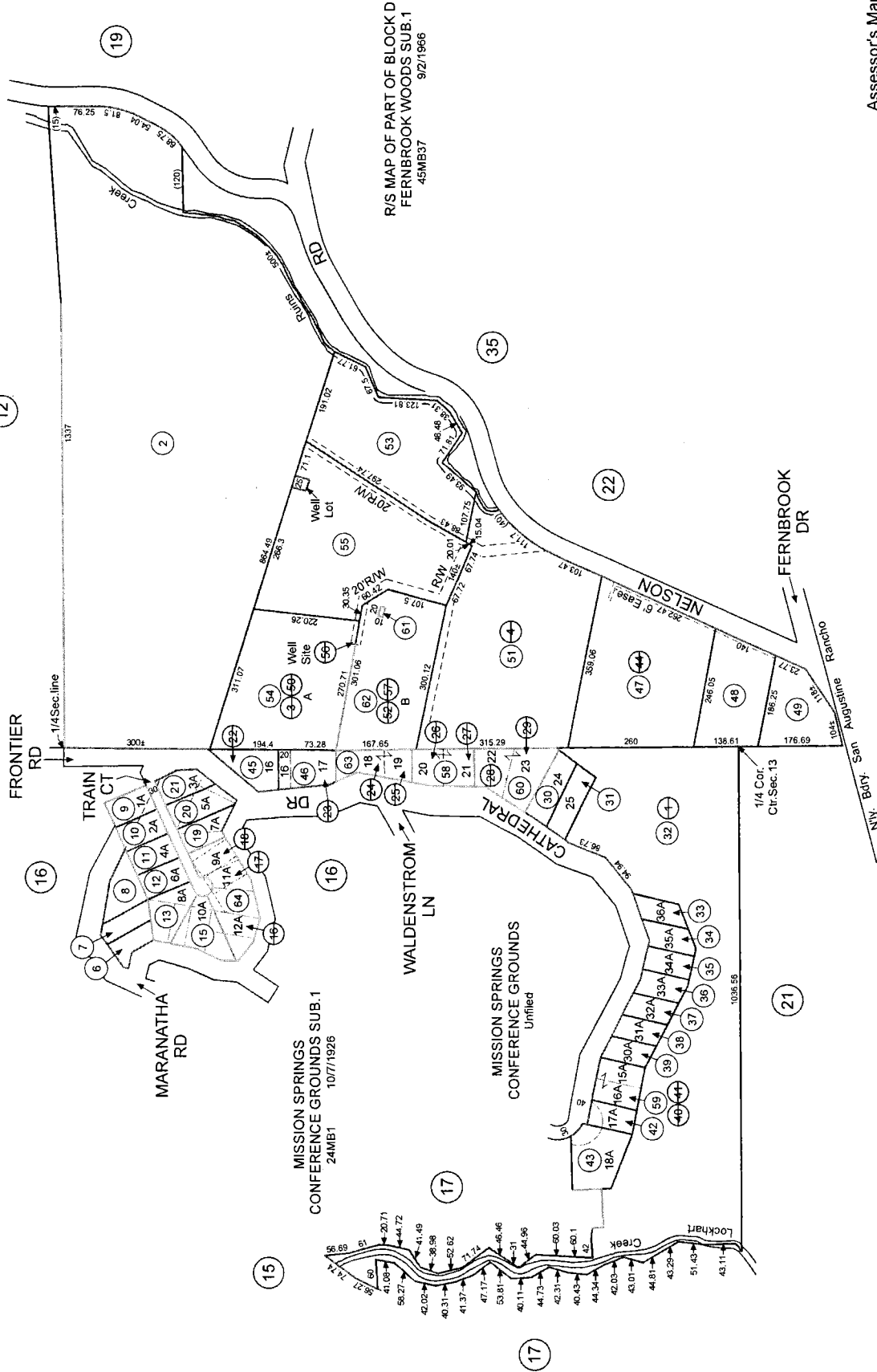
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POR. SEC. 13,  
T.10S., R.2W., M.D.B.&M.

Tax Area Code  
94-066

70-18



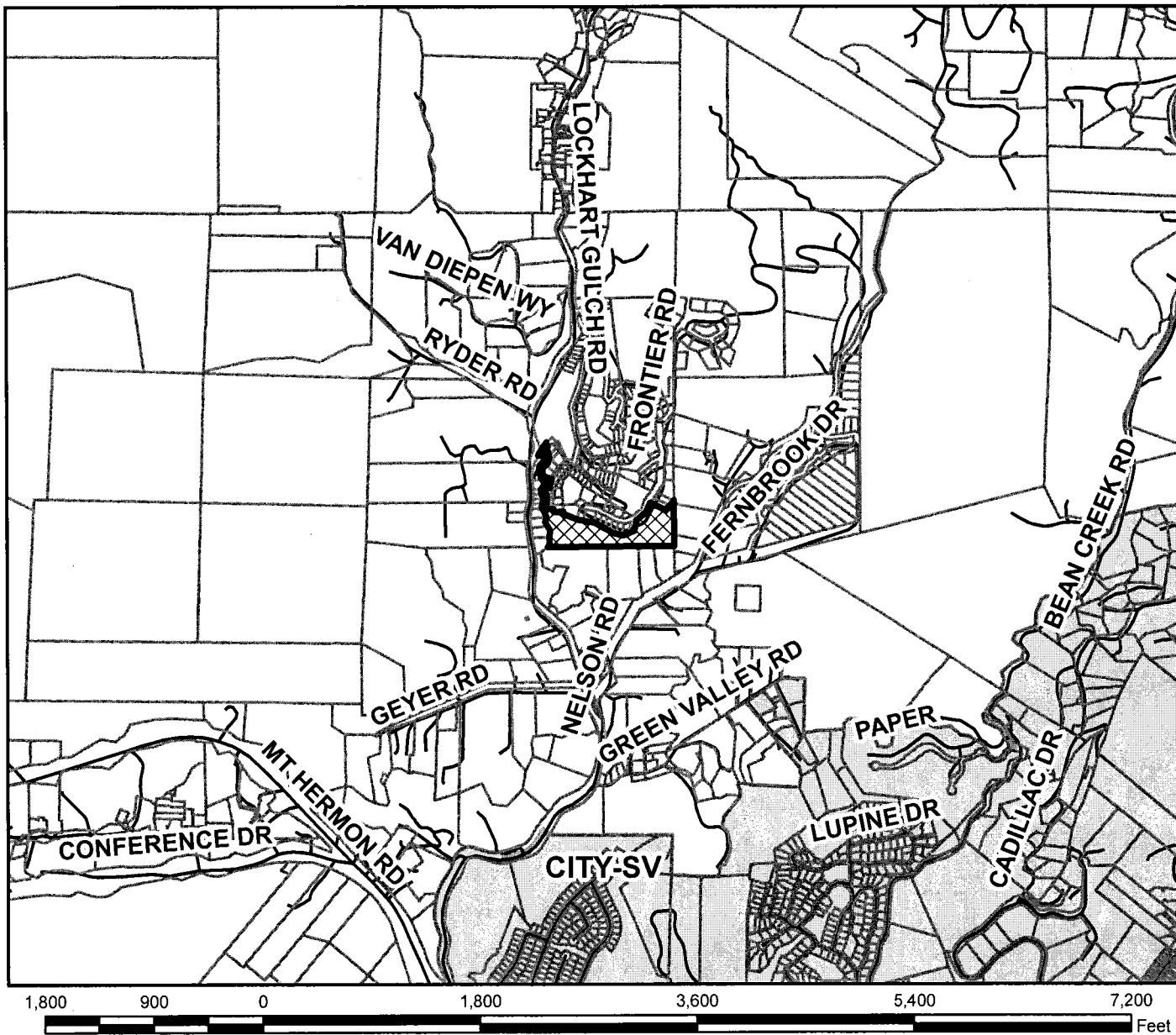
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 70-18  
County of Santa Cruz, Calif.  
March 1997






Electronically Redrawn 3/28/97 rw  
Rev 6/28/98 CS (CA consolidation)  
Rev 4/26/99 CS (Added link to 1-62)  
Rev 8/7/01 mm (changed page refs)  
Rev 10/18/07 mm (7-0043776 comb. 1-63)  
Rev 10/18/07 mm (7-0043776 comb. 1-64)  
Rev 6/19/13 CS (Corrected location of well top)

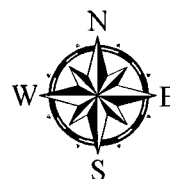


# Location Map



## LEGEND

-  APN: 070-181-32
-  APN: 070-171-27
-  Assessors Parcels
-  Streets
-  SCOTTS VALLEY



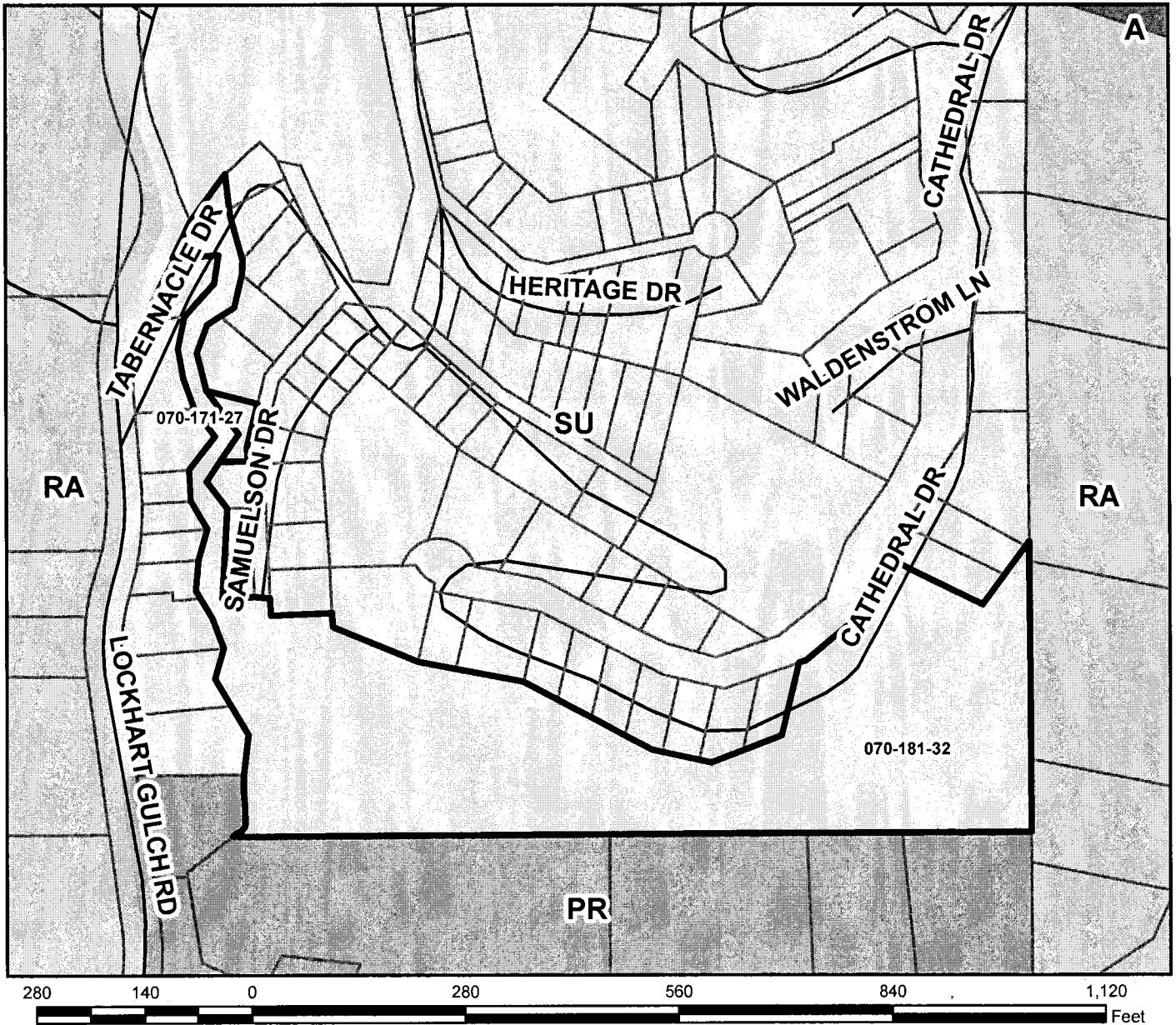
Map Created by  
County of Santa Cruz  
Planning Department  
October 2013

## EXHIBIT E



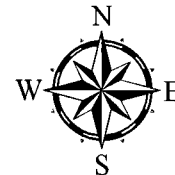


# Zoning Map



## LEGEND

- APN: 070-181-32
- APN: 070-171-27
- Assessors Parcels
- Streets
- SPECIAL USE
- AGRICULTURE RESIDENTIAL
- PARK

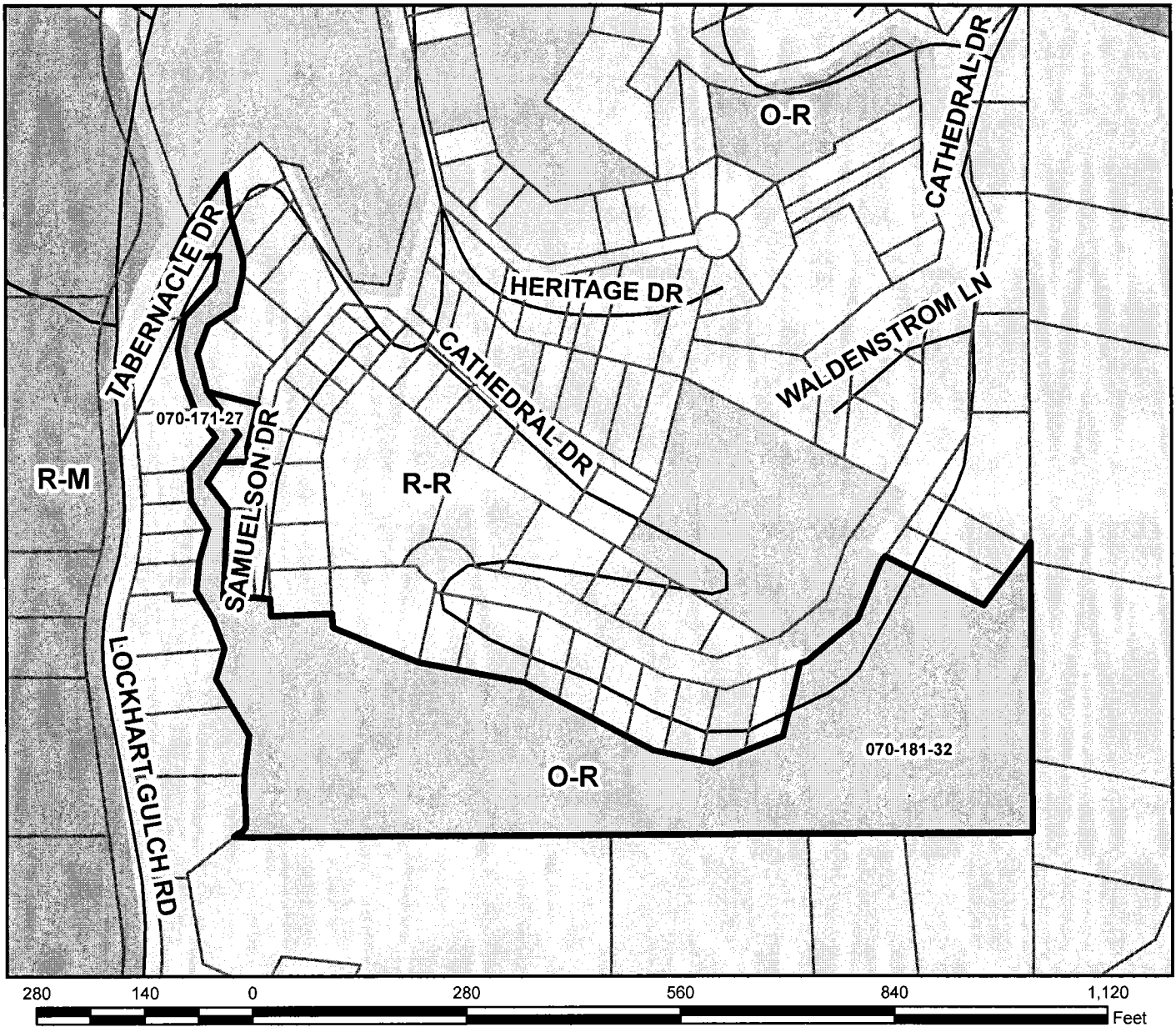


Map Created by  
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October 2013

EXHIBIT E

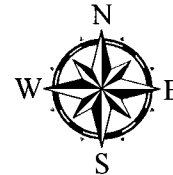


# General Plan Designation Map



## LEGEND

- APN: 070-181-32
- APN: 070-171-27
- Assessors Parcels
- Streets
- Residential-Rural
- Parks and Recreation
- Residential-Mountain



Map Created by  
County of Santa Cruz  
Planning Department  
October 2013

# EXHIBIT E

## Wickstrom Residence Floor Area Ratio Calculations

### Existing Residence

Existing Site Area: 2,867 sf

Gross Floor Area:	Main Level:	957 sf (1,182 – 225 = 989 sf; garage=225 sf credit)
	Lower Level:	1,082 sf
	Underfloor:	590 sf
	Deck:	244 sf ( 384 – 140 = 244 sf; 140 sf credit)
	TOTAL:	2,873 SF

Floor Area Ratio      = Gross Floor Area / Net Site Area  
                                 = 2,873 / 2,867  
                                 = **1.00**

### Proposed Residence

Proposed Site Area: 3,729 sf

Gross Floor Area:	Main Level:	1,233 sf
	Lower Level:	1,043 sf
	Underfloor:	590 sf
	Deck:	78 sf (218 – 140 = 84sf; 140 sf credit)
	TOTAL:	2,944 SF

Floor Area Ratio      = Gross Floor Area / Net Site Area  
                                 = 2,944 / 3,729  
                                 = **0.79**

REVISED: JULY 2, 2014



EXHIBIT F



## FALL CREEK ENGINEERING, INC.

*Civil • Environmental • Water Resource Engineering and Sciences*

Tel. (831) 426-9054

P.O. Box 7894, Santa Cruz, CA 95061

Fax. (831) 426-4932

June 10, 2014

William Mayfield, AIA  
20 Plaza / PO Box 340  
Mount Hermon, CA 95041

Subject: **Base Flood Elevation Study for 140 Samuelson Road on  
Lockhart Gulch Creek, Scotts Valley, California**

Dear William:

Fall Creek Engineering, Inc. (FCE) has completed a flood flow analysis of Lockhart Gulch Creek in the reach of 140 Samuelson Road. The analysis was completed to determine that proposed improvements at the residence at 140 Samuelson Drive do not encroach on the 100 year base flood elevation (BFE) of in Lockhart Gulch Creek (Creek).

Lockhart Gulch Creek is a tributary stream to Bean and Zayante Creeks in the Santa Cruz Mountains. The creek flows year round and is located in a 1.91 square mile watershed that is predominantly undeveloped with some low density rural residential homes and rural roads. Figure 1 is a site vicinity map for the project.

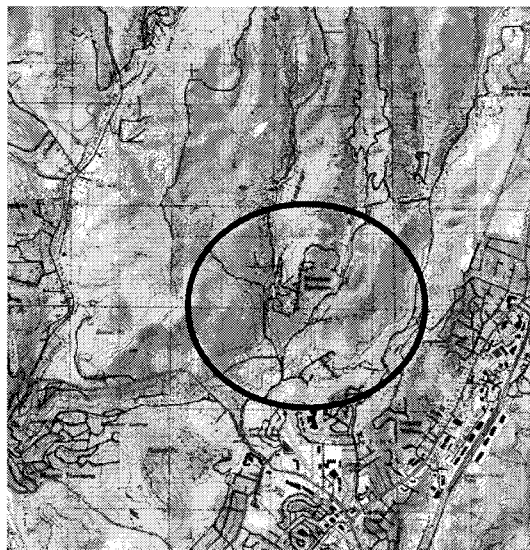


Figure 1. Site Location Map

FCE has completed a Hydraulic analysis to determine the BFE of Lockhart Gulch Creek during the 100 year flood flow event. Lockhart Gulch Creek is an ungauged stream and therefor FCE completed a hydrologic analysis to estimate peak flood recurrence in Lockhart Gulch. FCE developed a hydraulic model utilizing the US Army Corps of Engineers Hydrologic Engineering Center's River Analysis System (HEC-RAS) software.

In summary, the results of this analysis indicate that the location and height of the proposed improvements are above the resulting 100-year return period BFE. The results of the analysis are summarized in this letter report. The following sections describe the hydrologic and hydraulic analysis, the results of the study, and conclusions.

## Introduction

The proposed improvements for the subject property at 140 Samuelson Drive include remodeling of the existing residence. As part of the remodel project new structural sheathing is proposed on the lower portion of the existing framing and support structure. Mayfield Architects has prepared plans showing these improvements and indicating the elevations of all proposed supports and siding. Based on these plans, the proposed structural sheathing will terminate at the bottom of an existing grade beam (elevation of 395.33 ft) to allow for the passage of the 100-year return period BFE.

FCE presents the methodology and results for the determination of the 100-year return period BFE in the following sections.

## Hydrologic Analysis

FCE utilized the United States Geological Survey (USGS) California regional flood frequency equations for the Central Coast Region. As required by the Santa Cruz County Design Criteria, FCE included a 25% safety factor to the resulting flow values.

FCE performed hydrologic and hydraulic calculations to estimate peak discharge rates for a range of events (2-, 5-, 10-, 25-, 50- and 100-year return period). To determine peak flood flows, FCE employed the United States Geological Survey (USGS) California Regional Regression Equations. These equations are based on regression analysis of data from 705 gauging stations throughout California.

The annual peak discharges for the Central Coast Region are estimated using the following equations:

2-yr	$(0.0061 * A^{0.92}) * (P^{2.54}) * (H^{-1.10})$
5-yr	$(0.118 * A^{0.91}) * (P^{1.95}) * (H^{-0.79})$
10-yr	$(0.583 * A^{0.90}) * (P^{1.61}) * (H^{-0.64})$
25-yr	$(2.91 * A^{0.89}) * (P^{1.26}) * (H^{-0.50})$
50-yr	$(8.20 * A^{0.89}) * (P^{1.03}) * (H^{-0.41})$
100-yr	$(19.7 * A^{0.88}) * (P^{0.84}) * (H^{-0.33})$

Where: Q = peak discharge (cfs), A = drainage area (square miles)  
P = mean annual precipitation (in), H = altitude index (thousands of feet)

A mean annual precipitation from Rantz (1996) of 44 inches was used to approximate rainfall at the project site. The altitude index, or elevation, and the drainage area were obtained from the USGS topographic maps for the watershed area. The altitude index and drainage area for Lockhart Gulch Creek watershed were 745 feet and 1.91 square

miles, respectively. FCE also included a 25% safety factor per the Santa Cruz Design Criteria (2012 edition).

Table 1 and Figure 2 present the results of the Regional Regression Equation (RRE) Analysis.

Table 1. Results of Regional Regression Equations  
(includes a 25% safety factor)

Flood Frequency	Peak Discharge (cfs)
2-yr	285
5-yr	537
10-yr	696
25-yr	881
50-yr	1,013
100-yr	1,150

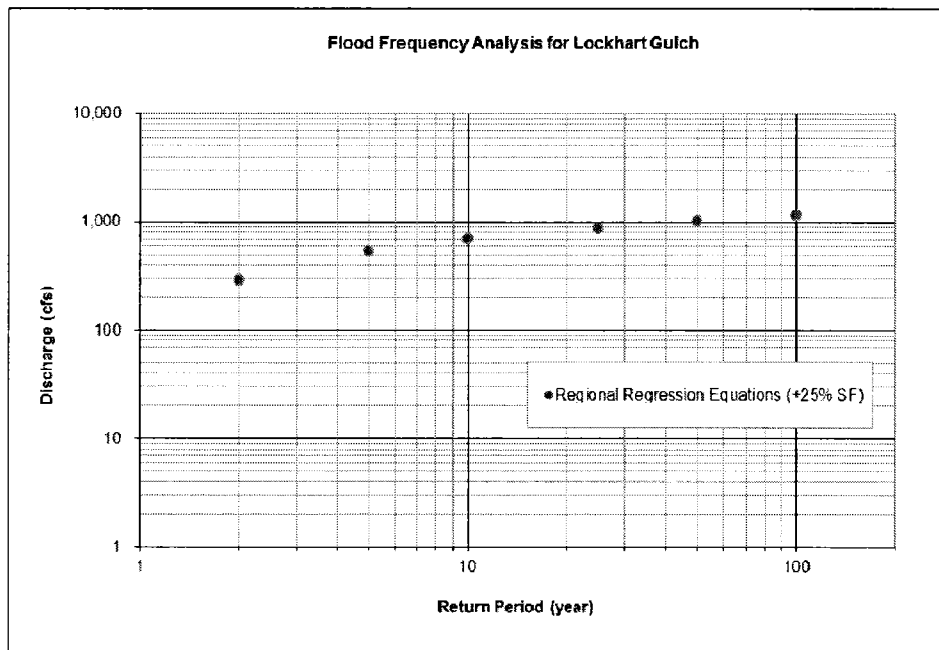


Figure 2. Peak Discharge for the USGS Regional Regression Equations for Central Coast Streams

The 2-year return period flood frequency discharge is generally considered the flow at which a “bankfull” channel condition is determined. The 100-year return period flood frequency discharge is the flow at which the base flood elevation (BFE) is determined. The resulting values for the 2 and 100-year return period storm events are 285 cfs and 1,150 cfs respectively. A copy of the hydrologic analysis data area presented in Attachment A.

## Hydraulic Analysis

FCE employed the U.S. Army Corps of Engineer's Hydrologic Engineering Center's River Analysis System (HEC-RAS) computer program to determine the stage, stream velocity, shear stress, and other parameter values for the existing channel configurations.

The solutions derived using HEC-RAS are based on the solution of the one-dimensional energy equation. The model calculates energy losses by friction (Manning's equation) and channel contraction/expansion (coefficients multiplied by the change in velocity head). The data needed to perform the computations included channel geometry (cross sections) and stream flow data. Water surface profiles are then computed from one cross section to the next by solving the Energy Equation with an iterative procedure known as the direct step method.

The channel was evaluated for approximately 690 lineal feet for the existing site conditions. Under the existing condition, the stream was evaluated with the contours and features presented in the topographic survey prepared for the project. The subject parcels is located between river stations 2+25 and 1+75 and include stations 2+10 and 1+90.

The geometric data was obtained from a detailed topographic survey of the stream prepared for Mission Springs and the project client by Paul Hanagan Land Surveying under the supervision and coordination of FCE. Flow data was obtained from the hydrologic analysis described above and stream conditions were based on field visits conducted by FCE.

The topographic survey was prepared by Paul Hanagan Land Surveyors in June 2009 and extended in April 2014. The horizontal datum is based on the California State Plane Coordinates Zone 3 – NAD 83 – Epoch 1991.35. The vertical datum is based on the NGVD 29 as determined from the fast static GPS observations. FCE will provide the results of the modeling effort in both NGVD 29.

A stream alignment was defined for the centerline of the stream channel up and downstream of the project location. Cross-sections were placed perpendicular to the stream alignment, as shown in Figure B1. Geometric data was extracted from the channel cross sections and entered into the HEC-RAS model. Geometric data included 21 cross-sections defining the channel and flood plain morphology.

A Manning's coefficient ('n' value) were selected from the table of values presented in Table 3-1 of the HEC-RAS Hydraulic Design Manual, version 4.1 January 2010. FCE used a Manning's coefficient of 0.04 for the main channel, which is a typical average value for a clean winding channel with some pools and shoals. A Manning's 'n' value of 0.1 was used for the flood plain area that Heavy stand of timber, few down trees, and little undergrowth with flow beneath the branches. In sections where walls were indicated, FCE utilized a Manning's coefficient of 0.013 for smooth concrete. In areas where both concrete walls and native channel banks were within the 100-year floodplain FCE used a composite value of 0.0565. Finally for sections of the Creek where the bottom of the channel was gravel and sides were formed concrete walls FCE used a Manning's coefficient of 0.02. The stream channel shows some gradual transitions from the upstream

boundary to the downstream boundary. Based on these conditions, contraction and expansion coefficients of 0.1 and 0.3, respectively, were used in the model.

Peak discharge values from the adjusted Bean Creek gage were used in the model to determine water surface profiles in the project area. These values were similar to, and slightly more conservative than, the peak discharge values derived using the USGS regression equations for Central Coast streams.

### Hydraulic Analysis Results

Table 3 presents a summary of the results of the existing and proposed condition hydraulic (HEC-RAS) modeling and the associated water surface elevations for the 2-year and 100-year flood flows. The 100-year flood is the highest anticipated return flow that occurs once in a 100 a year period.

Table 2. Base Flood Elevations in Lockhart Gulch Creek for the 100 Year Peak Flood Recurrence Flows

River Station	Minimum Channel Elevation	Water Surface Elevation (2-YR, Q=285cfs)	Water Surface Elevation (100-YR, Q=1,150 cfs)
(ft)	(ft)	(ft)	(ft)
725	397.85	401.13	406.32
675	396.36	400.73	405.92
625	396.44	400.69	405.78
600	396.28	400.66	405.76
575	396.32	400.55	405.33
565	395.99	400.49	405.11
550	395.94	399.18	403.62
525	395	397.09	400.01
515	394.31	396.39	399.21
475	390.61	391.78	393.3
425	388.2	392.53	397.9
375	388.27	392.19	397.84
325	387.4	392.13	397.88
275	387.84	392.02	397.57
225*	386.41	392	397.44
210*	388	390.75	394.81
190*	387	389.56	392.6
175*	387	389.7	392.14
120	386.71	388.57	390.55
60	385.86	388.89	392.51
35	385.35	387.74	390.51

\*Stations with cross sections on subject parcel



The results indicate that the 100-year water surface elevation on the subject parcel range from 394.8 ft at the upstream end (Station 210) of the parcel and 392.1 ft and the downstream end (Station 175) of the parcel. Improvements proposed for the property have a minimum elevation of 397.2 on the upstream end of the parcel and 395.3 ft on the downstream end of the parcel. The water surface elevation is approximately 1.5 to 2 feet below the proposed improvements to the property and therefore the project will not encroach on the stream.

### Conclusions

Based on the results of the hydrologic and hydraulic analysis, FCE concludes that the location and elevation of the proposed improvements are above the maximum 100-year return period base flood elevation for Lockhart Gulch Creek.

Thank you for the opportunity to provide engineering services on this project. If you have any questions, or require additional information, please contact me at (831) 426-9054.

Sincerely,



ROBYN COOPER MS, PE  
Senior Engineer

Attachments

Attachment A:  
Hydrologic Analysis  
Lockhart Gulch Creek

Procedure: Topographic maps, the hydrologic regions map (fig. 1), the mean annual precipitation from Rantz (1969), and the following equations are used to estimate the needed peak discharges QT, in cubic feet per second, having selected recurrence intervals T.

*Central Coast Region*

$Q2 = 0.0061 A^{0.92} p^{2.54} H^{-1.10}$  $Q5 = 0.118 A^{0.91} p^{1.95} H^{-0.79}$  $Q10 = 0.583 A^{0.90} p^{1.61} H^{-0.64}$  $Q25 = 2.91 A^{0.89} p^{1.26} H^{-0.50}$  $Q50 = 8.20 A^{0.89} p^{1.03} H^{-0.41}$  $Q100 = 19.7 A^{0.88} p^{0.84} H^{-0.33}$

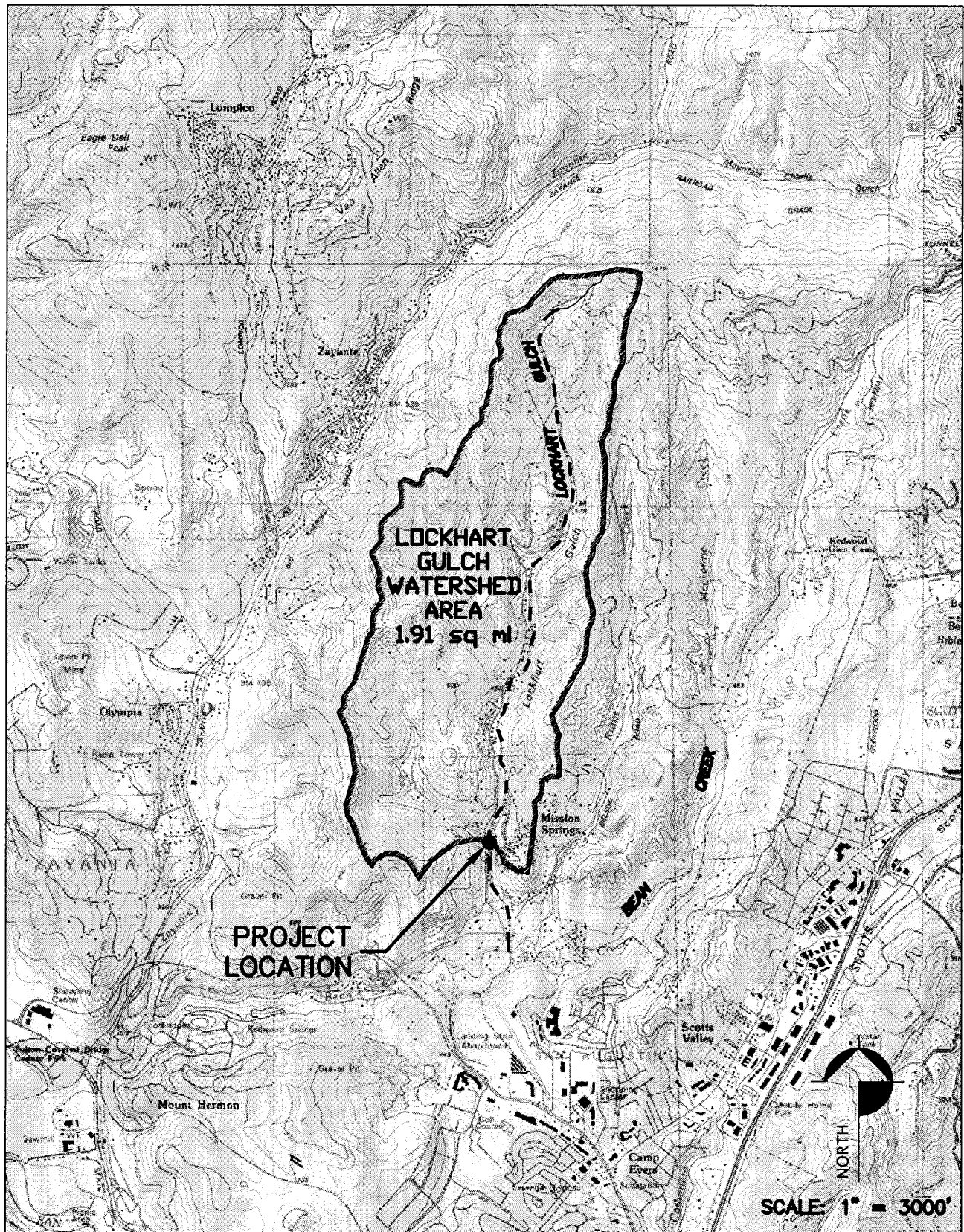
A = 1.91 square miles

P = 44 inches

H = 0.745

Return Interval	Peak Discharge (cfs)	Peak +25% Safety Factor
Q2	228	285
Q5	429	537
Q10	557	696
Q25	705	881
Q50	810	1013
Q100	920	1150

Lockhart Gulch Watershed Area to Project				
Site				
Drainage Area (sf)		Drainage Area (ac)	Drainage Area (sq mi)	
53177417.55		1220.79	1.91	
Channel Length		ft	mi	Elevation (ft/1000)
		14277.298	2.70403367	
10%		1427.7298	0.27040337	0.44
85%		12135.703	2.29842862	1.05
			Average	0.745



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FIGURE A1 - HYDROLOGIC BASINS

Attachment B:  
HEC-RAS  
Lockhart Gulch Creek

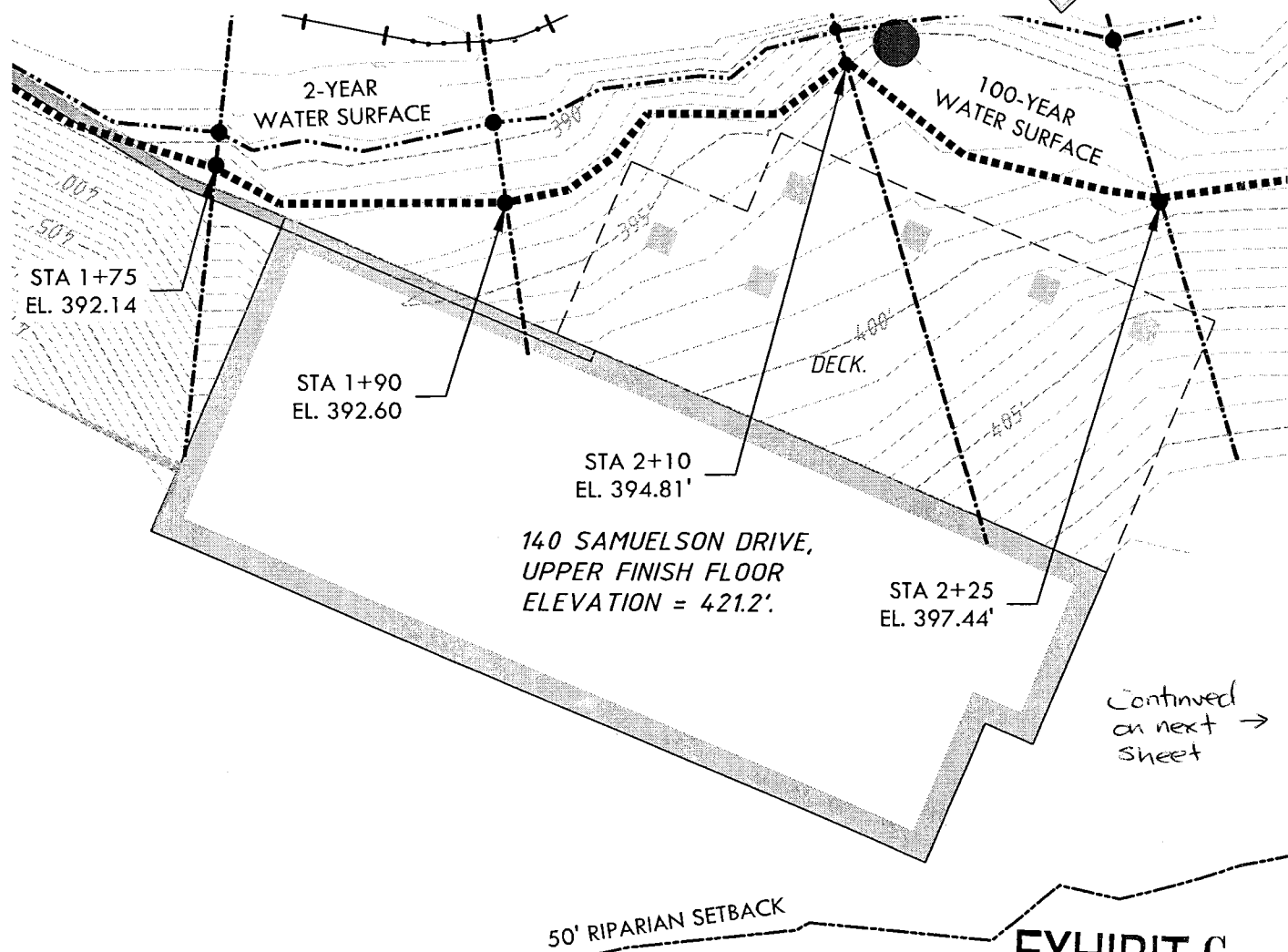
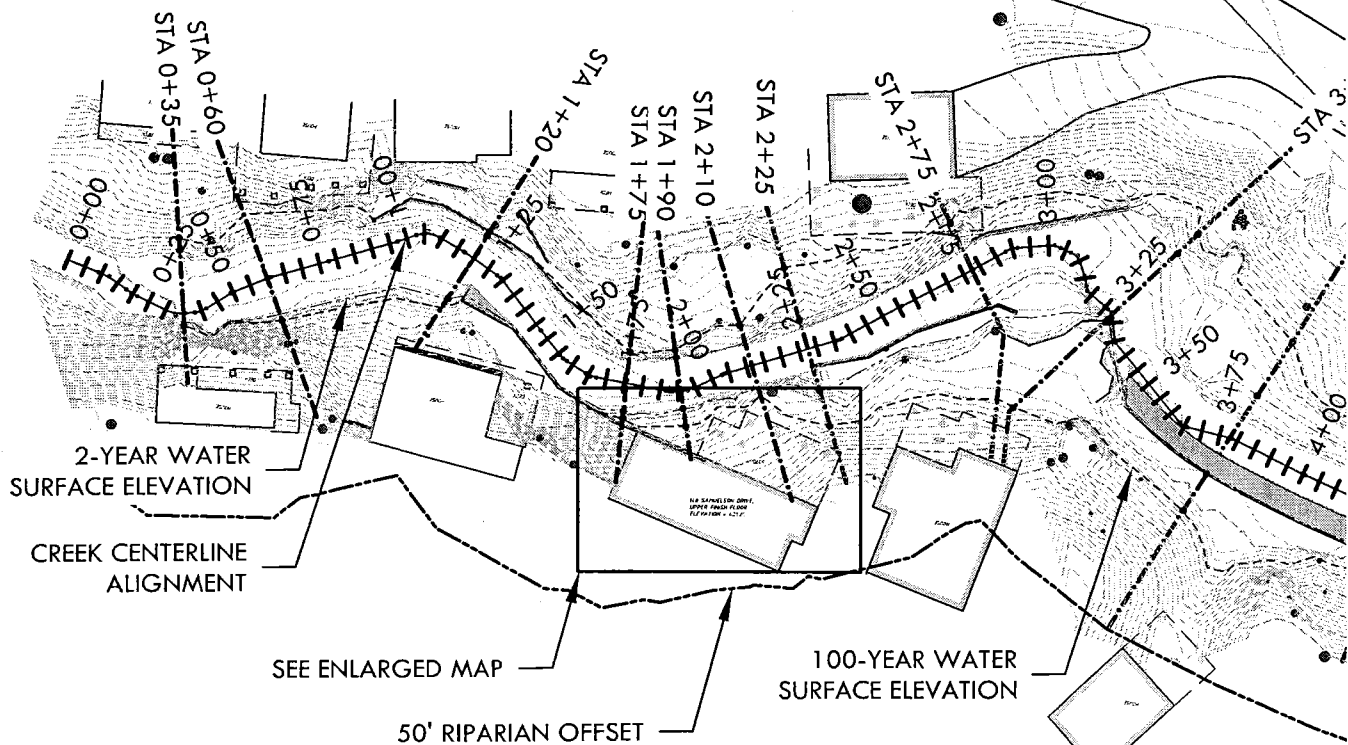
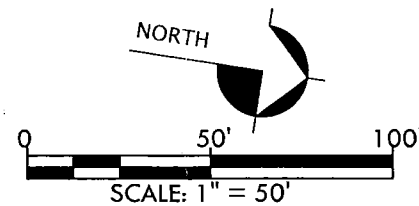
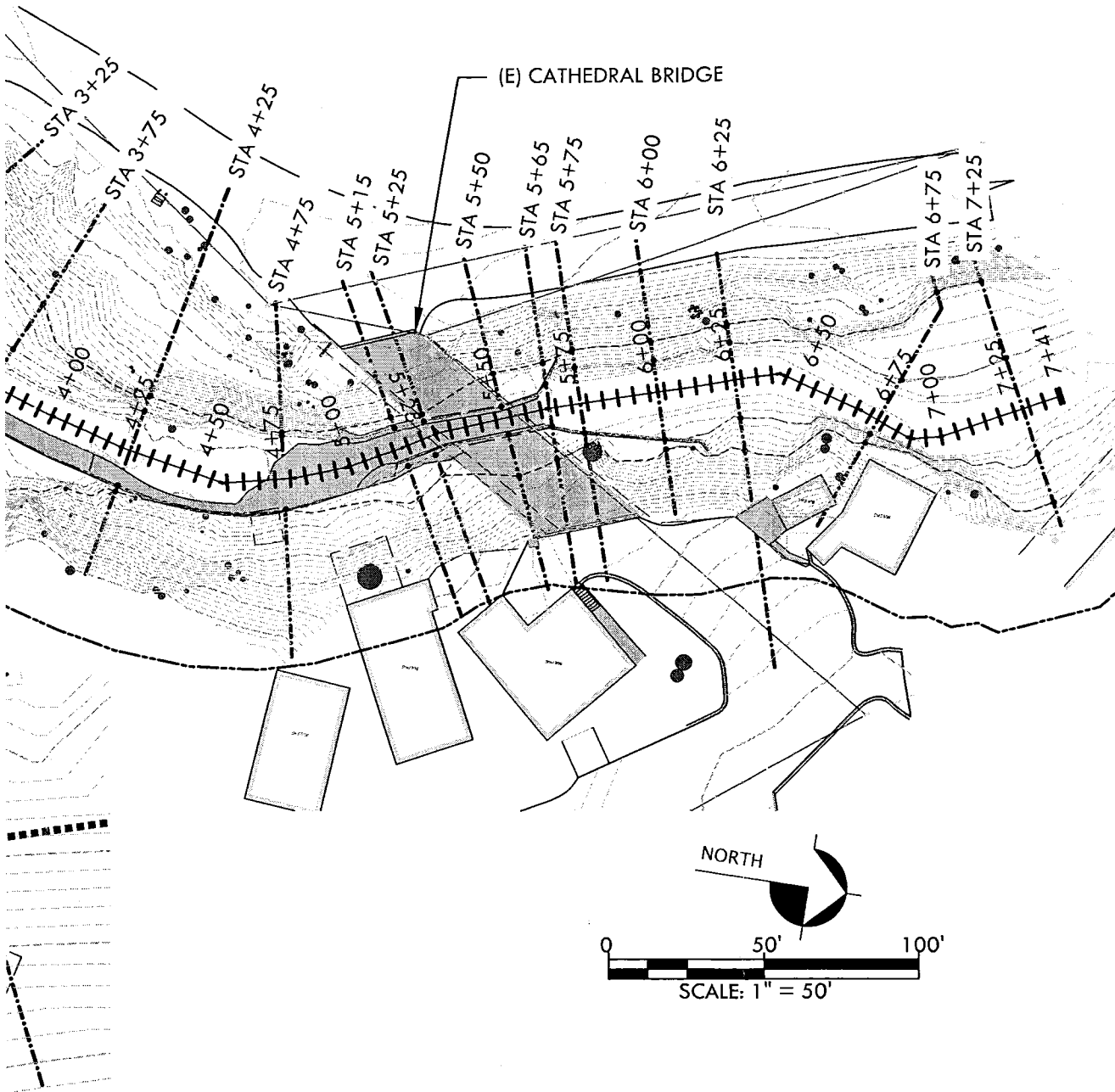


EXHIBIT G



LEGEND:

- (E) CONTOURS
- CREEK CENTERLINE ALIGNMENT AND STATIONING (FT)
- CROSS SECTION
- 100-YEAR WATER SURFACE ELEVATION
- 2-YEAR WATER SURFACE ELEVATION
- 50' RIPARIAN SETBACK
- BUILDING
- TREES

← Continued on previous sheet

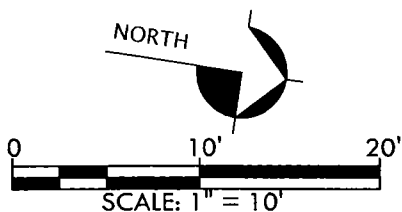


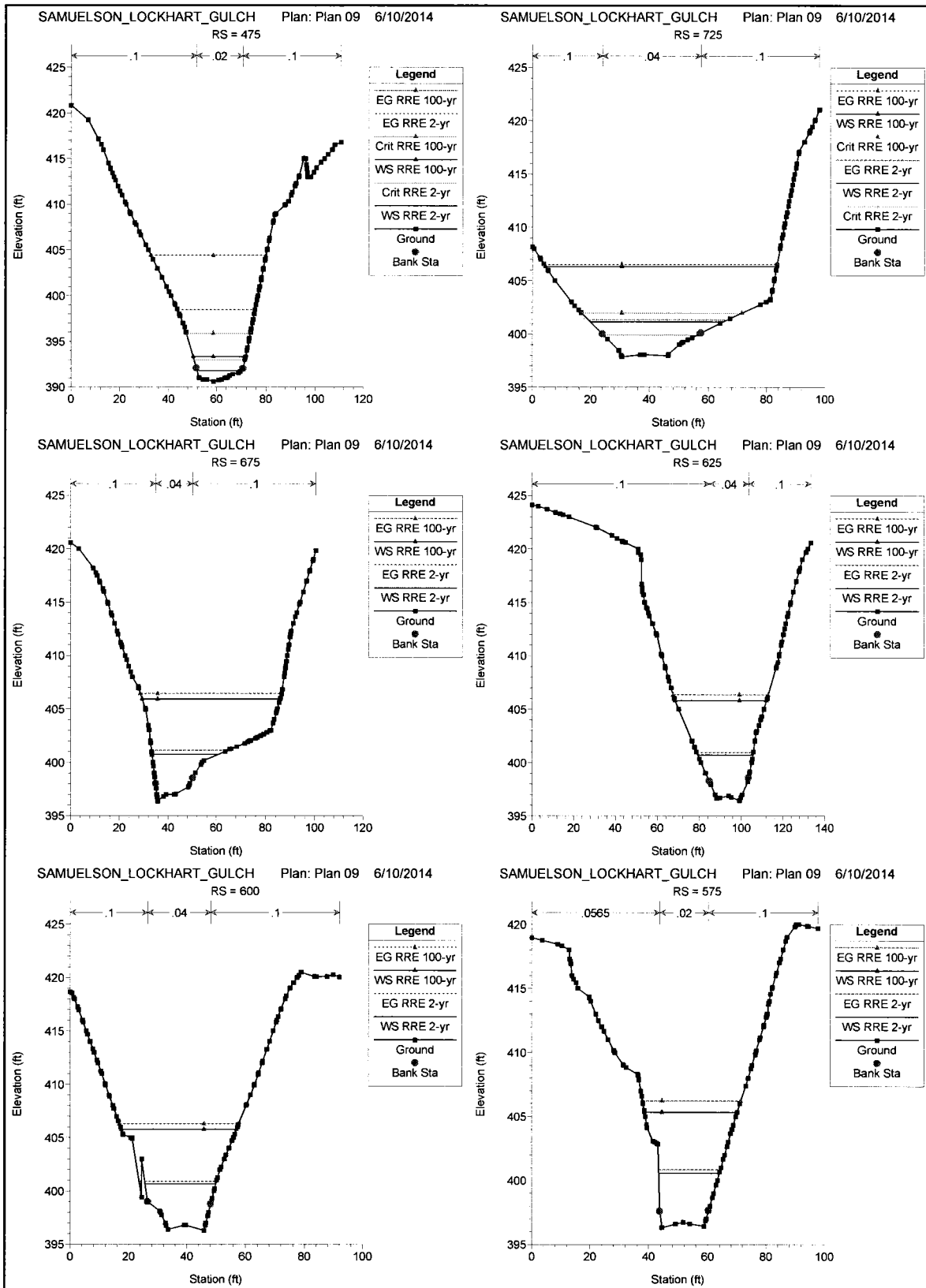
FIGURE B1: 140 SAMUELSON DRIVE, MISSION SPRINGS CAMP AND CONFERENCE CENTER SCOTT'S VALLEY, CALIFORNIA - LOCKHART GULCH CREEK - HEC RAS CROSS SECTIONS

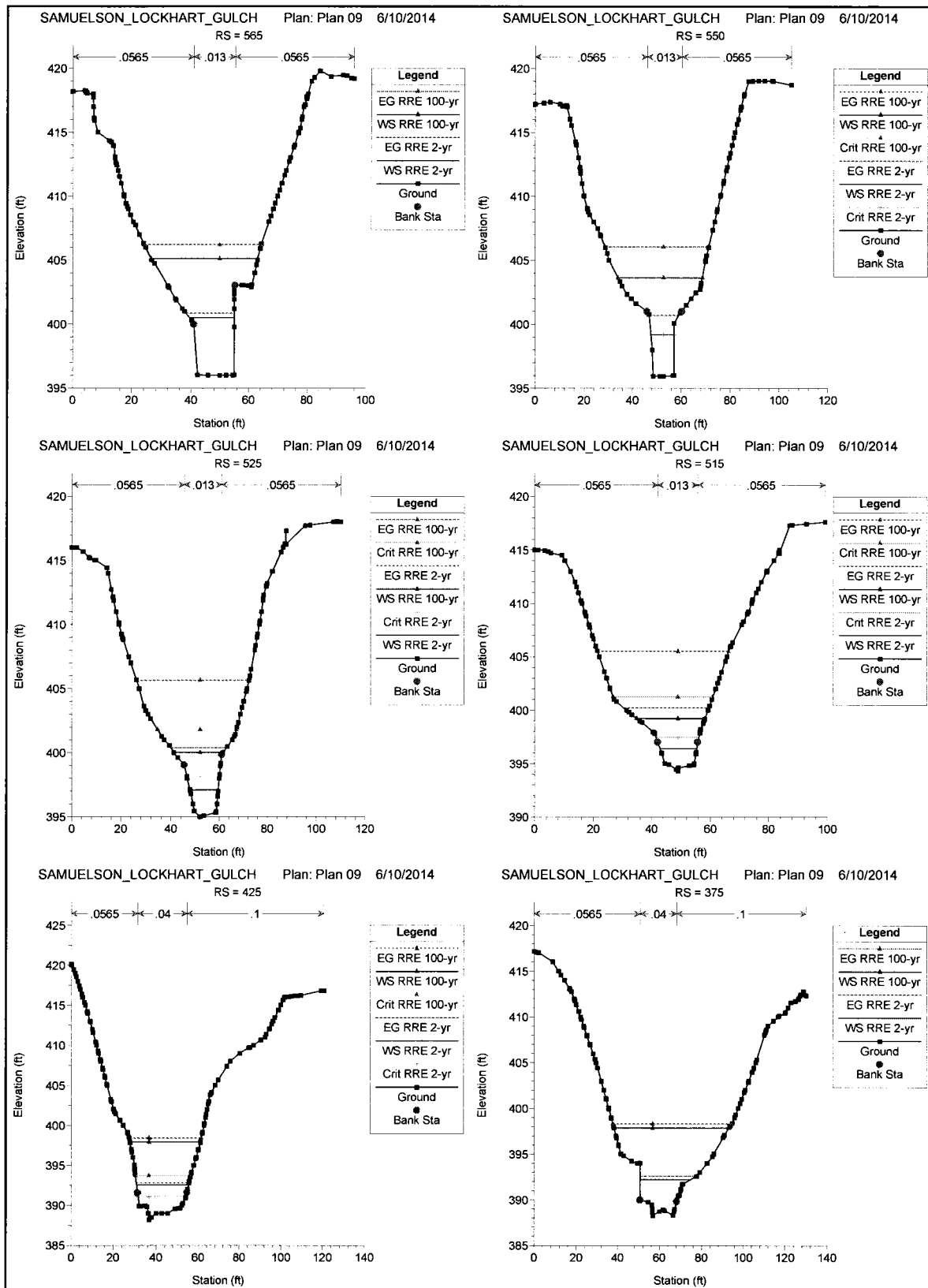


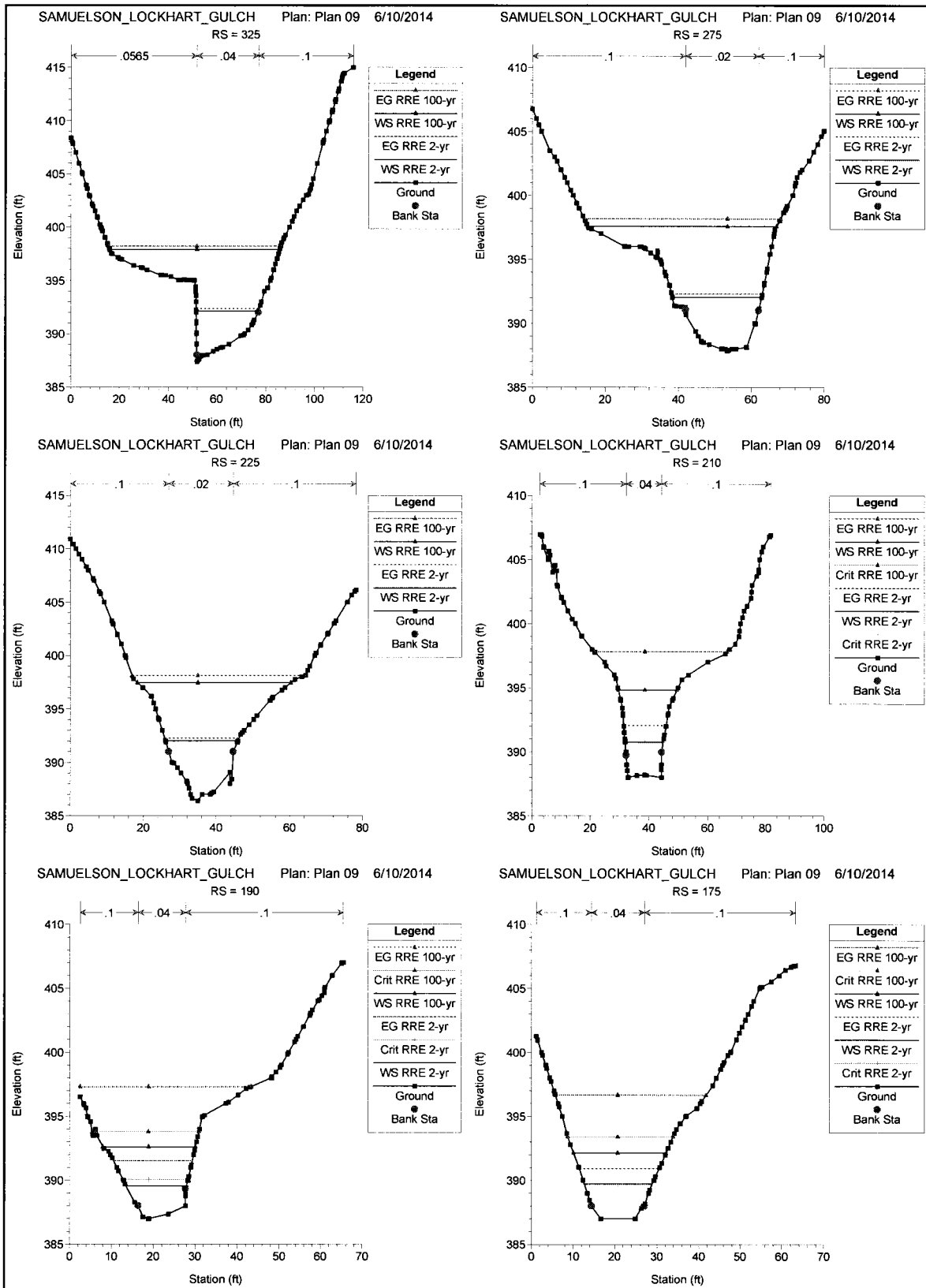
HEC-RAS Plan, revised-n River Lockhart Gulch C Reach: Cathedral Bridge

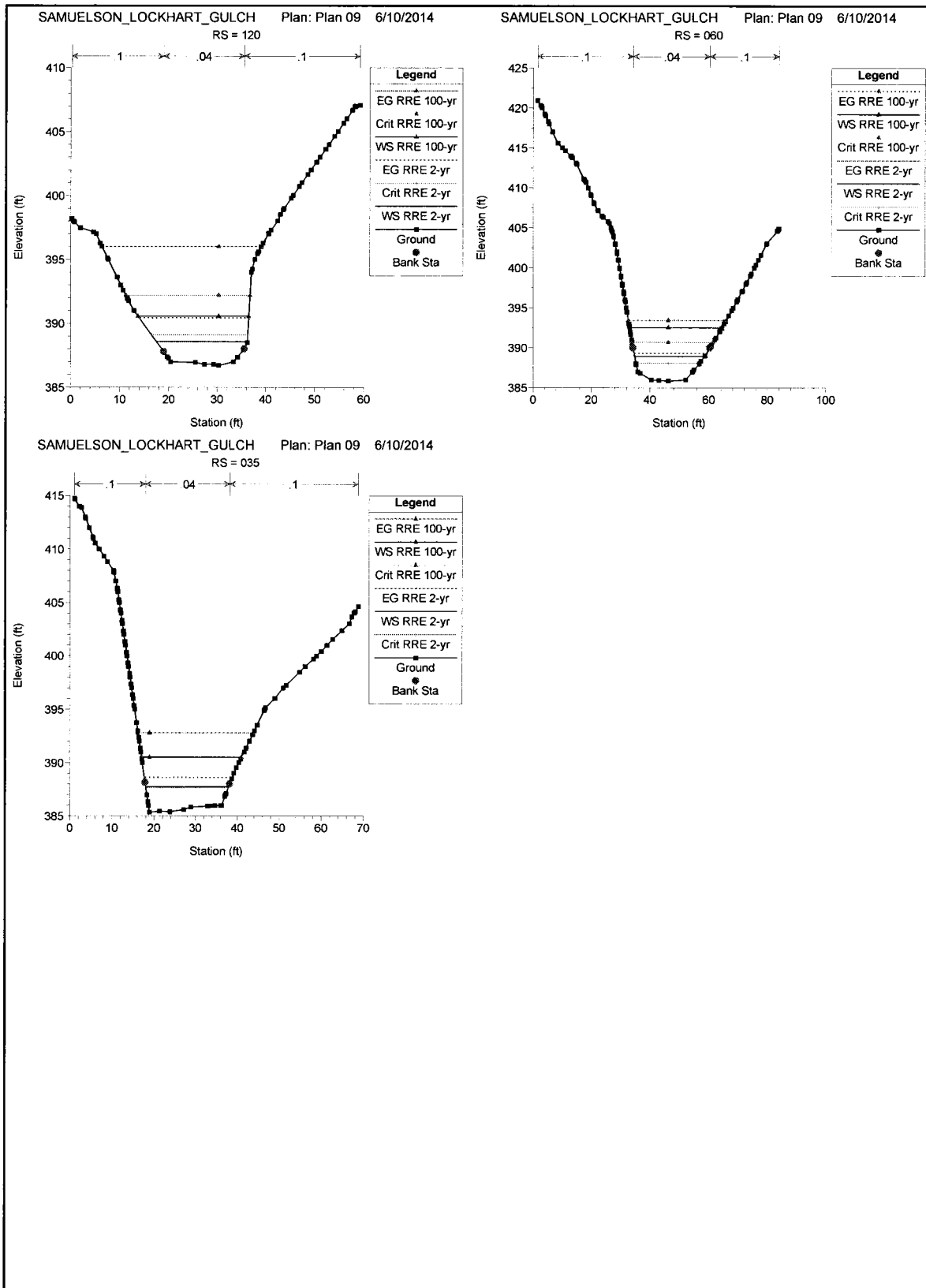
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Vel Left (ft/s)	Vel Right (ft/s)	Shear Chan (lb/sq ft)	Shear LOB (lb/sq ft)	Shear ROB (lb/sq ft)
Cathedral Bridge	725	RRE 2-yr	285.00	397.85	401.13	399.88	401.30	0.002409	3.34	0.49	0.46	0.37	0.06	0.08
Cathedral Bridge	725	RRE 100-yr	1150.00	397.85	406.32	401.96	406.51	0.000701	3.79	0.86	1.01	0.33	0.14	0.18
Cathedral Bridge	675	RRE 2-yr	285.00	396.36	400.73		401.13	0.003978	5.16	0.69	0.75	0.81	0.16	0.18
Cathedral Bridge	675	RRE 100-yr	1150.00	396.36	405.92		406.43	0.001920	6.54	0.97	1.69	0.97	0.22	0.50
Cathedral Bridge	625	RRE 2-yr	285.00	396.44	400.69		400.94	0.002181	4.01	0.76	0.59	0.48	0.16	0.11
Cathedral Bridge	625	RRE 100-yr	1150.00	396.44	405.78		406.33	0.001667	6.25	1.39	1.08	0.87	0.36	0.25
Cathedral Bridge	600	RRE 2-yr	285.00	396.28	400.66		400.88	0.003094	3.74	0.30	0.51	0.43	0.03	0.08
Cathedral Bridge	600	RRE 100-yr	1150.00	396.28	405.76		406.28	0.001596	5.93	0.70	1.08	0.80	0.13	0.25
Cathedral Bridge	575	RRE 2-yr	285.00	396.32	400.55		400.84	0.000600	4.33	0.20	0.40	0.14	0.01	0.04
Cathedral Bridge	575	RRE 100-yr	1150.00	396.32	405.33		406.22	0.000658	7.71	0.69	0.79	0.33	0.04	0.12
Cathedral Bridge	565	RRE 2-yr	285.00	395.99	400.49		400.83	0.000425	4.71	0.19		0.07	0.01	
Cathedral Bridge	565	RRE 100-yr	1150.00	395.99	405.11		406.20	0.000729	8.60	1.31	0.98	0.21	0.11	0.07
Cathedral Bridge	550	RRE 2-yr	285.00	395.94	399.18	399.18	400.70	0.003169	9.89			0.38		
Cathedral Bridge	550	RRE 100-yr	1150.00	395.94	403.62	403.62	406.04	0.002011	12.76	1.57	1.51	0.49	0.19	0.18
Cathedral Bridge	525	RRE 2-yr	285.00	395.00	397.09	398.10	400.39	0.009922	14.57			0.90		
Cathedral Bridge	525	RRE 100-yr	1150.00	395.00	400.01	401.79	405.64	0.006236	19.06	1.28	0.38	1.19	0.19	0.03
Cathedral Bridge	515	RRE 2-yr	285.00	394.31	396.39	397.46	400.23	0.013535	15.71			1.09		
Cathedral Bridge	515	RRE 100-yr	1150.00	394.31	399.21	401.24	405.51	0.005841	20.27	1.70	1.62	1.29	0.28	0.26
Cathedral Bridge	475	RRE 2-yr	285.00	390.61	391.78	392.96	398.44	0.115060	20.71			5.35		
Cathedral Bridge	475	RRE 100-yr	1150.00	390.61	393.30	395.85	404.40	0.046251	26.77	1.88	1.78	6.26	1.31	1.20
Cathedral Bridge	425	RRE 2-yr	285.00	388.20	392.53	391.10	392.78	0.002997	3.99	0.52	0.36	0.52	0.04	0.05
Cathedral Bridge	425	RRE 100-yr	1150.00	388.20	397.90	393.71	398.39	0.001602	5.72	1.31	0.98	0.75	0.14	0.21
Cathedral Bridge	375	RRE 2-yr	285.00	388.27	392.19		392.58	0.004509	5.07	0.21	0.78	0.82	0.01	0.20
Cathedral Bridge	375	RRE 100-yr	1150.00	388.27	397.84		398.31	0.001636	6.06	1.74	1.47	0.83	0.21	0.39
Cathedral Bridge	325	RRE 2-yr	285.00	387.40	392.13		392.36	0.002712	3.85	0.39	0.11	0.48	0.03	0.01
Cathedral Bridge	325	RRE 100-yr	1150.00	387.40	397.88		398.20	0.000982	4.78	1.17	0.85	0.51	0.10	0.15
Cathedral Bridge	275	RRE 2-yr	285.00	387.84	392.02		392.29	0.000736	4.22	0.28	0.19	0.14	0.03	0.02
Cathedral Bridge	275	RRE 100-yr	1150.00	387.84	397.57		398.15	0.000432	6.20	0.51	0.47	0.22	0.06	0.05
Cathedral Bridge	225	RRE 2-yr	285.00	386.41	392.00		392.25	0.000685	4.06	0.19	0.21	0.13	0.01	0.02
Cathedral Bridge	225	RRE 100-yr	1150.00	386.41	397.44		398.11	0.000584	6.67	0.54	0.65	0.26	0.07	0.09
Cathedral Bridge	210	RRE 2-yr	285.00	388.00	390.75	390.75	392.05	0.023323	9.16	0.69	0.86	2.99	0.25	0.34
Cathedral Bridge	210	RRE 100-yr	1150.00	388.00	394.81	394.81	397.80	0.015657	14.05	1.68	2.25	5.14	0.84	1.30
Cathedral Bridge	190	RRE 2-yr	285.00	387.00	389.56	390.06	391.52	0.040051	11.37	2.46	0.63	4.73	1.88	0.25
Cathedral Bridge	190	RRE 100-yr	1150.00	387.00	392.60	393.90	397.31	0.031416	18.06	4.06	2.63	8.91	3.75	1.96
Cathedral Bridge	175	RRE 2-yr	285.00	387.00	389.70	389.70	390.91	0.017603	8.89	1.39	1.36	2.66	0.65	0.63
Cathedral Bridge	175	RRE 100-yr	1150.00	387.00	392.14	393.41	396.65	0.027563	17.49	3.14	3.24	8.22	2.48	2.58
Cathedral Bridge	120	RRE 2-yr	285.00	386.71	388.57	389.10	390.43	0.050246	10.97	1.64	1.25	4.74	1.08	0.72
Cathedral Bridge	120	RRE 100-yr	1150.00	386.71	390.55	392.19	396.01	0.050420	19.00	3.81	2.40	10.82	3.84	1.92
Cathedral Bridge	060	RRE 2-yr	285.00	385.86	388.89	388.07	389.29	0.006445	5.04			0.88		
Cathedral Bridge	060	RRE 100-yr	1150.00	385.86	392.51	390.70	393.40	0.004718	7.62	0.66	1.07	1.52	0.15	0.31
Cathedral Bridge	035	RRE 2-yr	285.00	385.35	387.74	387.66	388.61	0.020010	7.50			2.13		
Cathedral Bridge	035	RRE 100-yr	1150.00	385.35	390.51	390.51	392.78	0.016400	12.14	1.04	1.76	4.17	0.41	0.91













**FALL CREEK ENGINEERING, INC.**

*Civil • Environmental • Water Resource Engineering and Sciences*

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P.O. Box 7894, Santa Cruz, CA 95061

Fax. (831) 426-4932

June 10, 2014

William Mayfield, AIA  
20 Plaza / PO Box 340  
Mount Hermon, CA 95041

**Subject: Response to Comments from Environmental Planning  
140 Samuelson Road on Lockhart Gulch Creek, Scotts Valley, California**

Dear William:

Fall Creek Engineering (FCE) has prepared this letter to respond to the comments received from Santa Cruz County Environmental Planning. Comment #3 references the Base Flood Elevation Study prepared for the above referenced parcel and was submitted to your firm on April 30, 2014. The following presents our response to comments:

3a. Fall Creek Engineering has prepared base flood elevation (BFE) studies for three parcels upstream of the project site in the last 5 years. Each of the BFE studies has been submitted and approved by the County of Santa Cruz. The Manning's Roughness Coefficients "n-value" utilized in this project were taken from Table 3-1 of the HEC-RAS Hydraulic Design Manual, version 4.1 January 2010 and are identical to the other three BFE studies completed previously, and FCE is of the professional opinion that the n-values used represent the site conditions. FCE performed a sensitivity analysis of the Manning's n-values for this project by changing the overbank n-values to 0.1 in areas where vegetation occurs (no walls exist). FCE used composite n-values for sections where both concrete walls and natural overbank slopes were present. The resulting water surface elevation did not vary significantly. FCE has updated the Base Flood Elevation Study with the revised n-values and presented updated results and associated figure. In addition FCE updated the report to include the following:

"A Manning's coefficient ('n' value) were selected from the table of values presented in Table 3-1 of the HEC-RAS Hydraulic Design Manual, version 4.1 January 2010. FCE used a Manning's coefficient of 0.04 for the main channel, which is a typical average value for a clean winding channel with some pools and shoals. A Manning's 'n' value of 0.1 was used for the flood plain area with a heavy stand of timber, few down trees, and little undergrowth with flow beneath the branches. In sections where walls were indicated, FCE utilized a Manning's coefficient of 0.013 for smooth concrete. In areas where both concrete walls and native channel banks were within the 100-year floodplain FCE used a composite value of 0.0565. Finally for sections of the Creek where the bottom of the channel was gravel and sides were formed concrete walls FCE used a Manning's coefficient of 0.02."

FCE has attached a copy of Table 3-1 of the HEC-RAS Hydraulic Design Manual, version 4.1 January 2010 for your reference and review.

3b. The sections utilized in the HEC-RAS model are included in the Revised BFE study in Attachment B: HEC-RAS Lockhart Gulch Creek, report page 13-16.

3c. The table below shows the conversion from NGVD 29 to NAVD 88. Please note that the results of the conversion are not transferable to the survey used for this project as it is also referencing the NGVD datum. The following data was used to determine the conversion:

Latitude: 37.025341  
Longitude: 122.020365  
Datum Shift: 2.739 feet  
(added to NVGD 29 to get a resulting NAVD 88 elevation)

River Station	Minimum Channel Elevation	NGVD 29		NAVD 88	
		Water Surface Elevation (2-YR, Q=285cfs)	Water Surface Elevation (100-YR, Q=1,150 cfs)	Water Surface Elevation (2-YR, Q=285cfs)	Water Surface Elevation (100-YR, Q=1,150 cfs)
(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
725	397.85	401.13	406.32	403.87	409.06
675	396.36	400.73	405.92	403.47	408.66
625	396.44	400.69	405.78	403.43	408.52
600	396.28	400.66	405.76	403.40	408.50
575	396.32	400.55	405.33	403.29	408.07
565	395.99	400.49	405.11	403.23	407.85
550	395.94	399.18	403.62	401.92	406.36
525	395	397.09	400.01	399.83	402.75
515	394.31	396.39	399.21	399.13	401.95
475	390.61	391.78	393.3	394.52	396.04
425	388.2	392.53	397.9	395.27	400.64
375	388.27	392.19	397.84	394.93	400.58
325	387.4	392.13	397.88	394.87	400.62
275	387.84	392.02	397.57	394.76	400.31
225*	386.41	392	397.44	394.74	400.18
210*	388	390.75	394.81	393.49	397.55
190*	387	389.56	392.6	392.30	395.34
175*	387	389.7	392.14	392.44	394.88
120	386.71	388.57	390.55	391.31	393.29
60	385.86	388.89	392.51	391.63	395.25
35	385.35	387.74	390.51	390.48	393.25

3d. The survey was originally prepared by Ifland Surveying in 2007 and was expanded upon in 2009, 2011, and 2014 by Hanagan Land Surveying. The most recent file is attached for your reference.

This concludes our response to comments. Please contact me at 831-426-9054 if you have any questions, comments or should you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Robyn Cooper". The signature is fluid and cursive, with the first name "Robyn" being more prominent than the last name "Cooper".

ROBYN COOPER M.S. P.E.  
Senior Engineer

Table 3-1 Manning's 'n' Values

Type of Channel and Description	Minimum	Normal	Maximum
<b>A. Natural Streams</b>			
<b>1. Main Channels</b>			
a. Clean, straight, full, no rifts or deep pools	0.025	0.030	0.033
b. Same as above, but more stones and weeds	0.030	0.035	0.040
c. Clean, winding, some pools and shoals	0.033	0.040	0.045
d. Same as above, but some weeds and stones	0.035	0.045	0.050
e. Same as above, lower stages, more ineffective slopes and sections	0.040	0.048	0.055
f. Same as "d" but more stones	0.045	0.050	0.060
g. Sluggish reaches, weedy, deep pools	0.050	0.070	0.080
h. Very weedy reaches, deep pools, or floodways with heavy stands of timber and brush	0.070	0.100	0.150
<b>2. Flood Plains</b>			
a. Pasture no brush	0.025	0.030	0.035
1. Short grass	0.030	0.035	0.050
2. High grass			
b. Cultivated areas	0.020	0.030	0.040
1. No crop	0.025	0.035	0.045
2. Mature row crops	0.030	0.040	0.050
3. Mature field crops			
c. Brush	0.035	0.050	0.070
1. Scattered brush, heavy weeds	0.035	0.050	0.060
2. Light brush and trees, in winter	0.040	0.060	0.080
3. Light brush and trees, in summer	0.045	0.070	0.110
4. Medium to dense brush, in winter	0.070	0.100	0.160
5. Medium to dense brush, in summer			
d. Trees	0.030	0.040	0.050
1. Cleared land with tree stumps, no sprouts	0.050	0.060	0.080
2. Same as above, but heavy sprouts	0.080	0.100	0.120
3. Heavy stand of timber, few down trees, little undergrowth, flow below branches	0.100	0.120	0.160
4. Same as above, but with flow into branches			
5. Dense willows, summer, straight	0.110	0.150	0.200
<b>3. Mountain Streams, no vegetation in channel, banks usually steep, with trees and brush on banks submerged</b>			
a. Bottom: gravels, cobbles, and few boulders	0.030	0.040	0.050
b. Bottom: cobbles with large boulders	0.040	0.050	0.070



Table 3-1 (Continued) Manning's 'n' Values

Type of Channel and Description	Minimum	Normal	Maximum
<b>B. Lined or Built-Up Channels</b>			
<b>1. Concrete</b>			
a. Trowel finish	0.011	0.013	0.015
b. Float Finish	0.013	0.015	0.016
c. Finished, with gravel bottom	0.015	0.017	0.020
d. Unfinished	0.014	0.017	0.020
e. Gunite, good section	0.016	0.019	0.023
f. Gunite, wavy section	0.018	0.022	0.025
g. On good excavated rock	0.017	0.020	
h. On irregular excavated rock	0.022	0.027	
<b>2. Concrete bottom float finished with sides of:</b>			
a. Dressed stone in mortar	0.015	0.017	0.020
b. Random stone in mortar	0.017	0.020	0.024
c. Cement rubble masonry, plastered	0.016	0.020	0.024
d. Cement rubble masonry	0.020	0.025	0.030
e. Dry rubble on riprap	0.020	0.030	0.035
<b>3. Gravel bottom with sides of:</b>			
a. Formed concrete	0.017	0.020	0.025
b. Random stone in mortar	0.020	0.023	0.026
c. Dry rubble or riprap	0.023	0.033	0.036
<b>4. Brick</b>			
a. Glazed	0.011	0.013	0.015
b. In cement mortar	0.012	0.015	0.018
<b>5. Metal</b>			
a. Smooth steel surfaces	0.011	0.012	0.014
b. Corrugated metal	0.021	0.025	0.030
<b>6. Asphalt</b>			
a. Smooth	0.013	0.013	
b. Rough	0.016	0.016	
<b>7. Vegetal lining</b>	0.030		0.500

Recorded at the request of and mail to:

County of Santa Cruz  
Attn: Planning Director  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
(Exempt from Recording Fees)

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT  
REGARDING MAINTENANCE OF OFF-SITE PARKING SPACES**

The undersigned Covenantor and Covenantee hereby certify that we are the owners of the hereinafter legally described real property located in the County of Santa Cruz, State of California:

Location of Parking Site Address: None (Vacant Lot)

Legal Description: APN No. 070-172-43 (Covenantor's Property)

Location of Building/Use Address: 140 Samuelson Dr. Mission Springs, California

Legal Description: APN No. 070-171-27 (Covenantee's Property)

For a valuable consideration, receipt of which is hereby acknowledged, Covenantor hereby covenants with the following undersigned Covenantee, and agrees to provide 1 off-site parking space, which complies with the Santa Cruz County Municipal Code, on the Covenantor's Property for the benefit of and use by the Covenantee's Property.

This Covenant and Agreement shall run with both the Covenantor(s) and Covenantee(s) above described land; shall be binding upon the Covenantor, the Covenantor's future owners, encumbrances, and their successors, heirs, or assignees for the benefit of the Covenantee and the Covenantee's future owners, encumbrances, and their successors, heirs, or assignees; and shall continue in effect until the County of Santa Cruz determines the offsite parking space covered by this Covenant is no longer required.

COVENANTOR

\_\_\_\_\_  
Pacific Southwest Conference Evangelical

Dated: \_\_\_\_\_

COVENANTEE

\_\_\_\_\_  
Timothy V and Carol J Wickstrom, HW,CP,RS

Dated: \_\_\_\_\_

**SIGNATURES MUST BE NOTARIZED**

(STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ)

On \_\_\_\_\_ before me, \_\_\_\_\_,  
personally appeared \_\_\_\_\_, who proved to  
me on the basis of satisfactory evidence to be the person(s) whose names(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 \_\_\_\_\_ (Seal)

(STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ)

On \_\_\_\_\_ before me, \_\_\_\_\_,  
personally appeared \_\_\_\_\_, who proved to  
me on the basis of satisfactory evidence to be the person(s) whose names(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 \_\_\_\_\_ (Seal)

## **Exhibit A**

### **Legal Description for a Parking Easement**

Being an easement for vehicular parking, situated in the County of Santa Cruz, State of California, over a portion of Lot 28 in Block 3 of "Subdivision No. 1 of Mission Springs Conference Grounds" as shown in Volume 024 of Maps, Page 01 of the Official Records of Santa Cruz County, being the lands of Mission Springs Conference Center, a ministry of the Pacific Southwest Conference of the Evangelical Covenant Church, a religious nonprofit corporation and further described as follows:

Beginning at the northwest corner of Lot 28, as mentioned above, Thence from said point of beginning South 76°20' East 9.00 feet to a point on the north line of said Lot 28; Thence, leaving said north line of Lot 28, South 13°40' West 23.00 feet; Thence North 76°20' West 9.00 feet to a point on the northwest line of said Lot 28, from which said northwest corner of Lot 28 bears North 13°40' East 23.00 feet distant; Thence along said northwest line of Lot 28, North 13°40' East 23.00 feet to the point of beginning.

The above description describes an area of 207 square feet more or less.

A.P.N. 070-172-43.

Prepared by Paul Hanagan, LS 7797.

Sheet of sheets.

**EXHIBIT A**

**Lot 29, Block 3.**  
S 50°00' E 80.00'

**Lot 28, Block 3.**  
N 13°40' E 40.29'  
S 76°20' E 80.00'  
PARKING EASEMENT AS DESCRIBED.  
POINT OF BEGINNING.  
S 13°40' W 23.00'  
N 13°40' E 60.00'  
N 76°20' W 9.00'  
S 2°49' E 40.00'

**Lot 27, Block 3.**  
N 02°49' W 8.41'  
N 87°11' E 80.00'

**Lot 8, Block 2.**  
Timothy V. & Carol J. Wickstrom,  
HW, CP, RS,  
A.P.N. 070-171-27,  
Doc. No. 2012-0057368.

**SAMUELSON DRIVE**  
(FORMERLY "SUNNY VALE DRIVE")  
20 FOOT RIGHT OF WAY.

**PARKING EASEMENT EXHIBIT FOR Timothy & Carol Wickstrom**

Being a parking easement over a portion of Lot 28, Block 3, Subdivision No. 1, Mission Springs Conference Grounds, Volume 024 of Maps, Page 01, Official Records of Santa Cruz County.

May, 2014 APN 070-172-43 Scale: 1" = 60'

HANAGAN LAND SURVEYING, INC.  
305-C SOQUEL AVE., SANTA CRUZ, CA 95062  
PHONE 831-469-3428

**Legend**

All distances shown are in feet and decimals thereof.

**PROFESSIONAL LAND SURVEYOR**  
PAUL J. HANAGAN  
NO. 7797  
EXP. 12-31-15  
STATE OF CALIFORNIA

**LOG CREEK**

*All distances shown are in feet and decimals thereof.*

Job # 13031 Sheet , of Pages.

# MISSION SPRINGS

CAMPS & CONFERENCE CENTER

*Since 1926*

May 20, 2014

Santa Cruz Planning Department  
Attn: Lezanne Jeffs  
701 Ocean Street  
Santa Cruz, 95060

Lezanne Jeffs:

Mission Springs is granting approval for the county to record an easement in perpetuity for parking on a portion of lot 070-172-43 as shown on Exhibit A attached for owner Timothy Wickstrom on parcel 070-171-27, commonly known as 140 Samuelson Drive, Scotts Valley, CA in Mission Springs.

Please contact me if you have any further questions.

Sincerely,



Bryan Hayes  
Executive Director, Mission Springs

## **Exhibit A**

### **Legal Description for a Parking Easement**

Being an easement for vehicular parking, situated in the County of Santa Cruz, State of California, over a portion of Lot 28 in Block 3 of "Subdivision No. 1 of Mission Springs Conference Grounds" as shown in Volume 024 of Maps, Page 01 of the Official Records of Santa Cruz County, being the lands of Mission Springs Conference Center, a ministry of the Pacific Southwest Conference of the Evangelical Covenant Church, a religious nonprofit corporation and further described as follows:

Beginning at the northwest corner of Lot 28, as mentioned above, Thence from said point of beginning South 76°20' East 9.00 feet to a point on the north line of said Lot 28; Thence, leaving said north line of Lot 28, South 13°40' West 23.00 feet; Thence North 76°20' West 9.00 feet to a point on the northwest line of said Lot 28, from which said northwest corner of Lot 28 bears North 13°40' East 23.00 feet distant; Thence along said northwest line of Lot 28, North 13°40' East 23.00 feet to the point of beginning.

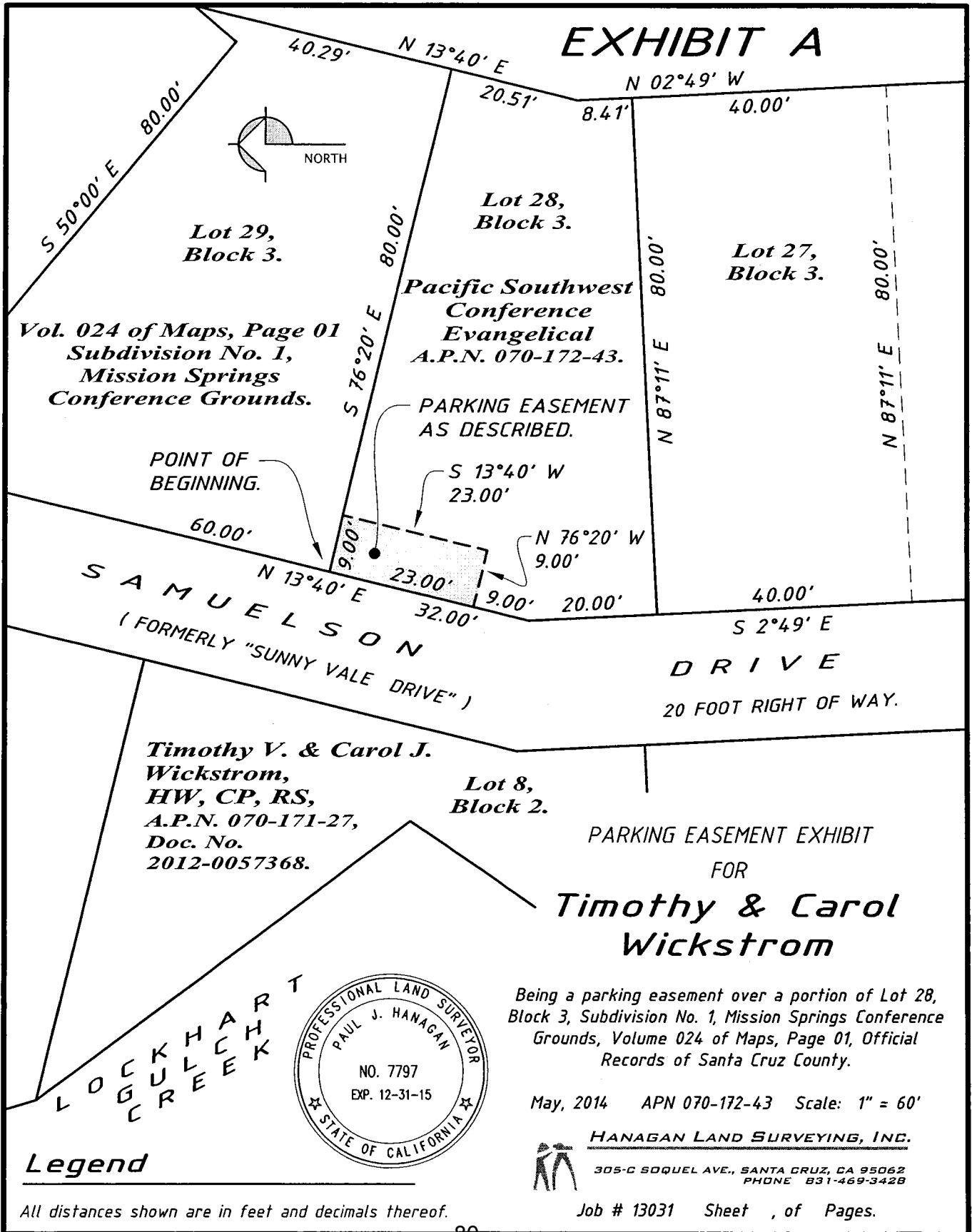
The above description describes an area of 207 square feet more or less.

A.P.N. 070-172-43.

Prepared by Paul Hanagan, LS 7797.

Sheet of sheets.

# EXHIBIT A



All distances shown are in feet and decimals thereof.



# MISSION SPRINGS

CAMPS & CONFERENCE CENTER

*Since Nineteen Twenty Six*

May 21, 2014

Santa Cruz Planning Department  
Attn: Lezanne Jeffs  
701 Ocean Street  
Santa Cruz, CA 95060

Dear Lezanne:

I am writing in response to your request for further information regarding the Wickstrom family residence at 140 Samuelson Dr., APN 070-171-27 in Mission Springs.

Mission Springs grants approval for an easement due to the eaves encroaching onto Mission Springs property from the above said property.

Please call me with any further questions.

Sincerely,

  
Bryan Hayes  
Executive Director