



Staff Report to the Planning Commission

Application Number: **231360**

Applicant: Joanna Carmen for MidPen Housing Corporation
Owner: Henry & Deborah Izumizaki
APN: 051-521-11
Site Address: 578 Green Valley Road, Watsonville

Agenda Date: March 13, 2024
Agenda Item #: 8
Time: After 9:30 a.m.

Project Description: Proposal to subdivide one parcel of 4.39 acres (191,549 square feet) into two parcels measuring 0.40 acres (17,510 square feet) and 3.99 acres (174,039 square feet) in size respectively.

Location: The property is located on the east side of Green Valley Road to the south of its intersection with Lita Lane at 578 Green Valley Road in unincorporated Watsonville.

Permits Required: Minor Land Division

Supervisory District: Fourth District (District Supervisor: Felipe Hernandez)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231360, based on the attached findings and conditions.

Project Description & Setting

The subject property is a 4.39-acre parcel located on the east side of Green Valley Road in the Pajaro Valley Planning Area. The parcel is relatively flat, and it is developed with a single-family dwelling, a detached garage, and a greenhouse that would all be retained. The subject parcel is predominantly surrounded by residential uses and/or residential zoning on all sides. An adjoining parcel to the north of the project site (at 30 Paulsen Road) contains an agricultural use on a residentially zoned parcel.

The project would subdivide the existing parcel into two parcels. "Parcel 1" would measure 0.40 acres (17,510 square feet) in gross size and "Parcel 2" would measure 3.99 acres (174,039 square feet) in gross size. No new structures or any physical work to the site are proposed as part of the project scope.

Approval of a Minor Land Division is required to subdivide one parcel into two parcels.

A Geological Report was reviewed and accepted by the County Geologist per Review No. REV231155.

Zoning & General Plan Consistency

The subject property is located in the R-1-10-AIA (Single-Family Residential 10,000 square feet minimum, Airport Influence Area Combining District) zone district, a designation which allows residential uses. The proposed Minor Land Division complies with the minimum parcel size and density as required by the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

The Urban Low Density Residential General Plan designation requires new development to be within a minimum density range of 6,000 square feet to 10,000 square feet per parcel. Per County Code Sections 13.10.700-N and 13.10.700-D, “net developable area” means the portion of a parcel which can be used for density calculations; public or private road rights-of-way and land not developable (see definition of “developable land” per SCCC 13.10.700-D) are not included in the net developable area of a parcel.

For the proposed Minor Land Division, the net developable area was determined by deducting the proposed corridor access area (totaling 4,537 square feet) and the 10-foot-wide right-of-way easement along the Green Valley Road frontage from the gross parcel area. With the corridor access and right-of-way areas deducted from the gross parcel area, the net developable area of Parcel 1 would equal about 12,973 square feet, while Parcel 2 would result in a net developable area of approximately 172,187 square feet. If Parcel 2 were only developed with one unit per parcel, it would not comply with the minimum density standards per General Plan Policy 2.8.3; however, as designed, the parcel would not preclude a residential development of a conforming density. Also, this Minor Land Division has been conditioned to require that future development of the parcel shall meet minimum density standards as required by the General Plan density range in effect at the time an application is submitted. As designed and conditioned, both proposed lots would comply with the General Plan minimum density requirements. The project also complies with the R-1-10 zone district’s minimum parcel size requirement of 10,000 square feet in that each parcel contains more than the minimum of 10,000 square feet of net developable land area per parcel.

Per the accepted Geological Report, no active or potentially active fault traces are present on the site. Per the definition of “developable land” as outlined in County Code Section 13.10.700-D, land within 50 feet of an active fault trace would be deducted from the developable land area calculation. Although a fault trace is indicated on County GIS mapping, site testing and ground boring were conducted as part of the submitted Geological Report analysis, which concluded no fault traces are present on the site. No other land area deductions per County Code Section 13.10.700-D are applicable to the project site pertaining to the calculation of net developable land; confirming each proposed parcel would contain sufficient net developable land to meet County Code and General Plan requirements.

Site Access

The two proposed parcels would have their principal frontage along, and would be accessed from, Green Valley Road. The access to Parcel 1 would be realigned in the future via a new 40-foot-wide corridor access lot. The proposed corridor access lot meets the requirements of County Code Section 13.10.520(B) in that the corridor has a frontage and width of at least 20 feet and a length that does not exceed 150 feet. The proposed corridor access measures 40 feet in width and extends for a length of about 114 feet.

The existing on-site single-family residence is accessed from Green Valley Road via an informal unpaved driveway. The existing unpaved driveway is currently located outside the boundaries of the new corridor access. As indicated on the preliminary Tentative Map (attached as Exhibit D), an interim vehicular easement would provide temporary access through Parcel 2 to Parcel 1. As conditioned, and also as indicated on the Tentative Map, the owner of Parcel 2 would be responsible for providing a new paved driveway within the newly created corridor access designed and permitted in conformance with the applicable County requirements prior to, or concurrently with, the submittal of a development permit or building permit for any development on Parcel 2, and prior to the issuance of any building permit for Parcel 2. When developed, the new driveway is required to be paved with either a permeable or nonpermeable asphalt surface per the specifications for traveled vehicular surfaces as required per County Code Section 13.10.554(D) and meet all pertinent County Code requirements for driveway design including obtaining an Encroachment Permit from Public Works for any work within the right-of-way for Green Valley Road. The future driveway alignment is depicted on Sheet TM2.0 of the project plans and would be located on the lower portion of the 40-foot-wide corridor access in order to allow for the required turning radius from the Lita Lane intersection.

Airport Influence Area

The parcel is located within the Airport Influence Area (AIA) Combining District but is outside of the restricted airport safety zones. The height of new structures is the primary consideration in the AIA Combining District; however, as no structures or physical work of any kind are proposed as part of this project, FAA notification is not required, and the proposed Minor Land Division is in conformance with the AIA Combining District regulations.

Proximity to Agricultural Land – Buffer Setbacks

The subject property is located within 200 feet of Type 2 Agricultural Land (located on APNs 050-151-12 & 050-151-13). These parcels are located to the west of the project site across Green Valley Road. Any habitable structure proposed within 200 feet of said land would require review and a recommendation for approval by the Agricultural Policy Advisory Commission (APAC) per SCCC Section 16.50.095. No habitable structures are proposed as part of this Minor Land Division and residential uses and habitable structures are prevalent in the immediate neighboring context surrounding the subject site. Any future development of the subject parcels proposing new habitable structures within the 200-foot agricultural buffer would necessitate compliance with agricultural buffering requirements and may require physical barriers such as landscaping or fencing be implemented to minimize any potential conflicts between commercial agricultural and habitable land uses.

Nonconforming Side Yard Setback

The existing home and garage were originally constructed in 1951, prior to the adoption of either building codes in the County, which occurred in 1955, or zoning codes which occurred in 1958, and are legal nonconforming structures in that they encroach into the 20-foot street side yard setback as applied to the creation of new corner lots. However, many site and development standards for residential zone districts (including the R-1-10 zone district) are pending updates to their standards as part of the County's Sustainability Update, which is a comprehensive update to County Codes and the General Plan, approved by the County Board of Supervisors, and expected

to take effect shortly. As noted on the Tentative Map, all future development on both parcels would be required to conform to the applicable site and development standards for the zone district. Under the approved changes to the R-1-10 zone district, the applicable side yard setback would be reduced from 20 feet to 10 feet. With the pending 10-foot side yard setback, all existing structures on Parcel 1 would meet site and development standards, except that the existing garage would still encroach approximately 1.17 feet into the 10-foot side yard setback, a nonconforming condition that is proposed to be maintained following completion of the Minor Land Division.

Santa Cruz County Code Chapter 13.10.323(D)(1)(a) specifies “within any new land division project, all development standards on all lots or parcels which abut the periphery of the project site are subject to all the restrictions stated in this section unless a variance is obtained”. The development standards, as noted on the Tentative Map (Exhibit D), require future development to meet the applicable site standards for structures for the zone district. Existing legal nonconforming conditions do not require variance approval, particularly if the land division would not increase the nonconforming dimensions of said structure.

Maintaining a minor 1.17-foot encroachment of the garage into the forthcoming 10-foot required side yard setback would not be materially detrimental to public safety, health, or welfare. Further, the County Nonconforming Regulations (SCCC 13.10.260) establishes policies which “recognize the prevalence of legally established nonconforming uses and structures, the neighborhood benefit of well-maintained buildings and the need to preserve existing housing stock”, and those regulations are applicable to any other property in the County zoned or developed to a similar extent as the subject property. It is also be noted that the existing structures will conform to the required setbacks to all newly created property boundaries.

Design Review

The Santa Cruz County Design Review Ordinance (SCCC 13.11) requires Design Review for all Minor Land Divisions inside the Urban Services Line. County Code subsection 13.11.040(D) further specifies that applications for subdivisions require either design guidelines and prototypical home designs for construction, or design guidelines for future construction; however, per SCCC Section 13.11.040(J) Design Review requirements may be waived if the Planning Director, or his/her designee, certifies that the nature of the project is minor or incidental in respect to the purpose of design review. Conversely, Design Review requirements may also be imposed on a project if the Planning Director, or his/her designee, certifies that the nature of the project is significant in respect to the purpose of Design Review as defined in Chapter 13.11.

At the time of application, no physical development is proposed, nor has the Applicant solidified a timeline for future construction of Parcel 2. As noted on the Tentative Map, all future development on either parcel would be subject to the applicable development standards for the zone district. As the project scope of the proposed Minor Land Division is to only split one parcel into two parcels without any proposed physical development or improvements, the project is minor in respect to the purpose of Design Review. Design Review would be applied to future applications for development, as applicable.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **231360**, 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 Division, 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.sccoplanning.com

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel Information

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 231360
Assessor Parcel Number: 051-521-11
Project Location: 578 Green Valley Road, Watsonville

Project Description: Minor Land Division to subdivide one parcel of 4.39 acres (191,549 square feet) into two parcels measuring 0.40 acres (17,510 square feet) and 3.99 acres (174,039 square feet) in size respectively.

Person or Agency Proposing Project: Joanna Carmen for MidPen Housing

Contact Phone Number: 831-707-2133

- 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 15 - Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Minor land division in an area designated for residential uses within the urban services line with all urban services available.

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

Jonathan DiSalvo, Project Planner

Date: _____

Subdivision Findings

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

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

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates two residential parcels. The property is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one parcel for each 6,000 to 10,000 square feet of net developable parcel area.

The net developable area of Parcel 1 would equal about 12,973 square feet, while Parcel 2 would result in a net developable area of approximately 172,187 square feet. If Parcel 2 were only developed with one unit per parcel, it would not comply with the minimum density standards per General Plan Policy 2.8.3; however, as designed, the parcel would not preclude residential development of a conforming density. Also, this Minor Land Division has been conditioned to require that future development of the parcel shall meet minimum density standards as required by the General Plan density range in effect at the time an application is submitted. As designed and conditioned, both proposed lots would comply with the General Plan minimum density requirements. The project also complies with the R-1-10 zone district's minimum parcel size requirement of 10,000 square feet in that each parcel contains more than the minimum of 10,000 square feet of net developable land area per parcel.

The project is consistent with the General Plan in that the full range of urban services are available to the site including municipal water and sewer service. The Minor Land Division is located on a designated arterial street (Green Valley Road) that provides access to the parcels.

The land division is consistent with the General Plan regarding infill development in that as required future residential development will be subject to the applicable development standards for the zone district, thus it will be consistent with the pattern of surrounding development which include both single-family and multifamily existing developments.

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

This finding can be made, in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standard for the R-1-10 zone district where the project is located, and all yard setbacks will be consistent with zoning standards.

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

This finding can be made, in that no challenging topography affects the site, an accepted geological report prepared for the property concludes no active or potentially active fault traces are present on the site, the lots are shaped to ensure efficiency in further development of the properties, and the proposed parcels offer a traditional arrangement and shape to ensure development without the need for site standard exceptions or variances. No environmental constraints exist which necessitate that the area remain fully undeveloped.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species impede development of the site.

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

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

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

This finding can be made, in that no easements are known to encumber the property. The existing on-site single-family residence is accessed from Green Valley Road via an informal unpaved driveway. The existing unpaved driveway is currently located outside the boundaries of the new corridor access. As indicated on the preliminary Tentative Map (attached as Exhibit D), an interim vehicular easement would provide temporary access through Parcel 2 to Parcel 1. As conditioned, and also as indicated on the Tentative Map, the owner of Parcel 2 would be responsible for providing a new paved driveway within the newly created corridor access designed and permitted in conformance with the applicable County requirements prior to, or concurrently with, the submittal of a development permit or building permit for any development on Parcel 2, and prior to the issuance of any building permit for Parcel 2. When developed, the new driveway would be paved with a permeable or nonpermeable asphalt surface per the specifications for traveled vehicular surfaces as required per County Code Section 13.10.554(D) and meet all pertinent County Code requirements for driveway design including obtaining an Encroachment Permit from Public Works.

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

This finding can be made, in that the resulting parcels would not preclude future passive or natural heating or cooling opportunities.

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

This finding can be made, in that though the Santa Cruz County Design Review Ordinance (SCCC 13.11) requires Design Review for Minor Land Divisions inside the Urban Services Line, per SCCC 13.11.040(J) Design Review requirements may be waived if the Planning Director, or his/her designee, certifies that the nature of the project is minor or incidental in respect to the purpose of design review. At the time of application, no physical development is proposed, nor has the Applicant solidified a timeline for future construction of Parcel 2. As noted on the Tentative Map, all future development on either parcel would be subject to the applicable development standards for the zone district. Additionally, if a project with a higher residential density were to be proposed on Parcel 2 in the future, it would be subject to Design Review at that time. As the project scope of the proposed Minor Land Division is to only split one parcel into two parcels without any proposed physical development or improvements, the project is minor in respect to the purpose of Design Review. Design Review would be applied to future applications for development, as applicable.

Development 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. Any future construction would be required to comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the design of the Minor Land Division and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-10-AIA (Single-Family Residential 10,000 square feet minimum, Airport Influence Area Combining District) zone district.

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.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan. The property is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one parcel for each 6,000 to 10,000 square feet of net developable parcel area.

The net developable area of Parcel 1 would equal about 12,973 square feet, while Parcel 2 would result in a net developable area of approximately 172,187 square feet. If Parcel 2 were only developed with one unit per parcel, it would not comply with the minimum density standards per General Plan Policy 2.8.3; however, as designed, the parcel would not preclude residential development of a conforming density. Also, this Minor Land Division has been conditioned to require that future development of the parcel shall meet minimum density standards as required by the General Plan density range in effect at the time an application is submitted. As designed and conditioned, both proposed lots would comply with the General Plan minimum density requirements. The project also complies with the R-1-10 zone district's minimum parcel size requirement of 10,000 square feet in that each parcel contains more than the minimum of 10,000 square feet of net developable land area per parcel.

The project is consistent with the General Plan in that the full range of urban services are available to the site including municipal water and sewer service. The Minor Land Division is located on a designated arterial street (Green Valley Road) that provides access to the parcels.

The land division is consistent with the General Plan regarding infill development in that as required future residential development will be subject to the applicable development standards for the zone district, thus it will be consistent with the pattern of surrounding development which include both single-family and multifamily existing developments.

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 the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed minor land division will result in the creation of one additional residential parcel with no physical development or improvements proposed. Future development of the site would be required to meet applicable regulatory requirements pertaining to vehicular access and traffic.

5. That the proposed project 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.

The land division is consistent with the General Plan regarding infill development in that as required future residential development will be subject to the applicable density requirements and development standards for the zone district, thus it will be consistent with the pattern of surrounding development which include both single-family and multifamily existing developments.

Conditions of Approval

Land Division 231360

Applicant: MidPen Housing Corporation

Property Owners: Henry & Deborah Izumizaki

Assessor's Parcel Number(s): 051-521-11

Property Address and Location: 578 Green Valley Road, Watsonville, CA 95076

Planning Area: Pajaro Valley

Exhibits:

A. Tentative Map prepared by Ifland Engineers, dated 6/14/2023.

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof, and
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than two (2) residential parcels.
 - C. The minimum parcel area shall be 10,000 net developable square feet of land per parcel.
 - D. Future development shall meet applicable minimum density standards as required by the General Plan density range in effect at the time of permit approval.

- E. Future development shall be subject to Child Care, School Developer, Affordable Housing, Parks, Transportation, and Roadside Improvement fees as applicable.
- F. The following items shall be shown on the Parcel Map:
 - 1. A note indicating that all future development on both Parcel 1 and Parcel 2 shall conform to the site and development standards for the zone district.
 - 2. Show the net area of each lot to nearest square foot.
 - 3. A note indicating the 20-foot-wide interim vehicular easement and that the interim vehicular access easement shall be a temporary vehicular access easement for Parcel 1 until the owner of Parcel 2 has provided a new driveway located solely on Parcel 1 that meets the approval of the owner of Parcel 1. An Encroachment Permit is required for a new driveway on Green Valley Road.
 - 4. Include the Minor Land Division number “231360” on all sheets of the Parcel Map.
- G. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. New parcel numbers for all parcels must be assigned by the Assessor’s Office prior to application for a building permit on any parcel created by this land division.
- H. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a Building Permit on Parcel 2 created by this land division:
 - 1. A driveway providing access from Green Valley Road via the corridor access to the garage on Parcel 1 shall be designed and permitted in conformance with the applicable County requirements prior to, or concurrently with, the submittal of a development permit, for any development on Parcel 2, and prior to the issuance of any building permit. The design of the driveway shall meet all design requirements of the Department of Public Works, including the required turning radius dimensions from the Lita Lane intersection.
 - 2. All future development shall be connected for water service to Watsonville City Water District. All regulations and conditions of the water district shall be met for both lots. Proof of water service availability shall be obtained from the City of Watsonville City Water District.

3. All future development shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met. Obtain a sewer availability letter from the Santa Cruz County Sanitation District.
4. Future development of Parcel 2 shall comply with the minimum density required by the designated density range as specified by Santa Cruz County General Plan.
5. All requirements specified by the Santa Cruz County Stormwater Management Division shall be met.
6. All requirements specified by the Environmental Planning Section of the Planning Department shall be met.
7. All requirements of the Pajaro Valley Fire Protection District shall be met.
8. Child Care, Affordable Housing, Parks, Transportation, and Roadside Improvement fees shall be paid as applicable.
9. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
10. Any changes from the approved Exhibit "D", including but not limited to the Tentative Map, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing, noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet on any set of plans submitted to the County for review.

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

- A. A private sanitary sewer easement across Parcel 2 for the benefit of the sewer service lateral to Parcel 1 must be recorded and submitted to the Santa Cruz County Sanitation District.
- B. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.

- IV. All future construction within the properties (both Parcel 1 and Parcel 2) shall meet the following conditions:
- A. Future development on Parcel 2 shall conform to the minimum residential density required by the applicable General Plan and County Code. For any future development project on Parcel 2, all required discretionary approvals as required by the County Code in effect at the time shall be obtained prior to making any application for a Building Permit.
 - B. All work adjacent to, or within, Green Valley Road, which is a County maintained road, shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an Encroachment Permit where required. Where feasible, all improvements adjacent to or affecting Green Valley Road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specified by the Department of Public Works.
 - C. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
 - D. No land disturbance shall take place prior to issuance of Building Permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions, or to install a new driveway within the corridor access to Parcel 1).
 - E. The design and location of habitable structures shall comply with the provisions of Section 16.50.095 of the County Code pertaining to agricultural buffer setbacks, as applicable.
 - F. 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 future development or construction of the driveway within the corridor access to Parcel 1, 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.
 - G. The interim access easement shall be extinguished once the new driveway within the corridor access to Parcel 1 has been permitted and installed.

- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

Application #: 231360
APN: 051-521-11
Owner: Henry & Deborah Izumizaki

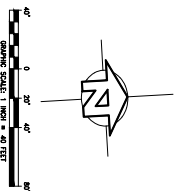
**AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE
PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE.**

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Parcel Map for this division, including any improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

cc: County Surveyor

[illegible]

Exhibit D



TM2.0

SITE PLAN - EXISTING & PROPOSED

IFLAND ENGINEERS
CIVIL ENGINEERING ■ LAND PLANNING ■ STRUCTURAL DESIGN

JOS NO. 23017	SHEET TM1.0	APN 051-521-11		
		TENTATIVE MAP - MINOR LAND DIVISION		
		DATE 06/14/2023	DESIGN JPJ	DRAWN STAFF

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. RANCHO DE LOS CORRALITOS
SECS. 20 & 21, T. 11S, R. 2E., M.D.B. & M.

Tax Area Code
69-255

51-52

(39)

34PM30
11/30/1979

(39)

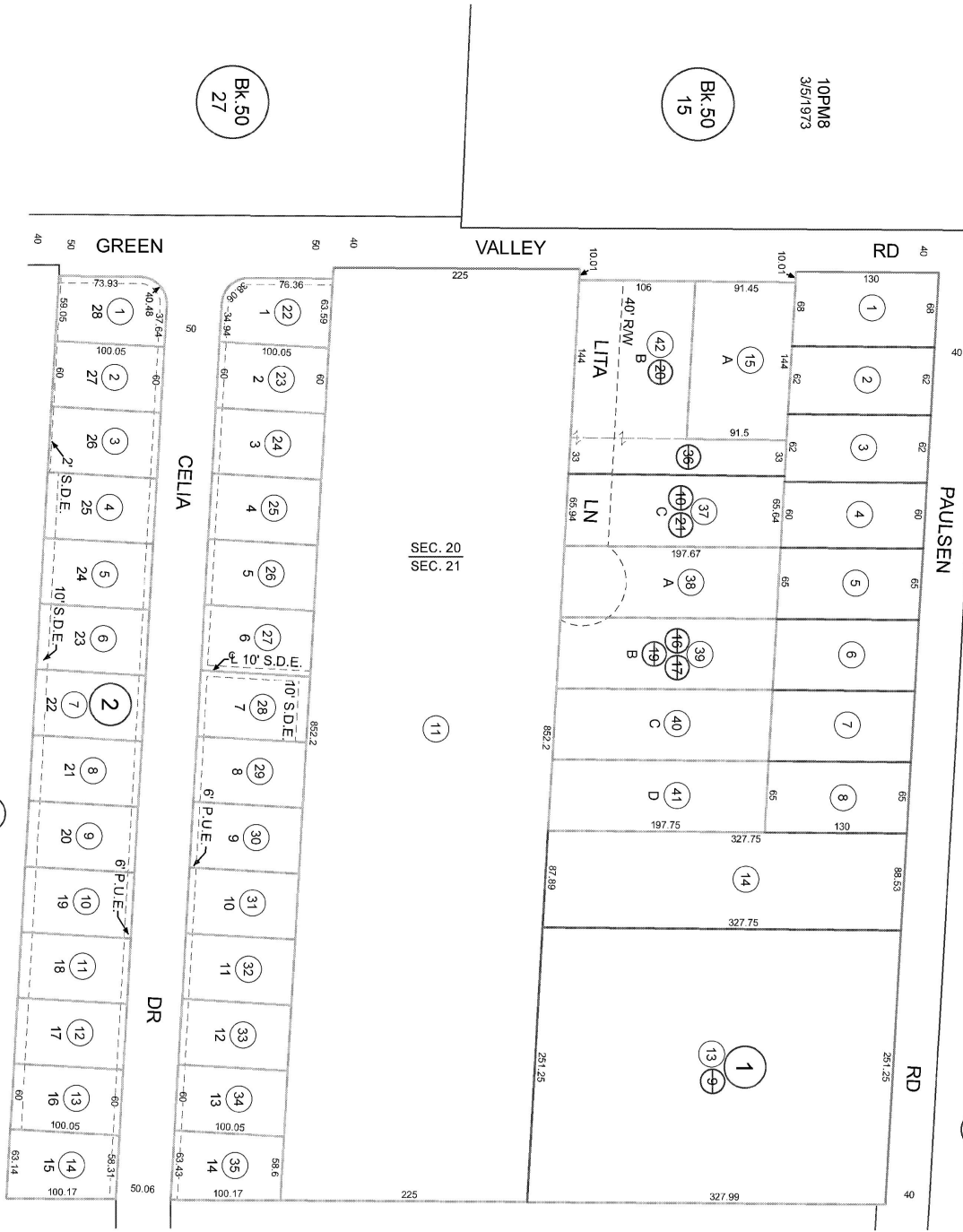
(41)

10PM8
3/6/1973

Bk.50
15

Bk.50
27

Electronically redrawn 7/27/00 KSA
Rev. 12/16/08 mc (spatial adjustment)



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

(51)

(64)

TR. NO. 744
NORTH COUNTRY HOMES SUBDIVISION
64WB69
6/20/1977



Assessor's Map No. 51-52
County of Santa Cruz, Calif.
July 2000

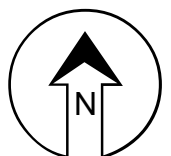


Parcel Location Map



Parcel: 05152111







-  Study Parcel
-  Assessor Parcel Boundary

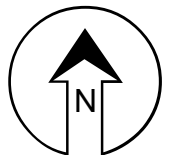




Parcel General Plan Map



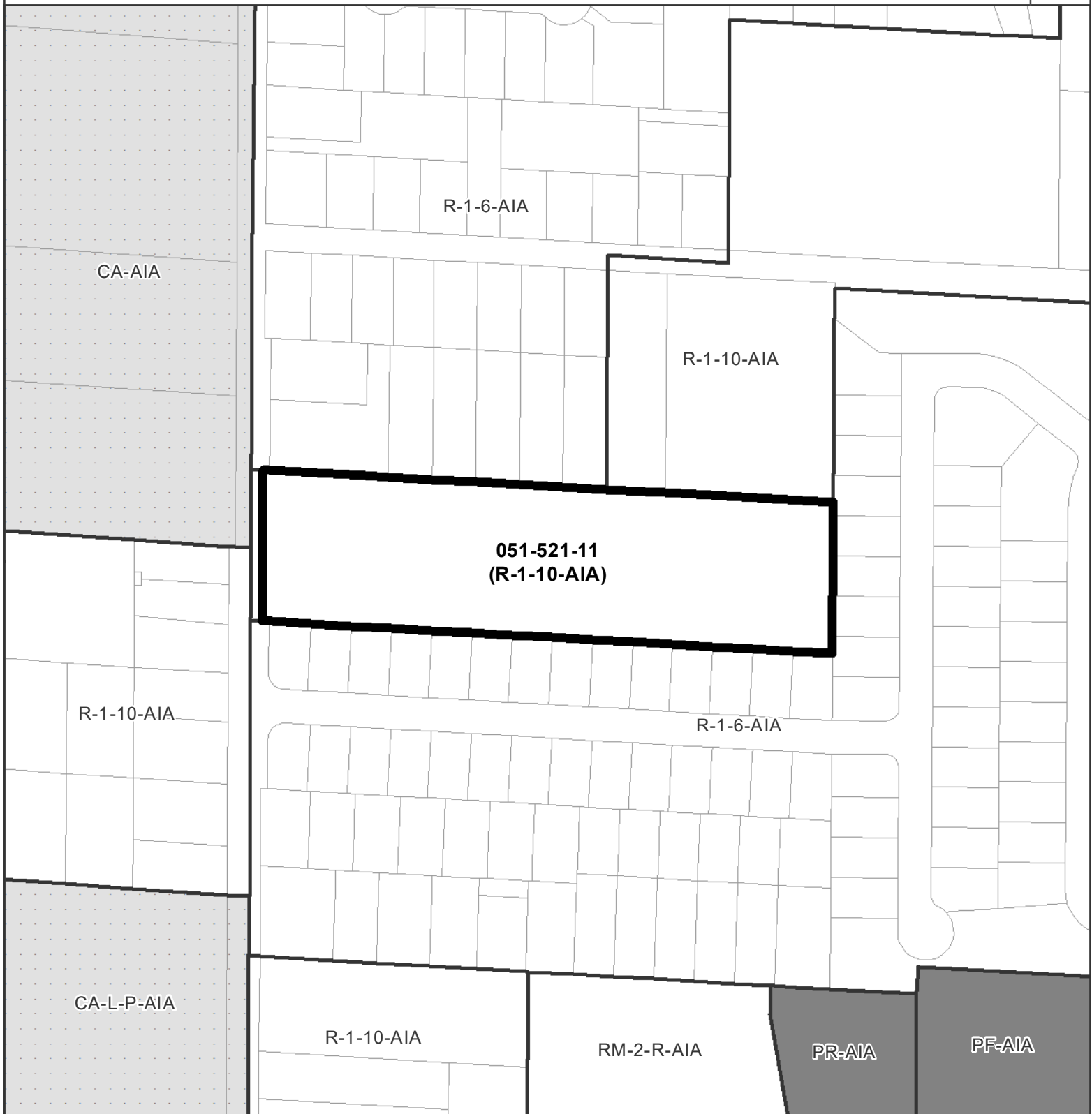
- | | | | | | |
|--|------|-------------------------|---|-------|-----------------------------|
|  | AG | Agricultural |  | R-UVL | Res. Urban Very Low Density |
|  | O-U | Urban Open Space | | | |
|  | P | Public Facilities | | | |
|  | R-UH | Res. Urban High Density | | | |
|  | R-UL | Res. Urban Low Density | | | |



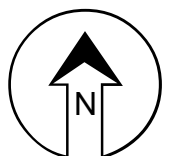
0 70 140
Feet



Parcel Zoning Map



- CA Commercial Agriculture
- PF Public/Community Facilities
- PR Parks, Recreation, & Open Space
- R-1 Single-Family Residential
- RM Residential Multi-Family



Parcel Information

Services Information

Urban/Rural Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	Watsonville City Water
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Pajaro Valley Fire District
Drainage District:	Zone 7

Parcel Information

Parcel Size:	4.39 acres (191,549 square feet)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Agricultural
Project Access:	Green Valley Road
Planning Area:	Pajaro Valley
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-10-AIA (Single-Family Residential 10,000 square feet minimum, Airport Influence Area Combining District)
Coastal Zone:	<u> </u> Inside <u> X </u> Outside
Appealable to Calif. Coastal Comm.	<u> </u> Yes <u> X </u> No

Technical Reviews: Geological Report Review

Environmental Information

Geologic Hazards:	No physical evidence on site per Geological Report
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Partially mapped