COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 261307* APN: 026-181-09
SITUS ADDRESS: 1441 El Dorado Avenue

SB 9 Land division of an (E) 9,935 square foot lot zoned R-1-6 to create (2) parcels. Parcel 1 will include an (E) 1,320 square foot single-family dwelling resulting in a 4,000.1 square foot lot. Parcel 2 will include an (E) 264 square foot Accessory Dwelling Unit resulting in a 5,934.9 square foot lot. Requires a Minor Coastal Development Permit.

Property located at the northwest corner of the intersection of El Dorado Avenue and Iris Lane (1441 El Dorado Avenue).

OWNER: XIE ZHENXING
APPLICANT: XIE ZHENXING
SUPERVISORIAL DISTRICT: 1
PLANNER: Rebecca Rockom, (831) 454-3121
EMAIL: Rebecca.Rockom@santacruzcountyca.gov
Public comments must be received by 5:00 p.m. December 9, 2026.
A decision will be made on or shortly after December 10, 2026.
Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice. Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.
For more information, contact the project planner identified above.

* This project requires a Coastal Development Permit, which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission as described above.

SB9 LOT SPLIT

1441 EL DORADO AVE, SANTA CRUZ, CA 95062

APN 026-181-09

STREET ADDRESS	1441 EL DORADO AVE, SANTA CRUZ, CA 95062
ASSESSOR'S PARCEL NUMBER	026-181-09
ZONING DESIGNATION	R-1-6
CONSTRUCTION TYPE	V-B
OCCUPANCY CLASSIFICATION	R3
BUILT YEAR	1985
FIRE SPRINKLER	NONE
LEGALIZED ADU	1

12 PROJECT INFORMATION

	EXISTING	PROPOSED PROJECT	REQUIRED / PERMITTED
LOT SIZE (S.F.)			
GROSS LOT AREA	8,886.24	AS EXISTING	-
(N) PARCEL 1	-	4,000.1± (45%)	MIN. 40%
(N) PARCEL 2	-	5,934.9± (55%)	MIN. 40%

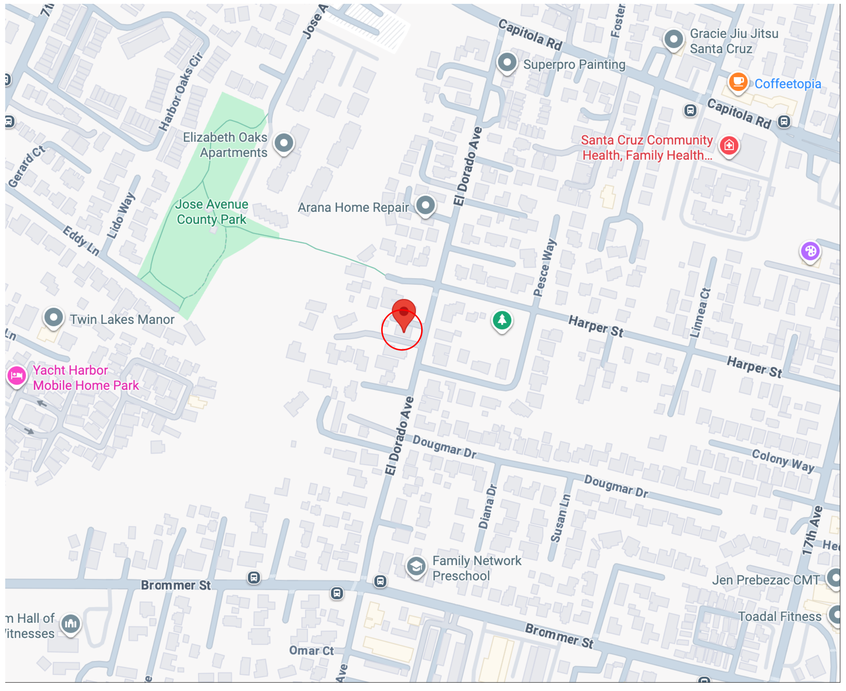
11 PROJECT INFORMATION / PROJECT DATA TABLE

ECC FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the ECC Registry

- Indoor air quality ventilation
- Kitchen range hood

10 ECC FEATURE SUMMARY



9 VICINITY MAP

SCOPE OF WORK:

- SB-9 LOT SPLIT
- CONSTRUCT A NEW SINGLE-FAMILY HOUSE IN THE NEW (N) PARCEL 2.

- NEW SFD SHALL BE PROTECTED BY FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA 13-D AND FPO-005.

4 PROJECT DESCRIPTION

APPLICABLE CODES:

2025 California Building Code (CBC) Volumes 1 & 2
2025 California Residential Code (CRC)
2025 California Green Buildings Standards Code (CalGreen)
2025 California Mechanical Code (CMC)
2025 California Electrical Code (CEC)
2025 California Plumbing Code (CPC)
2025 California Energy Code
2025 California Fire Code
2025 California Reference Standard
Santa Cruz County Code Amendments

3 APPLICABLE BUILDING CODES

	ARCHITECTURAL										
A0.0	COVER / TITLE SHEET	X	X								
A1.0	(E) SITE PLAN	X	X								
A2.0	(N) SITE PLAN	X	X								
	SB9 PARCEL MAP										
S1	COVER SHEET	X									
S2	SB9 PARCEL MAP	X									
S3	SB9 PARCEL MAP	X									

TITLE	DATE
SB-9 APPLICATION SUBMITTAL	06 JULY 2026
1ST COMMENT REVIEWED	30 SEPTEMBER 2026

2 SHEET INDEX

OWNER
ZHENXING XIE
1441 EL DORADO AVE,
SANTA CRUZ, CA 95062

T: ----
charliexie99@gmail.com

ARCHITECT
HW ARCHITECTURE
205 RAYOS DEL SOL DR
SAN JOSE, CA 95116
T: 925.464.9364

ATTN: HAO WANG
haowang@hw-arch.com

LAND SURVEYOR
KEVIN SMITTH LAND SURVEYING
11 DELLVIEW AVENUE
SANTA CRUZ, CA 95062
T: 831.588.0154

ATTN: KEVIN SMITH
kevinsmithlandsurveying@gmail.com

1 DESIGN TEAM DIRECTORY

GENERAL NOTE:

A. ALL WORK DEPICTED ON THESE DRAWINGS IS INTENDED TO COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC). IT IS THE CONTRACTORS RESPONSIBILITY TO BE FAMILIAR WITH THE STANDARDREQUIREMENTS FOR CONSTRUCTION,

B. CONTRACTOR IS RESPONSIBLE FOR THOROUGH REVIEW OF THESE DOCUMENTS PRIOR COMMENCEMENT OF ANY WORK. ANY DISCREPANCY IN THIS SET OF CONSTRUCTION DOCUMENTS IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OR OWNER.

C. THE PURPOSE OF THESE DRAWINGS IS FOR THE CONTRACTOR TO INCLUDE ALL LABOR AND MATERIALS REQUIRED TO COMPLETE ALL THE WORK SHOWN OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY SHOWN IN THE DOCUMENTS. THE DRAWINGS INCLUDED FOR SPECIFIC AREAS PRESENT AN INTENT FOR WORK TO BE DONE IN OTHER SIMILAR AREAS.

D. DO NOT SCALE THE DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND SITE/GRADE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL KEEP A SET OF THESE DOCUMENTS AT THE JOB SITE AS REFERENCE AT ALL TIMES.

E. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER.

F. THE CONTRACTOR AND/OR SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS AND THE CONTRACTOR AND/OR SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT/OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK.

G. THE CONTRACTOR SHALL CONFINE OPERATIONS TO THE SITE AREAS PERMITTED BY LAW, ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.

H. NO PORTION OF THE WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSION (PER THE REQUEST OF THE ARCHITECT OR OWNER) SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND APPROVED BY THE SAID PARTY. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND SAMPLES.

G. THE OWNER/OWNER 'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) WITHIN THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY. THE BMPs ARE TO BE USED TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:

1. REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS,
2. PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY AND
3. PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITION ONTO PUBLIC ROAD RIGHT OF WAY. THE BMPs SHALL BE IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL.

H. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY.

I. ALL WORK IN THE COUNTY ROAD RIGHT OF WAY REQUIRED AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRIC, GAS, SEWER, WATER RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC.

J. CONTRACTOR SHALL COMPLY WITH CAL GREEN REQUIREMENTS AND SHALL BE REQUIRED TO PROVIDE ALL REQUIRED DOCUMENTS AND WORK INDICATED ON CALGREEN CHECKLIST SHEETS.

17 GENERAL NOTES

ABBREVIATIONS

A.S.F.	ABOVE SUB FLOOR
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ATTN.	ATTENTION
BATHRM.	BATHROOM
BLDG.	BUILDING
BLKG.	BLOCKING
BD.	BOARD
CAB.	CABINETRY
CL.	CENTER LINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CP	CENTER POINT
C.T.	CERAMIC TILE
DIA.	DIAMETER
DBL.	DOUBLE
DN	DOWN
DWGS.	DRAWINGS
EA.	EACH
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
EQ.	EQUAL
EXIST'G	EXISTING
EXT.	EXTERIOR
F.B.O.	FURNISHED BY OWNER
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STRUCTURE
FIN.	FINISH
FLR.	FLOOR
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GLU-LAM.	GLUE LAMINATED
GWB	GYPSUM WALL BOARD
HDWR	HARDWARE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIMENSION
J.B.	JUNCTION BOX
JT.	JOINT
LAM.	LAMINATED
LAV.	LAVATORY
L.P.	LOW POINT
MECH.	MECHANICAL
MIN.	MINIMUM
MR	MOISTURE RESISTANT
MT'L	METAL
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
O.H.	OVERHEAD
OPN'G	OPENING
OPP.	OPPOSITE
P.L.	PROPERTY LINE
P.LAM	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PREFAB	PREFABRICATED
PT.	POINT
PTD.	PAINTED
QTY.	QUANTITY
R	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REG.	REGISTER
REINF.	REINFORCING
REQ'D	REQUIRED
RET.	RETURN
RM	ROOM
R.O.W.	RIGHT OF WAY
R.W.L.	RAIN WATER LEADER
SCHED.	SCHEDULE
SIM.	SIMILAR
SQ.	SQUARE
S.M.D.	SEE MECHANICAL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S-ST'L.	STAINLESS STEEL
STD.	STANDARD
ST'L	STEEL
SUSP.	SUSPENDED
T	TREAD
T.B.D.	TO BE DETERMINED
T.O.	TOP OF
T.O.P.	TOP OF PARAPET
T.O.C.	TOP OF CONCRETE
T.O.W.	TOP OF WALL
THK.	THICK
VAR.	VARIES
VCT	VINYL COMPOSITE TILE
V.I.F.	VERIFY IN FIELD
W.C.	WATER CLOSET
WD	WOOD

13 VERBAL ABBREVIATIONS

HW ARCHITECTURE

205 RAYOS DEL SOL DR,
SAN JOSE, CA 95116
haowang@hw-arch.com
925.464.9364

OWNERSHIP OF INSTRUMENTS OF SERVICE

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY THE CONSULTANT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE CONSULTANT. THE CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

GUEST HOUSE ADU

1441 EL DORADO AVE
SANTA CRUZ
CALIFORNIA
95062

PROPERTY OWNER

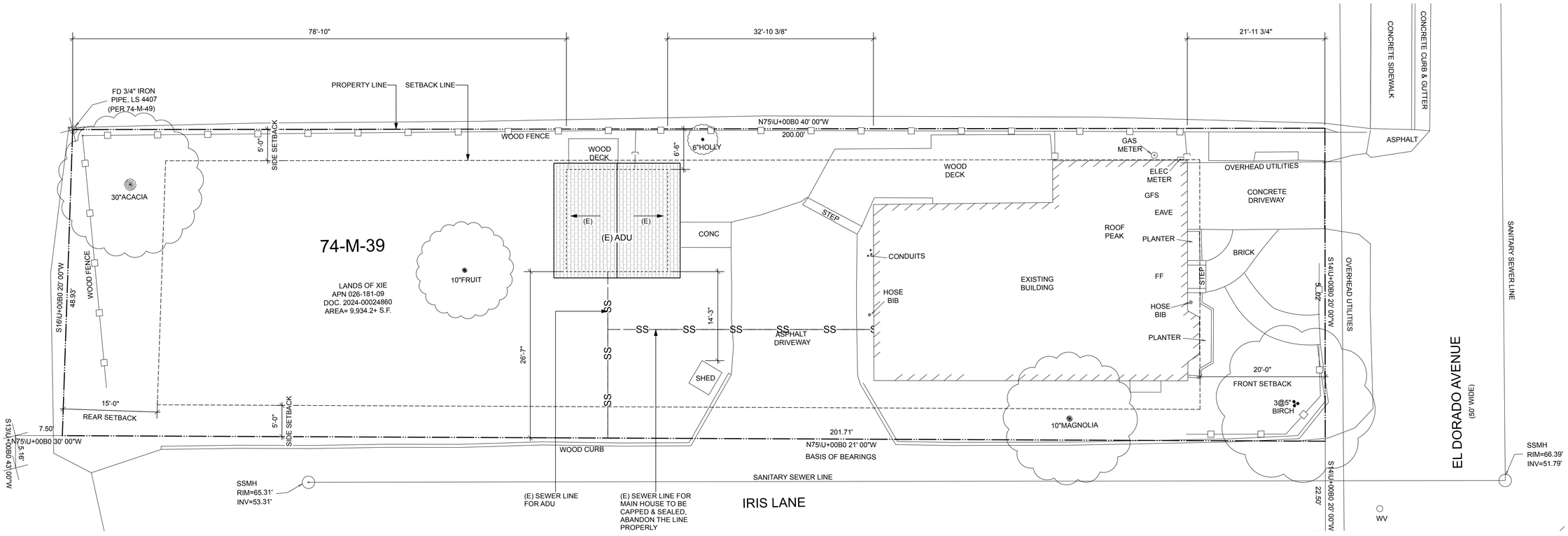
ZHENXING XIE

1441 EL DORADO AVE
SANTA CRUZ
CALIFORNIA
95062

FOR
SCHEMATIC DESIGN
DATE
07 MAY 2026
SCALE
AS NOTED
DRAWN BY
HW & SJ
JOB NUMBER
25131
REVISIONS

COVER / TITLE SHEET

A0.0



1 (E) SITE PLAN/ROOF PLAN - NO CHANGE
Scale: 1/8" = 1'-0"

HW ARCHITECTURE

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SANTA CRUZ
CALIFORNIA
95062

PROPERTY OWNER

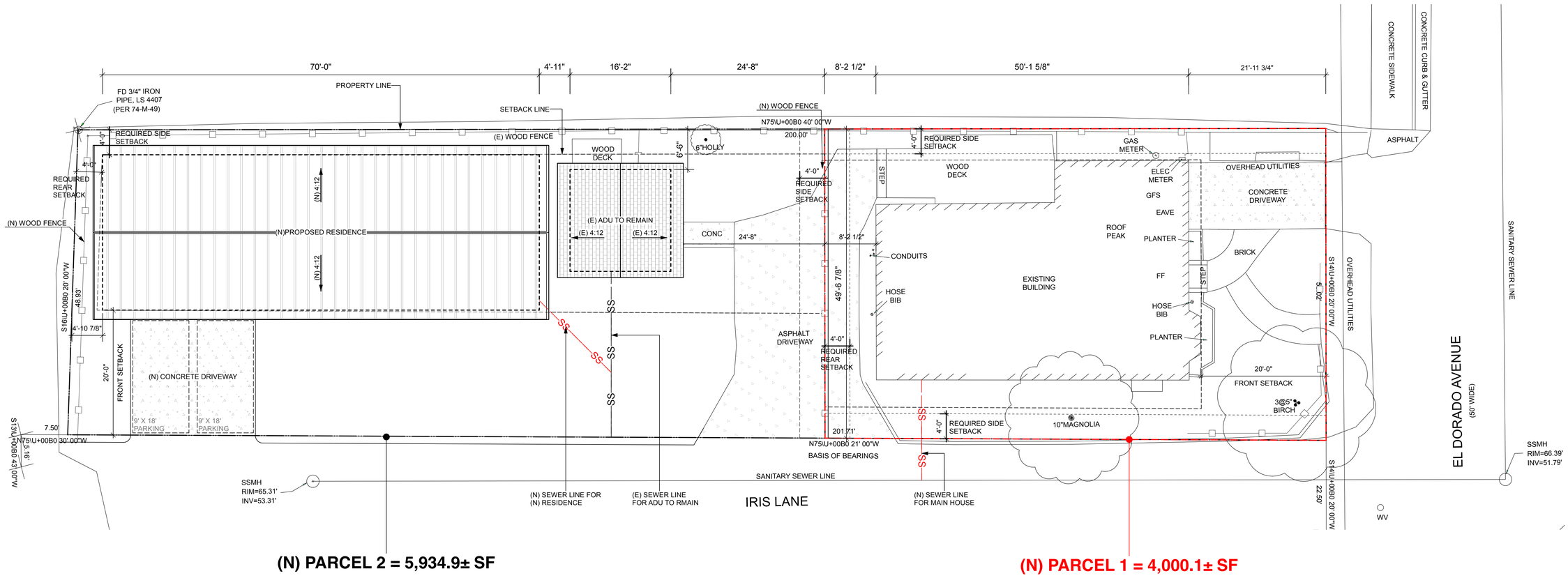
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FOR
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DATE
07 MAY 2026
SCALE
AS NOTED
DRAWN BY
HW & SJ
JOB NUMBER
25131
REVISIONS

(E) SITE PLAN / ROOF PLAN

A1.0



(N) PARCEL 2 = 5,934.9± SF

(N) PARCEL 1 = 4,000.1± SF

MIN REQUIRED FOR EACH LOT = 9,934 SF X 40% = 3,974 SF

1 (N) SITE PLAN/ROOF PLAN
Scale: 1/8" = 1'-0"

HW ARCHITECTURE

205 RAYOS DEL SOL DR,
SAN JOSE, CA 95116
haowang@hw-arch.com
925.464.9364

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GUEST HOUSE ADU

1441 EL DORADO AVE
SANTA CRUZ
CALIFORNIA
95062

PROPERTY OWNER

ZHENXING XIE

1441 EL DORADO AVE
SANTA CRUZ
CALIFORNIA
95062

FOR
SCHEMATIC DESIGN
DATE
07 MAY 2026
SCALE
AS NOTED
DRAWN BY
HW & SJ
JOB NUMBER
25131
REVISIONS

(N) SITE PLAN / ROOF PLAN

A2.0

VOLUME _____ OF PARCEL MAPS, PAGE _____

SB9 PARCEL MAP

MINOR LAND DIVISION SB9, M-261003
OF THE LANDS OF ZHENXING XIE AND YUE LIU
BEING AS DESCRIBED IN OFFICIAL DOCUMENT
#2024-0024860, SANTA CRUZ COUNTY RECORDS.

COUNTY OF SANTA CRUZ
SANTA CRUZ COUNTY, CALIFORNIA

OCTOBER, 2026

KEVIN SMITH
LAND SURVEYING
111 DELLVIEW AVENUE
SANTA CRUZ, CA 95062
(831) 588-0154

SUBDIVIDER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE SUBDIVIDERS OF THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THIS MAP AND THAT WE ARE THE ONLY PARTIES NECESSARY TO SIGN SAID MAP PURSUANT TO SECTION 66445(e) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

ZHENXING XIE AND YUE LIU, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

_____
BY: ZHENXING XIE, OWNER

_____
BY: YUE LIU, OWNER

CLERK OF THE BOARD'S CERTIFICATE

THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ DOES HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITIES REQUIRED BY THE PROVISIONS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE HAVE BEEN DULY FILED AND DEPOSITS HAVE BEEN DULY MADE. PURSUANT TO THE AUTHORITY DELEGATED TO ME BY SAID BOARD. I HEREBY APPROVE SAID CERTIFICATES AND SECURITIES ON BEHALF OF THE COUNTY OF SANTA CRUZ.

_____ _____
DATE *COUNTY ADMINISTRATIVE OFFICE AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS*

*BY:*_____
DEPUTY CLERK

AUDITOR-CONTROLLER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSIGNMENTS COLLECTED AS TAXES AGAINST THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR AGAINST ANY PART THEREOF, EXCEPT TAXES (AND SPECIAL ASSESSMENTS COLLECTED AS TAXES) WHICH ARE NOT YET PAYABLE AND WHICH IS HEREBY ESTIMATED WILL NOT EXCEED THE SUM OF $_____FOR THE YEAR 20___-20___ , AND THAT SAID LAND IS NOT NOR IS ANY PART THEREOF SUBJECT TO ANY SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN PAID IN FULL AND THAT THIS CERTIFICATE DOES NOT INCLUDE ANY ASSESSMENT OF ANY ASSESSMENT DISTRICT THE BONDS OF WHICH HAVE NOT YET BECOME A LIEN AGAINST SAID LAND OR ANY PART THEREOF.

_____ _____
DATE *AUDITOR-CONTROLLER OF THE COUNTY OF SANTA CRUZ*

*BY:*_____
DEPUTY

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

ON _____, BEFORE ME

_____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND

STATE, PERSONALLY APPEARED _____

_____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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)
NOTARY PUBLIC IN AND FOR THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

ON _____, BEFORE ME

_____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND

STATE, PERSONALLY APPEARED _____

_____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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)
NOTARY PUBLIC IN AND FOR THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP THAT ALL PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AND LOCAL ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED_____

_____
GREGORY RAYMOND JONES, COUNTY SURVEYOR
P.L.S. NO. 8376

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ZHENXING XIE AND YUE LIU IN JUNE OF 2026. ALL MONUMENTS SET AS PART OF THE FIELD SURVEY ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED_____

(SIGNED AND SEALED) _____
KEVIN M. SMITH
PROFESSIONAL LAND SURVEYOR NO. PLS 8237



RECORDER'S STATEMENT

FILED THIS _____ DAY OF_____ , 20__,
AT _____M. IN VOL _____ OF PARCEL MAPS AT PAGE _____, AT THE REQUEST OF ZHENXING XIE AND YUE LIU.

_____:_____
SHERI THOMAS, COUNTY RECORDER

_____ _____:_____
BY DEPUTY

JOB NO. K25001

APN 026-181-09

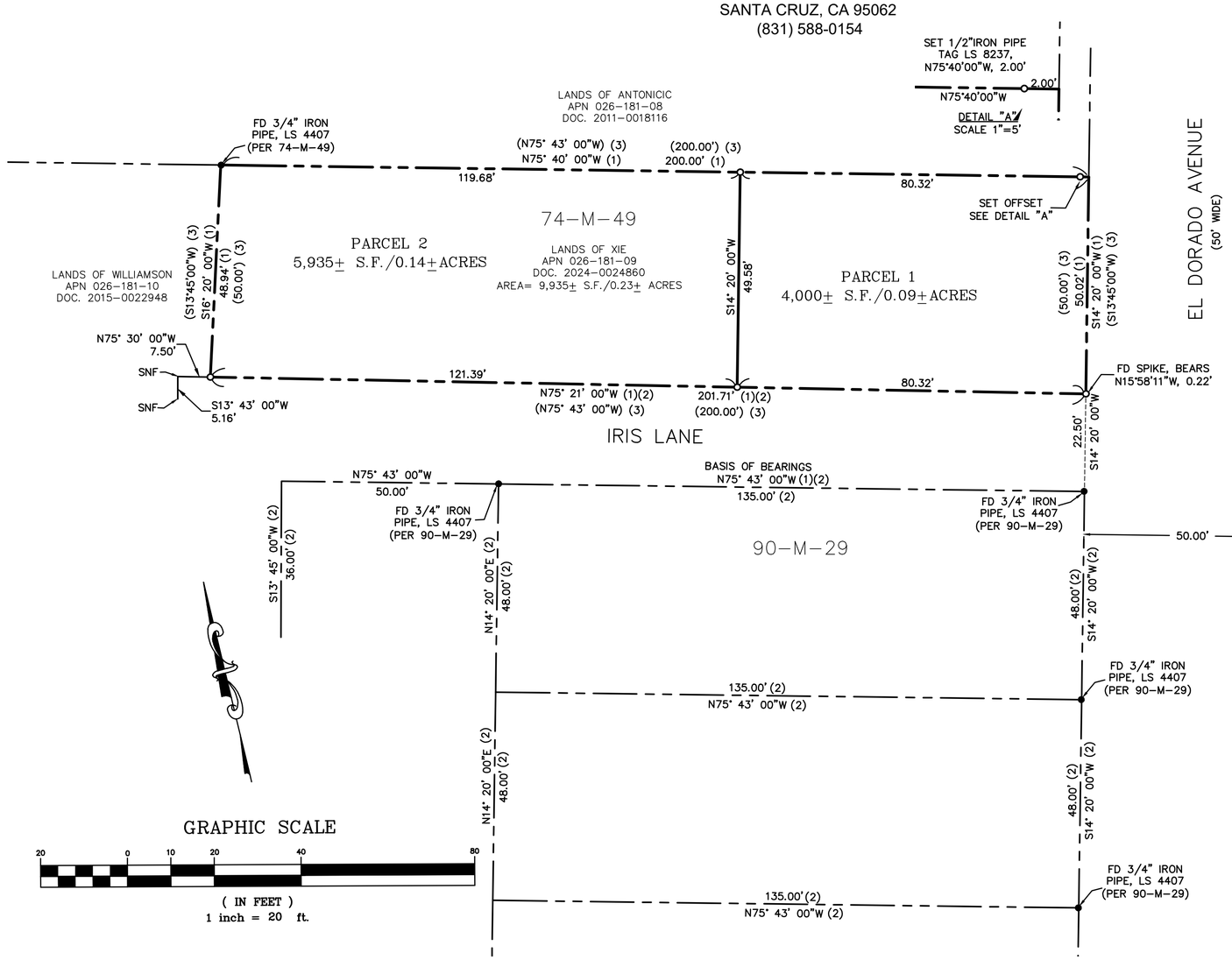
SB9 PARCEL MAP

MINOR LAND DIVISION SB9, M–261003
OF THE LANDS OF ZHENXING XIE AND YUE LIU
BEING AS DESCRIBED IN OFFICIAL DOCUMENT
#2024–0024860, SANTA CRUZ COUNTY RECORDS.

COUNTY OF SANTA CRUZ
SANTA CRUZ COUNTY, CALIFORNIA

OCTOBER, 2026

KEVIN SMITH
LAND SURVEYING
111 DELLVIEW AVENUE
SANTA CRUZ, CA 95062
(831) 588-0154



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

ALL DISTANCES AND DIMENSIONS ARE IN FEET & DECIMALS THEREOF

- ● *INDICATES MONUMENT FOUND AS NOTED*
- ○ *INDICATES SET 1/2" IRON PIPE TAGGED L.S. 8237, UNLESS OTHERWISE NOTED.*
- ( ) *INDICATES RECORD BEARING OR DISTANCE PER RECORD*
- ——— *EXTERIOR OF LANDS TO BE SUBDIVIDED*
- ——— *NEW PARCEL LINE*
- — — — *ADJACENT PROPERTY LINE*
- – – – – – – – *SETBACK LINE*
- *SNF SEARCHED FOR NOT FOUND*

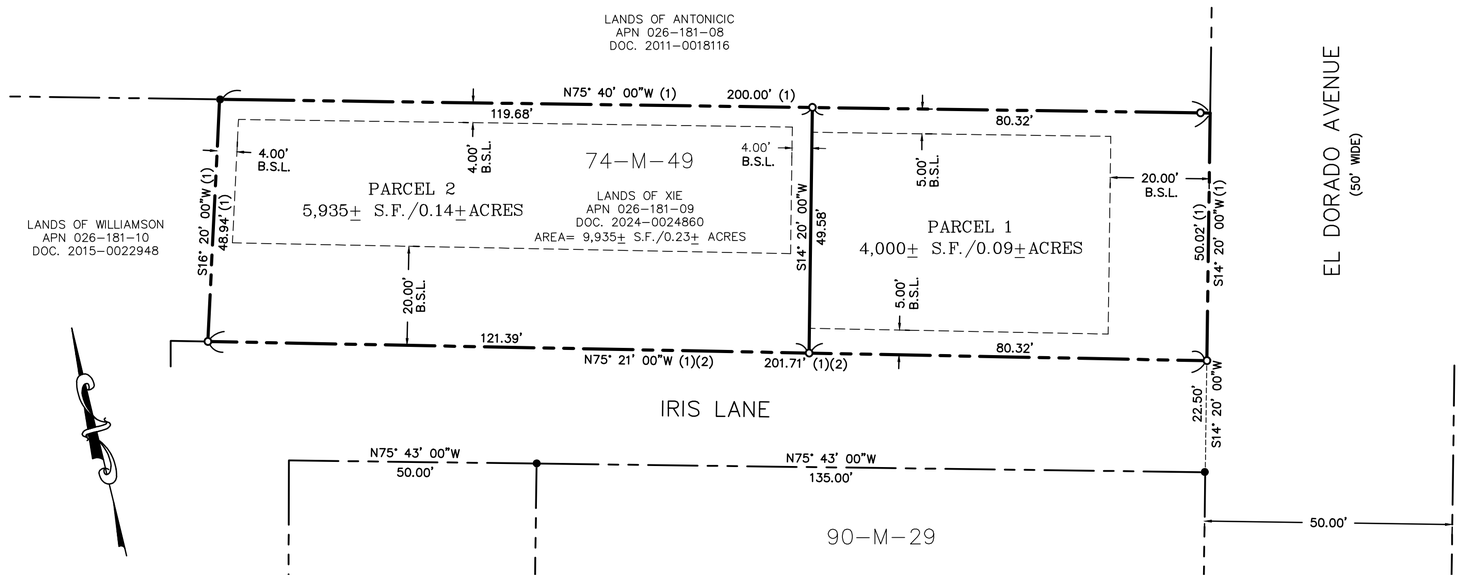
REFERENCES:
DATA SHOWN WITHIN PARENTHESIS IS RECORD AND REFERRED TO BY SUFFIX SHOWN THUS:

(1) MAP VOLUME 74, PAGE 49
(2) MAP VOLUME 90, PAGE 29
(3) DOC. 2024–0024860

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AND THE BEARING OF THE SOUTH SIDE OF IRIS LANE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP, RECORDED JANUARY 8, 1996 IN VOLUME 90 OF MAPS, PAGE 29, SANTA CRUZ COUNTY RECORDS. BEARING=NORTH 75°43'00" WEST

JOB NO. K25001

APN 026–181–09



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

ALL DISTANCES AND DIMENSIONS ARE IN FEET & DECIMALS THEREOF

- ● INDICATES MONUMENT FOUND AS NOTED
- ○ INDICATES SET 1/2" IRON PIPE TAGGED L.S. 8237, UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD BEARING OR DISTANCE PER RECORD
- EXTERIOR OF LANDS TO BE SUBDIVIDED
- NEW PARCEL LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- B.S.L. BUILDING SETBACK LINE
- SNF SEARCHED FOR NOT FOUND

REFERENCES:
DATA SHOWN WITHIN PARENTHESIS IS RECORD AND REFERRED TO BY SUFFIX SHOWN THUS:

(1) MAP VOLUME 74, PAGE 49
(2) MAP VOLUME 90, PAGE 29
(3) DOC. 2024-0024860

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AND THE BEARING OF THE SOUTH SIDE OF IRIS LANE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP, RECORDED JANUARY 8, 1996 IN VOLUME 90 OF MAPS, PAGE 29, SANTA CRUZ COUNTY RECORDS. BEARING=NORTH 75°43'00" WEST

NOTES:

1. NO PARCEL CREATED SUBJECT TO THIS LOT SPLIT SHALL BE FURTHER SUBDIVIDED PURSUANT TO THE PROVISIONS OF SB9.

2. ALL VACANT LOTS SHALL HAVE A "WILL SERVE" LETTER FROM A WATER DISTRICT OR WATER MUTUAL, OR AN INDIVIDUAL WATER SERVICE PERMIT, ISSUED BY THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR A WELL OR OTHER WATER SOURCE, PRIOR TO BUILDING PERMIT ISSUANCE.

3. ALL VACANT LOTS SHALL BE CONNECTED FOR SEWER SERVICE AND SHALL COMPLY WITH ALL REGULATIONS OF THE SANITATION DISTRICT OR AGENCY WITHIN WHICH THEY ARE LOCATED. WHERE NOT LOCATED WITHIN A SANITATION DISTRICT, ALL EXISTING AND PROPOSED UNITS ON ANY LOT CREATED BY THIS LAND DIVISION SHALL BE CONNECTED TO AN ONSITE WATER TREATMENT SYSTEM (OWTS) THAT MEETS, OR SHALL BE UPGRADED TO MEET, ALL CURRENT STANDARDS IN COMPLIANCE WITH COUNTY CODE AS REQUIRED BY THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

4. PRIOR TO ANY BUILDING PERMIT ISSUANCE OR GROUND DISTURBANCE, A DETAILED EROSION CONTROL PLAN SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIVISION. THE EROSION CONTROL PLANS SHALL IDENTIFY THE TYPE OF EROSION CONTROL PRACTICES TO BE USED AND SHALL INCLUDE THE FOLLOWING:

a. AN EFFECTIVE SEDIMENT BARRIER PLACED ALONG THE PERIMETER OF THE DISTURBANCE AREA AND MAINTENANCE OF THE BARRIER

b. SPOILS MANAGEMENT THAT PREVENTS LOOSE MATERIAL FROM CLEARING, EXCAVATION, AND OTHER ACTIVITIES FROM ENTERING ANY DRAINAGE CHANNEL

c. EARTHWORK BETWEEN OCTOBER 15 AND APRIL 15 REQUIRES A SEPARATE WINTER GRADING APPROVAL THAT MAY OR MAY NOT BE GRANTED.

NOTES:

5. PRIOR TO ANY BUILDING PERMIT ISSUANCE OR GROUND DISTURBANCE, A STORMWATER MANAGEMENT PLAN SHALL BE APPROVED BY THE STORMWATER MANAGEMENT DIVISION (PUBLIC WORKS), AT WHICH TIME ENGINEERED PLANS FOR WORK ON- AND OFF-SITE MAY BE REQUIRED TO SHOW COMPLIANCE WITH THE COUNTY DESIGN CRITERIA AND COUNTY CODE. RECORDATION OF EASEMENTS FOR OFF-SITE IMPROVEMENTS MAY ALSO BE REQUIRED.

6. A SHARED MAINTENANCE AGREEMENT MAY BE REQUIRED TO BE RECORDED, AS APPLICABLE, TO MAINTAIN COMMON-INTEREST DRAINAGE, SANITATION, OR OTHER FACILITIES.

7. ALL NEW UTILITIES SHALL BE UNDERGROUND. ALL FACILITY RELOCATION, UPGRADES OR INSTALLATIONS REQUIRED FOR UTILITIES SERVICE TO THE PROJECT SHALL BE NOTED ON THE CONSTRUCTION PLANS. ALL PRELIMINARY ENGINEERING FOR SUCH UTILITY IMPROVEMENTS IS THE RESPONSIBILITY OF THE OWNER/APPLICANT. UTILITY EQUIPMENT SUCH AS GAS METERS AND ELECTRICAL PANELS SHALL NOT BE VISIBLE FROM PUBLIC STREETS OR BUILDING ENTRIES.

8. ALL FUTURE DEVELOPMENT SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS, INCLUDING ALL STANDARDS FOR EMERGENCY VEHICLE ACCESS.

9. ALL FUTURE STRUCTURES CONSTRUCTED ON PARCELS CREATED BY THIS LAND DIVISION SHALL COMPLY WITH SITE AND DEVELOPMENT STANDARDS FOR THE ZONE DISTRICT IN WHICH THEY ARE LOCATED, EXCEPT AS MAY BE ALLOWED CONSISTENT WITH THE COUNTY'S OBJECTIVE STANDARDS FOR SB9 PROJECTS AND AS ALLOWED BY STATE LAW.

10. ALL FUTURE DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF ANY APPROVED TECHNICAL REPORTS SUBMITTED IN SUPPORT OF THIS LAND DIVISION. WHERE NO REPORTS HAVE BEEN APPROVED, TECHNICAL REPORTS MAY BE REQUIRED IN SUPPORT OF FUTURE APPLICATIONS FOR A BUILDING IN ACCORDANCE WITH COUNTY GUIDELINES.

NOTES:

11. CAPITAL IMPROVEMENT FEES SHALL BE PAID FOR ALL PROPOSED STRUCTURES IN ACCORDANCE WITH THE ADOPTED FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. APPLICABLE FEES INCLUDE THE FOLLOWING: ROADSIDE IMPROVEMENT FEES, TRANSPORTATION IMPROVEMENT FEES, PARK DEDICATION IN-LIEU FEES, CHILD CARE DEVELOPMENT FEES, AFFORDABLE HOUSING IMPACT FEES, AND SCHOOL DEVELOPER FEES.

12. NO CONSTRUCTION OR SITE PREPARATION IS AUTHORIZED PRIOR TO ISSUANCE OF REQUIRED BUILDING OR GRADING PERMITS.

13. ALL FUTURE CONSTRUCTION SHALL COMPLY WITH ADOPTED BUILDING AND FIRE CODES.

14. IF NEW ASSESSOR'S PARCEL NUMBERS (APNS) HAVE NOT BEEN ASSIGNED BY THE ASSESSOR'S OFFICE FOR ALL NEW PARCELS CREATED BY THIS LAND DIVISION, A HOLD WILL BE PLACED ON ANY SUBSEQUENT APPLICATION FOR A BUILDING PERMIT REQUIRING THE ASSIGNMENT OF NEW APNS PRIOR TO FINAL INSPECTION CLEARANCE OR OCCUPANCY OF THE STRUCTURE.

15. NOTE THAT THE ADDRESSING COORDINATOR IN THE PLANNING DIVISION SHALL ASSIGN NUMBERS FOR NEW DWELLINGS CONCURRENT WITH THE PROCESSING OF BUILDING PERMITS FOR EACH DWELLING. ADDRESSES WILL NOT BE ASSIGNED UNTIL AFTER NEW APNS HAVE BEEN ASSIGNED.

16. THE PROPERTY OWNER SHALL RESIDE ON ONE OF THE PARCELS CREATED BY THIS LAND DIVISION FOR A PERIOD OF NOT LESS THAN THREE YEARS FROM THE DATE OF RECORDATION.

SB9 PARCEL MAP

NON-TITLE SHEET
MINOR LAND DIVISION SB9, M-261003
OF THE LANDS OF ZHENXING XIE AND YUE LIU
BEING AS DESCRIBED IN OFFICIAL DOCUMENT
#2024-0024860, SANTA CRUZ COUNTY RECORDS.

COUNTY OF SANTA CRUZ
SANTA CRUZ COUNTY, CALIFORNIA
OCTOBER, 2026

KEVIN SMITH
LAND SURVEYING
111 DELLVIEW AVENUE
SANTA CRUZ, CA 95062
(831) 588-0154

JOB NO. K25001

APN 026-181-09