



Staff Report to the Planning Commission

Application Number: **221238**

Applicant: Hogan Land Services

Owner: Jeffery and Lori Rogers

APN: 032-092-11

Site Address: 711 & 715 41st Avenue, Santa Cruz

Agenda Date: July 24, 2024

Agenda Item #: 8

Time: After 9:30 a.m.

Project Description: Proposal to divide an approximately 12,500 square foot parcel developed with a duplex into two parcels of 4,001 square feet (Lot A) and 8,584 square feet (Lot B) with the existing duplex remaining on Lot B.

Location: Property located at the west side of 41st Avenue approximately 100 feet north of the intersection with Court Drive (711 & 715 41st Avenue).

Permits Required: Minor Land Division, Coastal Development Permit, and Roadway/Roadside Exception

Supervisory District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221238, based on the attached findings and conditions.

Project Description & Setting

The project site is located approximately 100 feet north of the intersection of 41st Avenue and Court Drive in the Live Oak Planning area. The subject parcel is relatively flat in topography and developed with an existing single-story duplex and detached garage. The primary frontage to this corner parcel is along 41st Avenue; however primary access is via an unnamed vehicular drive at the south side of the project site. The access drive is a shared easement providing access to three additional parcels located south of the project site.

The subject property is situated on the eastern boundary of the Pleasure Point Combining district, an area defined by specific site and development standards intended to perpetuate an interactive neighborhood friendly residential development pattern. Pleasure Point is located entirely within the Coastal zone and bordered by 41st Avenue to the east, Corcoran Lagoon to the west, Portola Drive to the north and East Cliff Drive and Monterey Bay to the south. The Pleasure Point area can be further characterized by a mix of 4,000-6,000 square foot parcels developed at an urban medium residential density. Though primarily consisting of single family residential development, several multi-family developments exist in the vicinity such as the duplex on the

subject property.

The proposed division of land would result in two parcels of approximately 4,000 square feet (Lot A) and 8,500 square feet (Lot B) respectively. Demolition of a portion of an existing garage is necessary to accommodate Lot A while maintaining compliance with the required rear yard setback for Lot B. The applicant has opted not to incorporate specific architectural design for a future home on Lot A. Rather, the applicant has provided Design Guidelines for future development which reflect the typical development standards of the RM-4-PP zone district.

A Tentative Map and parcel map are required for the proposed Minor Land division (creation of not more than four parcels) as well as a Coastal Development Permit for creation of a new parcel within the Coastal Zone. A Roadway/Roadside Exception is required for acceptance of a reduced roadway width on 41st Avenue (a designated urban arterial street) and the unnamed access road south of the project site, which is considered a private road as it currently serves more than two dwellings.

Roadway & Roadside Improvements

The County Design Criteria standards for urban arterial streets, with bike lane and parking on one side, apply to 41st Avenue where there is no Plan Line adopted. County Design Criteria requires a minimum 67-foot-wide right of way consisting of 12-foot-wide travel lanes, a five-foot wide bike lane, a seven-foot-wide parking lane, 4.6-foot-wide landscape strips, and six-foot-wide separated sidewalks on both sides of 41st Avenue, and a remainder of 4.75 feet. 41st Avenue frontage does not currently meet County Design criteria standards for an urban arterial street.

The project has been reviewed by the Department of Public Works Road Engineering division and it was determined that the proposed offer of dedication of an additional 1.5-foot right-of-way from the subject property, would result in an acceptable right-of-way width of 63 feet. This is consistent with the functional components of the street and will allow for future expansion of an existing landscape strip in front of the subject property.

The development proposes the creation of an additional lot located off of an existing private road that serves more than two dwellings. The road standard for a private road is an Urban Local Street with parking. County Design Criteria requires a minimum 56 foot wide right of way consisting of 12-foot-wide travel lanes, six-foot-wide parking lanes, 4.6-foot-wide landscape strips, four foot wide sidewalks and a remainder of 2.75 feet.

The existing private road, however, has been determined to be largely sufficient, as the width will be a minimum of 20 feet throughout. Additionally, four feet of landscaping has been provided within a private landscape easement adjacent to and north of the road, and no fences shall be allowed within the landscape easement. The project proposes sufficient onsite parking to address any offsite impacts and sufficient backout distance (24 feet) is provided for each parking space.

The proposed access and site improvements have been reviewed by DPW Road Engineering and considered sufficient based on current site conditions and the low volume of traffic and vehicle speed surrounding the project site. The proposed project has been reviewed by the Central Fire Department and meets Fire Department requirements.

County Code Section 15.10.050(F)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of the development. As proposed, a Roadway/Roadside Exception is appropriate due to the proposed configuration of the residential development. Furthermore, proposed improvements on both 41st Avenue and the private road south of the project site would integrate with existing streetscape elements, creating a continuous transition and utilizing each respective right-of-way. Currently, neither meets County Design Criteria standards.

Stormwater Management

The project proposes new stormwater management infrastructure to ensure the project would not result in offsite drainage impacts. At the newly created parcel at the rear, infrastructure includes required roof drains to tie into proposed biofiltration and underground detention before leaving the site. New yard inlets are proposed around the new parcel, which are intended to convey stormwater south towards the shared access drive. A new catch basin and storm drain are proposed along the north side of the access drive. The proposed improvements would convey stormwater off site where it would tie into an existing storm drain at its terminus with 41st Avenue.

Sustainability Update & Permit Streamlining Act

A formal development permit application for this project was submitted to the County on August 29, 2022, and after review by applicable agencies, the application was deemed complete on April 10, 2024, in conformance with the Permit Streamlining Act.

On December 13th, 2022, the Santa Cruz County Board of Supervisors adopted the Sustainability Policy and Regulatory Update (“Sustainability Update”) after certifying an Environmental Impact Report (“EIR”) prepared for the Update. The Sustainability Update was a comprehensive update to the County’s General Plan/Local Coastal Program (LCP) and consists of amendments to the County’s General Plan/LCP, including four updated General Plan elements, amendments to sections of the Santa Cruz County Code, adoption of County Design Guidelines, and land use and zoning map amendments. On March 15th, 2024, the California Coastal Commission certified the Sustainability Update LCP Amendment. With Coastal Commission certification, the Sustainability Update became effective on March 15th, 2024.

Under the provisions of the Permit Streamlining Act, the Applicant is subject to the version of the County Code in effect when the application was deemed complete. Though the Applicant’s final submission for County review occurred on March 6th, 2024, prior to the effectiveness of the Sustainability Update, the application wasn’t formally deemed complete until the end of that review on April 10, 2024, after the Sustainability Update became effective on March 15th, 2024.

Though the Sustainability Update was in effect shortly before the application was formally deemed complete, applying the Sustainability Update amidst the final review of the application would significantly alter the overall concept and design of the project. Specifically, under the Sustainability Update, detached single family residential development is no longer allowed in the RM zone district.

Prior to the Sustainability Update, detached residential development was allowed in the RM zone district. Further, none of the outstanding agency comments for which the applicant was addressing during the final review cycle would have altered the overall concept or design of the project. Rather, the final review was necessary to update details and notes on the Tentative Map as well as clarify responsibility for maintenance of drainage improvements. Therefore, the project has been determined to be subject to applicable County Codes and Policies in place prior to the certification of the Sustainability Update.

Zoning & General Plan/Local Coastal Program Consistency

The subject property is a 12,500 net square foot lot, located in the RM-4-PP (Multi-family residential - 4,000 square feet minimum - Pleasure Point Combining District) zone district, a designation which allows both attached and detached residential uses. The proposed minor land division would create two parcels, one of approximately 4,000 square feet and the other averaging 4,000 square feet per dwelling unit, both located in the R-UM (Urban Medium Density Residential) General Plan land use designation. The project would be consistent with the density range in the General Plan which authorizes a density of development of 4,000 – 6,000 net site area per dwelling unit. Furthermore, the land division would result in allowance for one unit on Lot A (with potential for a future ADU) and retain the existing two units (duplex) on Lot B, which is consistent with the regulations.

As proposed and conditioned, all future development shall comply with all applicable site and development standards for the RM-4-PP zone district. Though the existing duplex located on the project site currently conforms to all site and development standards, a reduction to the size of the garage is necessary in order for the existing development to remain in conformance with the required 15-foot rear yard setback for proposed Lot B.

The proposed minor land division is in conformance with the County's certified Local Coastal Program, in that the project is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Though a specific architectural design is not specified in the design guidelines, the neighborhood is host to a wide range of architectural styles including craftsman, contemporary, and Mediterranean style homes. The design guidelines submitted provide a reasonable level of flexibility in terms of future development of Lot A while holding to the applicable site and development standards, ensuring landscaping, shared access and drainage improvements are adequately maintained, and ensuring privacy of adjoining yards is maintained to the extent feasible.

The project site is not located on a prominent ridge or blufftop and would be almost entirely obscured from any public road. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Parking

The project proposes to divide an existing parcel containing a single duplex. Whereas the current parcel configuration provides ample area for the required parking associated with the duplex, the

design of Lot A could accommodate up to four standard parking spaces. As proposed, a new driveway and parking area would be located at the southeast side of the front parcel to ensure adequate parking remain available for the duplex with the retention of the portion of the garage. In total, lot B would provide five parking spaces (two per unit + 1 guest space) and the rear parcel would provide four parking spaces.

Pleasure Point Combing District

As indicated, the project site is located within the Pleasure Point Combining District. Design guidelines, contained in Exhibit D of this report, indicate that the future development shall be consistent with the site and development standards for the RM-4 zone district. The project has been conditioned to ensure that future development of the project site complies with the specific site and development standards contained in SCCC 13.10.444 – 448, adopted for the Pleasure Point Combining District, unless an exception is approved in accordance with SCCC 13.10.447.

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. 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 home construction.

At the time of application, preliminary construction drawings had not been prepared for the future development of Lot A. In lieu of developing plans, the applicant has opted to provide Design Guidelines (contained in Exhibit D) which are reflective of the residential development standards of the RM-4-PP zone district including setbacks, lot coverage, floor area ratio, and height. The guidelines are required to be noted on the Final Parcel Map and incorporated in the building design prior to building permit issuance for the future development of Lot A.

As indicated in the guidelines, the use of similar building materials to that of the surrounding development and the placement of second story windows to maintain privacy of adjacent yard areas will ensure future development of Lot A is compatible with the neighborhood. It is noted that visual impacts associated with the proposed future development of the site are anticipated to be minimal in that the location of the new parcel would be situated behind an existing residential development and almost entirely obscured from public view.

Landscaping shall be required along the common drive aisle at the south side of the project site and all fencing shall comply with applicable height standards. A condition of approval requires maintenance agreements for the private roadway (access drive) including drainage infrastructure to ensure future development is coordinated. Further, the project has been conditioned to require, prior to issuance of a building permit, installation of replacement trees that were never planted as required by a prior significant tree removal permit.

The potential for placement of street trees was evaluated and determined not to be appropriate along the 41st Avenue property frontage. The Urban Forestry Master Plan recommends there be no street trees planted along 41st Avenue south of Portola Drive. This is intended to preserve views of the ocean, but dune grass be planted in parkways between the sidewalk and curb. Further, the height of trees along the property frontage would be constrained due to the existence

of overhead utility lines on the west side of 41st Avenue. The project has been conditioned to require installation of dune grass within existing underutilized planting areas along the property frontage.

Public Outreach/Public Comment

Pursuant to SCCC 18.10.222, a neighborhood meeting was conducted on January 4, 2023, to provide information about the proposed development to neighbors in the vicinity of the project. A summary of the meeting along with the materials distributed at the meeting are contained within Exhibit H.

As indicated in the materials, one member of the public attended the meeting. The neighbor in attendance did not appear raise any questions regarding the proposed development and has granted the project proponent an access easement in order to meet County Road width standards for creation of the proposed land division.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP in effect during project review. 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 **221238**, 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 & Design Guidelines
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Will-serve letters
- H. Comments & Correspondence

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: 221238
Assessor Parcel Number: 032-092-11
Project Location: 715 & 711 41st Avenue, Santa Cruz

Project Description: Minor Land Division to create two residential parcels

Person or Agency Proposing Project: Hogan Land Services Attn Bob Dewitt

Contact Phone Number: (831)345-8870

- 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:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed development intends to create two parcels that are relatively flat in topography, both in compliance with the General Plan and Zoning regulations.

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

Nathan MacBeth
Nathan MacBeth, Project Planner

Date: 07/24/24

EXHIBIT A

Subdivision Findings

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

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

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

This finding can be made, in that this project which creates two parcels, one of approximately 4,000 square feet and the other averaging 4,000 square feet per dwelling unit, both located in the Residential, Urban Medium Density General Plan land use designation which authorizes a density of development of 4,000 – 6,000 square feet per dwelling unit.

The project is consistent with the General Plan because the site has access to a full range of urban services, including municipal water, sewer service, and nearby recreational opportunities. The land division is located on the corner of a designated urban arterial street and a private road that, with right of way dedication along the arterial street and widening of the private road, provides satisfactory access. The proposed land division is similar to the pattern and density of surrounding residential development, near neighborhood and community shopping facilities and opportunities, and enjoys adequate and safe vehicular and pedestrian access from public streets.

The land division is consistent with the General Plan regarding infill development in that the proposed residential development is harmonious to the pattern of surrounding development. Though no development is currently proposed, design guidelines will ensure the future design will be similar to the architectural style in the area and compatible to the residential character of the neighborhood.

Further, the land division is not located in a hazardous or environmentally sensitive area and protects natural resources by expanding in an area designated for residential development at the proposed density.

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

This finding can be made, in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standard for the RM-4-PP zone district where the project is located and all yard setbacks will be consistent with zoning standards. Further, the project, as conditioned, is consistent with all requirements of Chapter 13.11 of the County Code, the Site, Architectural and Landscape Design Review ordinance.

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. The project has

been conditioned to require acceptance of a geotechnical report at the building permit stage for the newly created parcel. 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 and the project is categorically exempt from (or has received a mitigated Negative Declaration pursuant to) the California Environmental Quality Act and the County Environmental Review Guidelines.

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

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

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

This finding can be made, in that there is an access easement that encumbers the southern boundary of project site that will be utilized to facilitate the proposed division of land and future development. Frontage improvements will provide a benefit to public safety and neighborhood drainage.

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

This finding can be made, in that the resulting parcels are oriented to the fullest extent possible in a manner to take advantage of solar opportunities.

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 design guidelines contained in Exhibit D will ensure future development is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood primarily consists of residential development. The proposed residential land division is compatible with the architectural styles in the neighborhood and the surrounding pattern of development.

Coastal Development Permit Findings

- (A) That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned RM-4-PP (Multi family residential - 4,000 square feet minimum - Pleasure Point Combining District), a designation which allows residential uses. The proposed minor land division is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

- (B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that there is an access easement that encumbers the southern boundary of project site that will be utilized to facilitate the proposed division of land and future development. Frontage improvements will provide a benefit to public safety and neighborhood drainage.

- (C) That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the proposed design guidelines will ensure future development of the project site is consistent with the surrounding neighborhood in terms of architectural style. The site is surrounded by lots developed to an urban density, the colors will be natural in appearance and complementary to the site and the development site is not on a prominent ridge, beach, or bluff top.

- (D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at the Hook Beach parking lot approximately 900 feet south of the project site.

- (E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RM-4-PP (Multi family residential - 4,000 square feet minimum - Pleasure Point Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single and multi-family dwellings. Size and architectural styles vary in the area, and the size of the resulting parcels and proposed design guidelines are consistent with the pattern of development within the surrounding neighborhood.

- (F) If the project is located between the nearest through public road and the sea or the

shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the minor land division will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

(G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project 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 be materially injurious to properties or improvements in the vicinity.

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 proposed location 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 RM-4-PP (Multi family residential - 4,000 square feet minimum - Pleasure Point Combining District) zone district as the primary use of the property will be a residential development that meets all current site standards for the zone district. Additionally, the proposed driveway and frontage improvements will comply with the Department of Public Works standards and meet necessary findings for approval of a Roadway/Roadside Exception.

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-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The proposed project will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the townhomes will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed project 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 proposed land division will comply with the site standards for the RM-4 zone district.

The project is consistent with the General Plan in that the full range of urban services are available, including public water and sewer service. The land division, as conditioned, will be consistent with the General Plan regarding infill development, and compatible with the character

of the surrounding neighborhood.

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 land division will result in the construction of one additional dwelling on an undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area, and the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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.

This finding can be made, in that the proposed minor land division is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. Future development of the project site shall conform to the site and development standards for the RM-4-PP zone district.

6. 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 minor land division is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses. The proposed minor land division is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

Roadway/Roadside Exception Findings

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

This finding can be made, in that the character of existing roadways on 41st Avenue and the private access drive do not require full public street improvements to be installed.

The County Design Criteria standards for urban arterial streets, with bike lane and parking on one side, shall apply to 41st Avenue where there is no Plan Line adopted. County Design Criteria requires a minimum 67-foot-wide right of way consisting of 12-foot-wide travel lanes, a five foot wide bike lane, a seven-foot-wide parking lane, 4.6-foot-wide landscape strips, and six-foot-wide separated sidewalks on both sides of 41st Avenue and a remainder of 4.75 feet. 41st Avenue frontage does not currently meet County Design criteria standards for an urban arterial street, however, the offering of an additional 1.5-foot right-of-way dedication will result in an acceptable right-of-way width of 63 feet, consistent with the functional components of the street, and will allow for future expansion of an existing landscape strip in front of the subject property.

The development proposes creation of an additional lot located off of an existing private road that serves more than two dwellings. The road standard for a private road is an Urban Local Street with parking. County Design Criteria requires a minimum 56 foot wide right of way consisting of 12-foot-wide travel lanes, six foot wide parking lanes, 4.6 foot wide landscape strips, four foot wide sidewalks and a remainder of 2.75 feet.

The existing road, however, has been determined to be largely sufficient, as the width will be uniform at a minimum of 20 feet. Additionally, four feet of landscaping has been provided within a private landscape easement adjacent to and north of the road, and no fences shall be allowed within the landscape easement. The project proposes sufficient onsite parking to address any offsite impacts and sufficient backout distance (24 feet) is provided for each parking space.

The proposed access and site improvements have been reviewed by DPW Road Engineering and considered sufficient based on current site conditions and the low volume of traffic and vehicle speed surrounding the project site. The proposed project has been reviewed by the Central Fire Department and meets Fire Department requirements.

County Code Section 15.10.050(F)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of the development. As proposed, a Roadway/Roadside Exception is appropriate due to the proposed configuration of the residential development. Furthermore, proposed improvements on both 41st Avenue and the private road south of the project site would integrate with existing streetscape elements, creating a continuous transition and utilizing each respective right-of-way. Currently, neither meets County Design Criteria standards.

**Minor Land Division & Coastal Development Permit
Conditions of Approval**

Property located at 711 & 715 41st Avenue, in the Live Oak Planning Area.
APN: 032-092-11

Subdivision & Residential Development Permit 221238

Applicant: Hogan Land Services

Property Owner(s): Jeffery & Lori Rogers

Assessor's Parcel Number: 032-092-11

Property Address and Location: Property located on the west side of 41st Avenue north of the intersection with Court Drive at 711 & 715 41st Avenue in Live Oak

Planning Area: Live Oak

Exhibit D: Tentative Map & Preliminary Improvement Plans, prepared by Hogan Land Services;

All correspondence and maps relating to this subdivision and residential development shall carry the permit number noted above.

- I. This permit authorizes the construction of a Minor Land Division and Coastal development as indicated on the approved Exhibit "D" for this permit. Prior to exercising any rights granted by this Approval, the owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. A Final Map for this subdivision shall be recorded prior to the expiration date of the tentative map and prior to sale, lease, or financing of any new condominiums. The Final 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 Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final Map shall meet the following requirements:
 - A. The Final 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 units, and common area for access, utilities, and landscaping.

- C. The following items shall be shown on the Final Map:
1. Building envelopes, common area and/or building setback lines shall be located according to the approved Tentative Map permit conditions of approval. The building envelopes for the residential units shall conform to the dimensioned building footprints indicated on the Tentative Map.
 2. Show the site area of each residential lot to nearest square foot.
 3. All easements and dedications to be recorded prior to recordation of the Final Map.
- D. The following requirements shall be noted on the Final 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 of the parcels shall be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division, unless this requirement is waived by the Building Official.
 2. Lots shall be connected for water service to the City of Santa Cruz Water District. All regulations and conditions of the water district shall be met.
 3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
 4. Demolition Permit(s) shall be obtained from the County of Santa Cruz Building Official for the garage.
 - a. All requirements of the Monterey Bay Unified Air Pollution Control District shall be met in the demolition of the existing structures.
 5. Construction on the lots shall conform to the Architectural Floor Plans and Elevations, and Perspective Drawing as stated or depicted in the approved Exhibit "D" and shall also meet the following additional conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the RM-4 zone district and Pleasure Point Combining District.
 - b. No fencing shall exceed six feet in height within the required street facing front yard setback along the unnamed access drive. No fencing is permitted within the four foot wide landscape easement.

- c. All landscaping shall be permanently maintained. Dune grass within underutilized planting areas along 41st Avenue property frontage shall be installed and maintenance in perpetuity.
 6. All future development on the lots shall comply with the requirements of an approved geotechnical report(s).
 7. 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.
 8. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted.
 9. Any changes from the approved Exhibit "D", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits, 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 and highlighted in yellow on any set of plans submitted to the County for review.
- III. Prior to recordation of the Final Map, the following requirements shall be met:
- A. Submit a letter of certification from the Tax Collector's office that there are no outstanding tax liabilities affecting the subject parcels.
 - B. Pay any outstanding balance due to the Planning Department.
 - C. Meet all requirements of the Santa Cruz County Environmental Planning Department including, without limitation, the following conditions:
 1. The grading and drainage plan submitted for the Final Improvement Plans shall be revised to include the lateral extents of overexcavation and recompaction in both plan and cross-sectional views and notes regarding minimum relative compaction requirements.
 2. Final Improvement Plans shall include a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website: <https://cdi.santacruzcountyca.gov/> under the "Unified Permit

Center” tab, “Forms & Publications”, then “Construction Site Stormwater BMP Manual”. Part two of the manual lists Stormwater Pollution Control Plan requirements; please use this as a guide for preparing the plan.

3. Prior to sign off on the improvement plans, the applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: <https://cdi.santacruzcountycal.gov/>, under “Unified Permit Center”, “Form PLG300 Consultant Plan Review”.
- D. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
1. Private sanitary sewer system and features (profile, pipe material, cover, slope, manhole, etc.) shall conform with Santa Cruz County Design Criteria and be shown on building permit application plans.
- E. Meet all requirements of the Department of Public Works – Stormwater Management including, without limitation, the following conditions:
1. The final map shall include a north arrow and acknowledgement of offsite runoff from parcel to the west and to the south of the subject parcel. The acknowledgement shall include language that the parcel does and will continue to receive upstream runoff, that the property owner is responsible for maintenance of the drainage pathway (natural and/or man-made) through the parcel, and that the County and Flood Control District(s) are not responsible for the upstream runoff or for maintenance of the drainage pathway.
 2. Please update the preliminary drainage report on sheet P4 to include a site assessment performed by the project Engineer that notes whether there are any existing stormwater (drainage) issues on or near the site and if any stormwater (drainage) issues or impacts are anticipated resulting from the proposed improvements. If downstream restrictions are/have been identified, additional analysis and improvements may be required.
 3. Development documents provided included real estate agreement 2022-002762, an easement for ingress, egress, and utilities. The real estate covered by this agreement was part of a previous minor land division MLD 86-726. The development of 86-726 included improvement plans by Robert L. DeWitt with revision dates of 9/23/87 and 7/30/87. These plans show aboveground and underground drainage mitigations (detention pipe and silt and grease trap) as well as storm drain piping, inlets and

swales in the area covered with agreement 2022-002762. Provide an updated recorded road maintenance agreement that includes:

- a. maintenance checklist for the drainage facilities (gutters, swales, catch basins, drainage pipes, detention pipe, flow control structure, and flapgate) and
- b. site map showing the surface and subsurface drainage facilities both from the previous 86-0726 MLD as well as all drainage facilities proposed within the roadway as part of this MLD in the document.

- F. Engineered improvement plans for all water line extensions required by City of Santa Cruz Water District shall be submitted for the review and approval of the water agency.
- G. 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. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
- H. All requirements of the Central Fire Protection District shall be met.
- I. Park dedication in-lieu fees shall be paid for one (1) dwelling unit. This fee is currently \$750 per bedroom, but subject to change.
- J. Child Care Development fees shall be paid for one (1) dwelling unit. This fee is currently \$36 per bedroom, but subject to change.
- K. The development will be subject to Live Oak Transportation Improvement (TIA) fees at the current rate within the County Unified Fee Schedule. Currently \$6000 for each new lot created. The total TIA fee of \$6,000 is to be split evenly between transportation improvement fees and roadside improvement fees.
- L. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements.

1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
 - a. The proposed driveway and frontage improvements shall be constructed per the approved improvement plans for this permit, except as modified by these conditions.
- IV. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:
- A. Pre-Construction Meeting: Prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site with the following parties: the applicant, grading contractor supervisor, and Santa Cruz County Environmental Planning staff.
- V. All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County 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 a County 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 specifically excepted by these conditions of approval
 - B. Meet all the requirements of Department of Public Works – Stormwater Management including, without limitation, the following conditions: Prior to building permit issuance for Lot A consistent with Part 3 Appendix C in the County Design Criteria:
 - 1) Provide Project Information:
 - a. Provide a copy of the Stormwater Control Plan (SWP) – Project Information & Threshold Determination Form and other items from Appendix C.
 - 2) Final Stormwater Management Plan (SWP): Provide a final SWP showing:
 - a. Existing and proposed impervious, semi-pervious, self-treating, disturbed areas,
 - b. Proposed best management practices (BMP),

- c. Existing and proposed stormwater (drainage) patterns - including areas that drain to/through the project site,
 - d. SWP shall identify any/all easements (reference to the associated recorded document shall be placed on SWP),
 - e. SWP shall illustrate how stormwater runoff will be conveyed and controlled,
 - f. How safe stormwater overflow shall be conveyed and controlled. Safe stormwater overflow shall be incorporated into the project design and runoff shall not negatively impact neighboring properties or stormwater (drainage) pathways.
 - g. Accommodation of existing upstream runoff in the project design without impact to upstream properties.
 - h. Existing and proposed drainage infrastructure on the site and nearby areas including the location of public and private storm drains, channels, ditches, BMPs, etc. shall be included in the SWP,
 - i. A site assessment performed by the project Engineer, Architect, or Designer that notes whether there are any existing stormwater (drainage) issues on or near the site and if any stormwater (drainage) issues or impacts are anticipated resulting from the proposed improvements. If downstream restrictions are/have been identified, additional analysis and improvements may be required,
 - j. Identify any conflicts between the proposed project design and the County Design Criteria (CDC). If the project does not completely comply with the CDC, the project description shall include a request for waiver to these criteria and shall provide technical justification for this waiver.
 - k. Provide final construction cross-section details for all permanent stormwater mitigation features. The details must include all necessary information for the accurate construction of the proposed mitigation features (including, but not limited to: invert elevations, slope, pipe type and diameter, manufacturer specs if applicable, compaction guidelines/requirements, material type, methods of construction, dimensions
2. Watershed Area Map(s): Show the boundaries of the stormwater (drainage) area(s) for each mitigation feature. Mitigation(s) shall be designed for all runoff being directed to each mitigation feature(s).

3. Best Management Practices: Indicate which Best Management Practices (BMPs) will be implemented to prevent runoff in excess of the pre-development conditions and to minimize the transport of pollutants.
 4. Maintenance Schedule: Provide a final maintenance schedule on the project plans that includes inspection frequency and maintenance requirements for each of the permanent stormwater mitigation features proposed. Identify the single entity that shall be responsible for the long-term operation and maintenance of the stormwater facilities, source control measures, storm drain markings/signage, stormwater (drainage) patterns, and impervious area limits established with the project. A recorded maintenance agreement shall be required (not required for project approval) & will identify a single entity as being solely responsible for said operational & maintenance procedures. The agreement shall be compatible with the road maintenance agreement recorded with the land division.
 5. Fees: Provide impervious area calculations. The project is located in Santa Cruz County Flood Control and Water Conservation District Zones 5, and impact fees based on the net increase in permitted impervious area will be assessed based on the current Unified Fee Schedule. The project may be eligible for fee credits for existing impervious areas previously permitted or built prior to the establishment of the flood control zone. To establish credit eligibility, documentation should be submitted with the project plans. Documentation such as assessor's records, survey records, permit records, dated aerial photographs or other official records that will help establish and determine the construction date, structure/impervious area footprint, or to confirm that a permit was previously issued is acceptable. Zones 5 was established in 1969.
- C. Meet all the requirements of the Environmental Planning section including, without limitation, the following conditions:
1. Significant tree replacements as required in the Conditions of Approval for permit 10-0014 shall be planted prior to finalization of the building permits on either Lot 1 or Lot 2 of the minor land division. It is the responsibility of the property owner and any subsequent property owners to assure maintenance of the replacement trees and replace them in the event that they die.
 2. Building permit plans submitted for review shall show the location and species of replacement trees on the site plan prior to issuance.
 3. An arborist report shall be submitted with the building permit application.
 4. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here:

<http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.

4. The applicant shall submit a drainage plan that complies with the requirements set forth in 2022 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
 6. Prior to approval of the parcel map, a soils report is required that addresses foundation design for proposed structures as well as grading
- D. All requirements of the Central Fire Protection District shall be met including, without limitation, the following conditions:
1. Pay any outstanding fees.
 2. Provide the location of the nearest fire hydrant within 400 feet of a non-fire sprinklered structure, or 600 feet of a fire sprinklered structure upon building application.
- E. 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
- F. 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).
- G. All site improvements shown on the final approved Building Permit plans shall be installed.
- H. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- I. All off-site improvements performed in the County road right-of-way shall require an Encroachment Permit from the Department of Public Works.
- J. Additional impervious areas shall be submitted to the County for review and approval and include updates to the mitigation features.
- K. Construction of improvements shall comply with the requirements of the approved geotechnical report(s). The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- L. All required improvements shall be installed and inspected by the Department of Public Works and Planning Department prior to final inspection clearance for any new structure on the new lots.

- M. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- N. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless the Building Official has in advance authorized construction activities to occur outside of those hours; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 - 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry
- VI. 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.
- VII. 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.

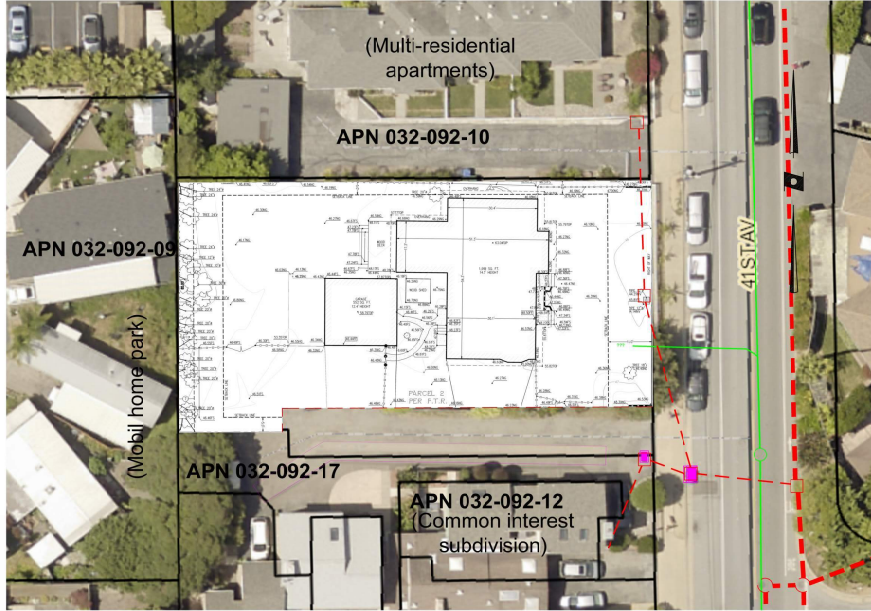
Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures 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: _____

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

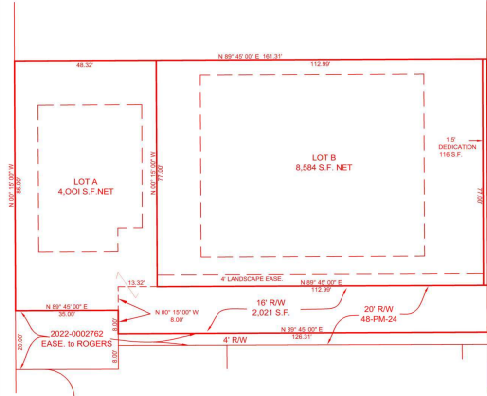


NEIGHBORHOOD SETTING SITE PLAN
SCALE: 1" = 20'

14.01.206 FORM AND CONTENT OF TENTATIVE MAP

- (A) The tract name or other designation, NO "TRACT NAME FOR MINOR LAND DIVISION"
- (B) Survey of the existing parcels' boundaries prepared by a licensed civil engineer or land surveyor except where resulting parcel sizes outside the urban services line will be two and one-half acres or larger. BASE MAP IS AN ALTA SURVEY BY CAL VADA (SEE NOTES)
- (C) Names and addresses of record owner and subdivider, name, address, and license number of engineer or surveyor under whose direction the map was prepared. SEE NOTES
- (D) Locations, names and present widths of adjacent streets, highways and ways. ADJACENT TO 4TH AVE., A COUNTY ROAD 60 FT. WIDE RIGHT OF WAY
- (E) The locations, proposed names, widths, and approximate grades of all streets, highways and ways in the subdivision. NONE
- (F) The locations and approximate widths of all easements for drainage, sewerage, or public utilities. NO DRAINAGE OR PUBLIC UTILITY EASEMENTS
- (G) Approximate radii of all curves. NONE
- (H) Approximate dimensions of all lots. SEE TENTATIVE MAP LOT LAYOUT
- (I) Approximate boundaries of areas subject to inundation or storm water overflow and of all areas covered by water and the location, width and direction of flow of all watercourses, living or dry. NONE
- (J) Existing use or uses of the property. SINGLE FAMILY RESIDENCE
- (K) Proposed uses of the property and an outline of proposed restrictions including deed restrictions to protect solar access. PROPOSED RESIDENTIAL, NO DEED RESTRICTIONS
- (L) Submit a letter from a responsible person for a source of water supply, certifying as to the availability of water and its ability to serve the subdivision, or submit a letter from the Environmental Health Services of the County Health Department, certifying as to the ability of the subdivision to meet requirements of Part IV of the Design Criteria Manual. WILL SERVE LETTER FROM CITY OF SANTA CRUZ WATER DEPARTMENT SUBMITTED
- (M) Submit a letter from a responsible person for a source of sanitary facility, such as a sanitation district, certifying as to the availability, capacity, and its ability to serve the subdivision, or submit a letter from the Environmental Health Services of the County Health Department certifying as to the ability of the subdivision to provide individual sewage disposal systems. WILL SERVE LETTER FROM COUNTY OF SANTA CRUZ SANITATION DIVISION SUBMITTED
- (N) Public areas proposed, if any. NONE
- (O) In areas to be developed, contours shall be drawn to intervals as follows: Significant 0.0% - 1.00% 1 foot 1.00% - 10.00% 2 feet 10.00% and over 10 feet Contours shall be accurate to within one-half a contour interval. In areas not to be developed, greater intervals may be permitted which shall be extended into adjacent property a sufficient distance to establish proper topographical relationships. SITE SLOPES LESS THAN 2%
- (P) Statement of the improvements proposed to be made or installed. SEWER AND WATER CONNECTIONS TO BE PROVIDED FOR NEW LOT
- (Q) Typical cross sections of all streets. CROSS SECTION OF 4TH AVE. IS SHOWN
- (R) Date, north point and scale. DONE
- (S) A site location sketch indicating the location of the proposed subdivision in relation to the surrounding area or region. SEE LOCATION MAP
- (T) Where sanitary sewers are not available, soil percolation rates and other soils test data as required by the Health Department. NOT RELEVANT
- (U) Show the approximate known soil or geologic hazard areas. NONE KNOWN
- (V) Submit four copies of the preliminary soils report noted in SCCC 14.01.202 or two copies of the waiver noted in SCCC 14.01.433. SOILS REPORT WAIVER REQUESTED
- (W) Preliminary engineered improvement plans specified in SCCC 14.01.207. SEE PRELIMINARY SITE PLAN
- (X) Sufficient information, as deemed necessary, to evaluate solar access protection including, but not limited to, building envelopes and shadow plans. SOLAR ACCESS TO BE DETERMINED BASED UPON FUTURE BUILDING PERMIT FOR NEW LOT
- (Y) If the proposal includes a designated remainder parcel, and the gross area of the designated remainder parcel or similar parcel is less than five acres, that remainder parcel shall be shown on the tentative map. REMAINDER PARCEL SHOWN ON TENTATIVE MAP LAYOUT

14.01.433 Waiver
The preliminary soils report may be waived if the Planning Director determines that due to the knowledge he has as to the qualities of the soils of the subdivision, no preliminary analysis is necessary. SOILS REPORT WAIVER IS REQUESTED.



TENTATIVE MAP LOT LAYOUT
SCALE: 1" = 20'

LOT AREA SUMMARY

LOTS	GROSS AREA (s.f.)	LESS R/W AREA (s.f.)	NET AREA (s.f.)
LOT A	6,022	-2,021	4,001
LOT B	8,700	-116	8,584
LOT B (REMAINDER)			
TOTALS ...	14,722	-2,137	12,585
		0.34 Ac.	



LOCATION MAP

SHEET INDEX:

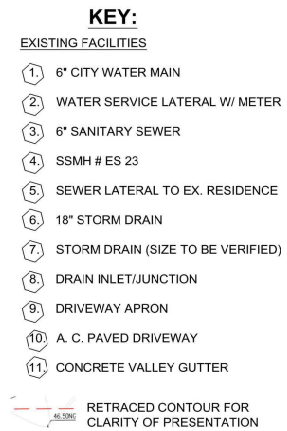
- P-1: TITLE, TENTATIVE MAP, NEIGHBORHOOD SETTING, AND NOTES
P-2: PRELIMINARY SITE PLAN, STREET CROSS SECTION
P-3: ALTA/ACSM SURVEY MAP (2006)
P-4: PRELIMINARY DRAINAGE REPORT AND PLAN
P-5: SUPPLEMENTAL DRAINAGE CALCULATIONS

PROJECT NOTES:

- PROJECT DESCRIPTION:**
PROPOSED MINOR LAND DIVISION TO CREATE A 4,001 (NET) SQ. FT. PARCEL AND AN 8,584 (NET) SQ. FT. REMAINDER PARCEL FROM A 0.34 AC. PARCEL
- OWNER AND APPLICANT:**
JEFFREY AND LORI ROGERS
711 41st AVE., SANTA CRUZ, CA 95062
PH.: 831-475-7203 lorisrogers@gmail.com
- APN 032-092-11
- ENGINEER:**
HOGAN LAND SERVICES, INC.
2501 41st AVE., STE. A, SOQUEL, CA 95073
Robert DeWitt, P.E. rdewitt@hoganlan.com
PH: 831-425-1317
- TOPOGRAPHIC MAP BASE IS FROM ALTA SURVEY MAP BY CAL VADA, 108 BUSINESS CENTER DR., CORONA, CA 92880; JOB NO. 0634, DATED 2/20/2006**
- PARCEL PLANNING INFORMATION:**
ZONING = RM-4-PP GENERAL PLAN = R-UM
- UTILITY AGENCIES:**
WATER: CITY OF SANTA CRUZ WATER DEPARTMENT
SEWER: COUNTY OF SANTA CRUZ SANITATION DIVISION
ELECTRIC AND GAS: PACIFIC GAS & ELECTRIC
- EXISTING DUPLEX RESIDENCE ON LOT B TO BE RETAINED.
EXISTING GARAGE ON LOT B TO BE RETAINED TO PROVIDE REQUIRED PARKING FOR DUPLEX.
- NO RESIDENTIAL CONSTRUCTION ON LOT B UNTIL FUTURE BUILDING PERMIT APPLICATION IS MADE.
- A BIOTIC REVIEW WAS PREPARED BY THE BIOTIC RESOURCES GROUP DATED DEC. 12, 2022, ON FILE WITH THE COUNTY PLANNING DEPARTMENT APPLICATION FILE FOR THIS TENTATIVE MAP.

TITLE SHEET, TENTATIVE MAP, EXISTING SITE PLAN, AND NOTES

DEMOLISH PORTION OF GARAGE, ADD 2
PARKING SPACES IN FRONT YARD
SHEET P-2 REV. 05/30/2024
RE-SUBMITTAL 03/06/2024

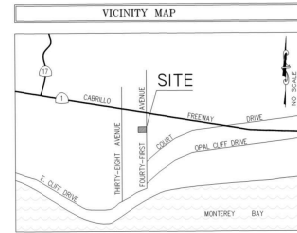
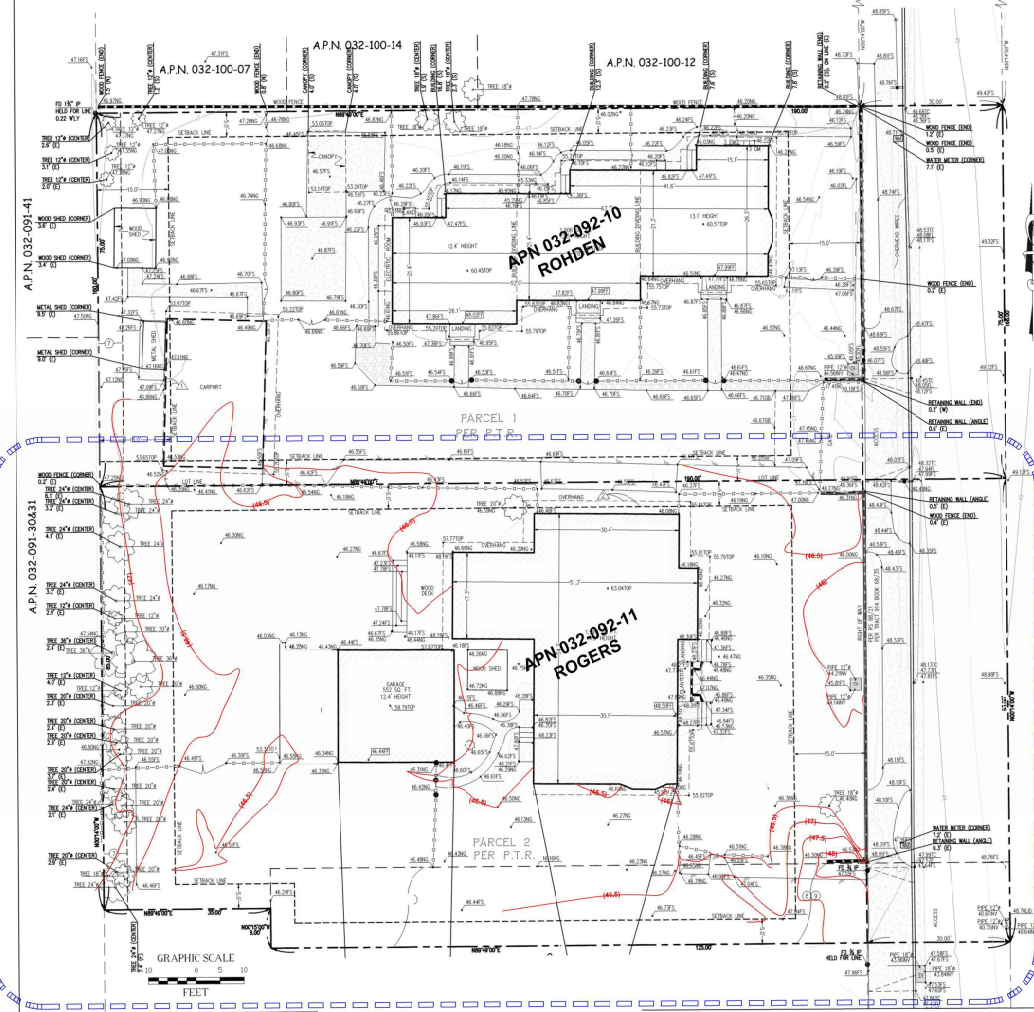


1. THIS APPLICATION IS FOR A LOT-ONLY MINOR LAND DIVISION.
2. THE EXISTING HOME ON LOT B WILL BE RETAINED BY THE OWNER.
3. THE EXISTING GARAGE ON LOT B WILL MODIFIED TO MEET THE REAR YARD SETBACK FROM THE NEW LOT LINE. (REV. 5-30-24)
4. NO SITE IMPROVEMENTS, GRADING, OR DRAINAGE ARE PROPOSED FOR NEW LOT A. THESE IMPROVEMENTS WILL BE PROPOSED WHEN A FUTURE BUILDING PERMIT APPLICATION IS SUBMITTED FOR A NEW RESIDENCE ON LOT A.
5. A NEW SEWER LATERAL TO SERVE LOT A IS PROPOSED.
6. A NEW WATER SERVICE TO LOT A WILL NOT BE APPROVED BY THE CITY OF SANTA CRUZ WATER DEPARTMENT UNTIL A BUILDING PERMIT IS ISSUED ACCORDING TO WATER DEPARTMENT REGULATIONS.
7. A GEOTECHNICAL INVESTIGATION AND REPORT WILL BE SUBMITTED WITH THE PARCEL MAP FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE MAP.
8. FUTURE BUILD OUT ON NEW LOT A WILL BE LIMITED TO THE IMPERVIOUS AREA CONSISTENT WITH **PROJECT INFORMATION AND THRESHOLD DETERMINATION FORM** SHOWN ON SHEET P-3.

DRIVEWAY CROSS SECTION
(VIEW WESTERLY)
SCALE: 1" = 5'

RE-SUBMITTAL 05/30/2024

A.L.T.A./A.C.S.M. LAND TITLE SURVEY



SITE INFORMATION

SANTA CRUZ PROJECT
SITE ADDRESS: 722 41ST AVENUE
SANTA CRUZ, CA

NET AREA: 0.326 AC. 3,640 SQ. FT.
TO R/W AREA: 0.031 AC. 26,600 SQ. FT.
TOTAL GROUND FLOOR: 3,905 SQ. FT.
AREA OF GARAGE: 502 SQ. FT.
TOTAL AREA: 4,407 SQ. FT.
PARKING: NONE
ASSESSORS PARCEL NO.: 022-09-32 & 44

ZONING RESTRICTIONS

NOTE: INDICATED ZONING INFORMATION ARE FROM THE CITY OF SANTA CRUZ ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY.

ZONE: RM-4 RESIDENTIAL
MINIMUM SETBACKS: FRONT 15 FEET
SIDE 5 FEET
REAR 15 FEET
HEIGHT RESTRICTIONS: 28 FEET

ENCROACHMENT NOTES

- ENCROACHMENT ENCLOSURES ACROSS SETBACK LINE IN THE WEST AS SHOWN
- ENCROACHMENT ENCLOSURES ACROSS SETBACK LINE IN THE EAST AS SHOWN

FLOOD NOTE: By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 060253-0355 B State April 15, 1986. This property is not located in a special Flood Hazard area. By telephone call to the National Flood Insurance Program (800-638-6622) we have learned this community does currently participate in the program. No field surveying was performed to determine flood zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

PROJECT SITE

LEGEND	
BREAK	POWER POLE
PROPERTY LINE	DRAIN PAVT
CHAIN LINE FENCE	WATER METER
CONCRETE PAVEMENT	RETAINING/BLIND WALL
EXIST. OF PAVEMENT	WATER
FOUND MONUMENT	SEWER CLEAN OUT
GATE	SEWER MAN HOLE
OUT WALK	NATURAL GROUND
	TOP OF STRUCTURE
	GRACE BEAK
	TOP OF CURB
	FINISH SURFACE
	FL. FLOW LINE
	TRANSFORMER
	WOOD FENCE

PREPARED FOR

SISKIN INVESTMENTS
1178 PRO BULLWING
LOS ANGELES, CA 90004

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SANTA CRUZ, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE: BEING A PART OF THE RANCHO ARROYO DEL REYES, AND A PART OF THE LAND CONVEYED TO JORNA E. BURNARD AND WIFE BY DEED DATED JANUARY 6, 1947 AND RECORDED JANUARY 25, 1947 IN VOLUME 526, OF OFFICIAL RECORDS, AT PAGE 314, SANTA CRUZ COUNTY RECORDS, AND DESCRIBED AS FOLLOWS:
BEGINNING ON THE CENTERLINE OF 41ST AVENUE AT THE NORTHEAST CORNER OF SAID LAND, THENCE ALONG THE CENTERLINE OF SAID AVENUE, SOUTH 01°5' EAST 75.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO ARNOLD L. BERNARD, ET AL. RECORDED JANUARY 25, 1947 IN VOLUME 526 OF OFFICIAL RECORDS, AT PAGE 314, SANTA CRUZ COUNTY RECORDS, BEARS WITHIN 67°5' WEST 75.00 FEET TO A POINT, THENCE ALONG THE NORTHERLY LINE OF SAID LAST NAMED PARCEL, SOUTH 88°5' WEST 190.00 FEET TO THE NORTHEAST CORNER OF SAID LAND DESCRIBED IN DEED OF TRUST, THENCE ALONG THE WESTERLY LINE OF SAID LAND OF BURNARD, NORTH 01°5' WEST 75.00 FEET TO THE NORTHEAST CORNER OF LAND OF SAID BURNARD, THENCE NORTH 88°5' EAST ALONG THE NORTHERLY LINE OF SAID LAND OF BURNARD, 90.00 FEET TO A POINT OF BEGINNING.

PARCEL TWO: BEING A PART OF THE RANCHO ARROYO DEL REYES, AND A PART OF THE LAND DESCRIBED IN THE DEED TO EDWARD W. GRAHAM, ET AL. RECORDED NOVEMBER 5, 1942 IN VOLUME 443 OF OFFICIAL RECORDS, AT PAGE 277, SANTA CRUZ COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTERLINE OF 41ST AVENUE (600 FEET WIDE) FROM WHICH THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ARNOLD L. BERNARD, ET AL. RECORDED JANUARY 25, 1947 IN VOLUME 526 OF OFFICIAL RECORDS, AT PAGE 314, SANTA CRUZ COUNTY RECORDS, BEARS WITHIN 67°5' WEST 75.00 FEET TO A POINT, THENCE ALONG THE CENTERLINE OF 41ST AVENUE, SOUTH 01°5' EAST 83.00 FEET TO A POINT, THENCE LEAVING SAID AVENUE CENTERLINE AND RUNNING AT RIGHT ANGLES, SOUTH 88°5' WEST 150.00 FEET TO A POINT, THENCE NORTH 01°5' WEST 85.00 FEET AND SOUTH BEARS WEST 30.00 FEET TO A POINT ON THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO BURNARD, THENCE ALONG SAID WESTERLY LINE NORTH 01°5' WEST 85.00 FEET TO A POINT WHICH BEARS SOUTH 88°5' WEST FROM THE POINT OF BEGINNING HEREOF, RUNNING THENCE NORTH BEARS EAST 190.00 FEET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. NCS-215837-141, DATED JANUARY 27, 2006 AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

- CONVEYANCES, CONDITIONS, RESTRICTIONS AND EASEMENTS PURSUANT TO DEED DATED JANUARY 1, 1947 IN BOOK 545, PAGE 28 OF OFFICIAL RECORDS (PLOTTED HEREON). NO BUILDING SHALL BE CONSTRUCTED WITHIN 5 FEET OF THE SIDE OR REAR LINES AND 20 FEET FROM THE FRONT LINE, NO EASEMENT SPECIFIED.
- AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES RECORDED JULY 25, 1973 IN BOOK 2332 PAGE 409 OF OFFICIAL RECORDS (PLOTTED HEREON).
- TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD MAINTENANCE AGREEMENT" PURPORTING RECORDED SEPTEMBER 1, 1987 AS INSTRUMENT NO. 062181 BOOK 4220 PAGE 801 OF OFFICIAL RECORDS (PLOTTED HEREON).

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF FORTY-FIRST AVENUE BEING N 00°14' W PER RECORDS OF SURVEY BOOK 88 PAGE 21.

BENCH MARK

THE ELEVATIONS SHOWN HEREON ARE BASED UPON NOS. 101, 102B (DESIGNATION-SDB) SDBA SPRINGS GNS, ELEVATION = 334.13 FEET (NGVD 83).

SURVEYOR'S CERTIFICATE

TO: SISKIN INVESTMENTS AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THE UNDERSIGNED HEREBY CERTIFIES TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED (TOGETHER THE "SURVEY"), THAT THIS SURVEY WAS MADE ON THE GROUND IS PER THE FIELD NOTES ON THIS SURVEY, AND (II) CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED HEREON, (III) CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE EXISTING IMPROVEMENTS, MONUMENTS, AND OTHER VISIBLE THINGS ON SUCH LAND, (IV) CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS WITHIN THE TITLE COMMENTARY BY FREELY NATIONAL TITLE COMPANY, OF WHICH THE UNDERSIGNED IS A MEMBER, AFFECTING SUCH LAND ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS, (V) EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS OR COMPLETS, AND THERE ARE NO VISIBLE ENCROACHMENTS ON OR UPON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SUCH IMPROVEMENTS OR MONUMENTS, AND THERE ARE NO VISIBLE ENCROACHMENTS ON OR UPON SUCH LAND BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; AND (VI) THE FLOOD NOTE ON THE SURVEY CORRECTLY REPORTS THE FLOOD ZONES CITED ON THE REFERENCED FLOOD INSURANCE MAP PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH MINIMUM STANDARDS DETAIL FOR ALTA AND ASSA LAND SURVEY TITLE SURVEYS, (II) ACCURATELY ESTABLISHED AND ADOPTED BY ALTA AND ASSA IN 1999, (III) IN ACCORDANCE WITH THE "ALTA/ASSA LAND SURVEY SURVEY REQUIREMENTS, INCLUDES ITEM 2, 3, 4, 6, 8, 9 AND 10 OF IT, (IV) A SPECIFICALLY TRAINED PERSON, AND (V) PREPARED TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ASSA) AND IN AFFECT ON THE DATE OF THIS CERTIFICATION OF A PROFESSIONAL SURVEYOR.

Armando D. DeLaHoya
Registration No. 7730
in the State of California



CALVADA

LAND SURVEYING • CIVIL ENGINEERING • HYDROLOGICAL SERVICES
108 BUSINESS CENTER DRIVE CORONA, CA 92605-1702
PHONE 951-260-9960 FAX 951-260-9960 JOB NO. 36034
www.calvada.com

NO.	DATE	REVISIONS	HP	DATE: FEBRUARY 20, 2006	SHEET 1 OF 1
C2-20-36		SUBMITTAL			

LICENSED SURVEYOR'S MAP
USED FOR TOPO BASE FOR SITE PLAN
(REDUCED SCALE TO FIT SHEET)

NOTE:
On-site contours shown on the surveyor's map are for informational purposes only.

29

EXHIBIT D

RE-SUBMITTAL 03/05/2024

P-3
of 5



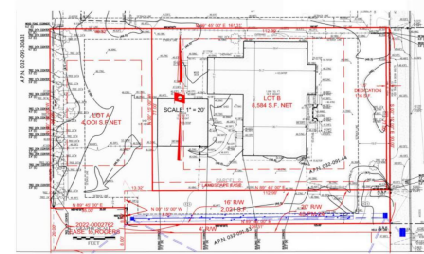
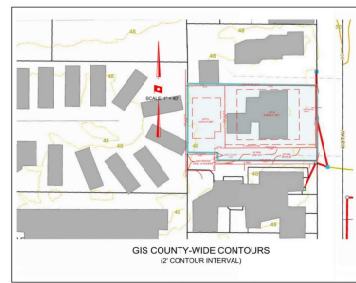
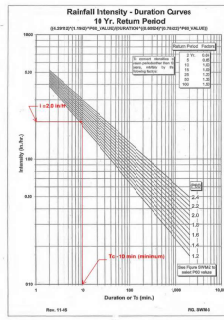
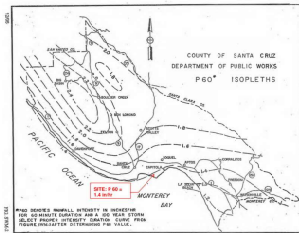
HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
Tel (818) 425-1617
Fax (818) 425-0224

www.hoganland.com

2601 41st Ave., Ste. A
San Jose, CA 95128

TENTATIVE MAP
PREPARED AT THE REQUEST OF
JEFFREY AND LORI ROGERS
FOR
7111 41st AVE., SANTA CRUZ

Date: 2/22/2024
JOHN L. DEWITT, P.E.



PRELIMINARY DRAINAGE REPORT

Description of the site:
This site is a residential property located on the west side of 41st Avenue adjacent to the residential units on the adjacent lots. The site includes a residential duplex with an attached garage. The new yard areas, water, and the minor and detention structure is for a new lot over the western portion of the property. The site is bounded by multi-family residences on the north and south, and by a multi-family residence on the west. The application for a new lot division will result in a new residential lot over the vacant western portion of the property.

Watershed notes:
The property abutment on the north by a driveway serving as access to the residential units on the adjacent lots. Site drainage from this adjacent site appears to be contained in the driveway that discharges to a drainage system adjacent to the right of way of 41st Avenue. The property abutment on the south by a driveway that provides access to the subject property as well as the units located on the adjacent property. Drainage from the southern property is contained in an existing system developed in the common driveway that discharges to the storm drain system in the public right of way for 41st Avenue.

Surface runoff from the mobile home park is directed to the street via a storm drain system. Surface runoff from the mobile home park is directed to the street via a storm drain system. Surface runoff from the mobile home park is directed to the street via a storm drain system.

In our analysis of the area surrounding the subject property, we were unable to identify a watershed area upstream from the property based upon the GIS contours, as shown on the attached aerial photograph "GIS COUNTY-WIDE CONTOURS". The 2004 ALTA survey map shows the 5-ft contour interval for the subject property, and the site of the new parcel is very nearly flat with changes in elevation of less than a foot.

Future Drainage Plan

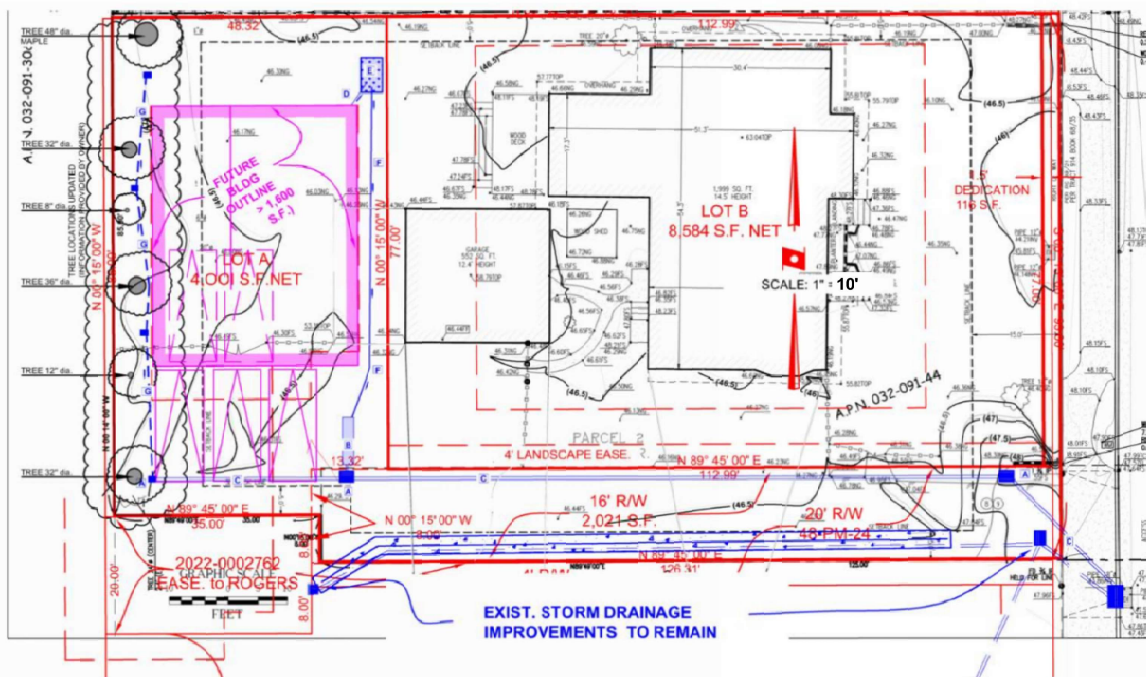
The current application is for a lot division and does not include a new development on the new lot being created by this subdivision. However, the Stormwater Management Plan of the Department of Public Works requires drainage design that accounts for the future development. Accordingly, we have developed a preliminary site drainage plan for the future development within the setbacks of the new lot. The new lot is not a residential lot and is not intended to be a residential lot. The lot is less than 100 feet from the adjacent area to be subdivided into a lot. The lot is less than 100 feet from the adjacent area to be subdivided into a lot. The lot is less than 100 feet from the adjacent area to be subdivided into a lot.

The new development will be subject to an application for building permit which includes review and approval of a drainage plan for the new development. The preliminary drainage plan included in this application is intended to provide guidance for the final drainage design. The conditional approval for this subdivision should include a requirement that the final drainage design conform to the preliminary drainage plan included on the tentative map.

Amended Operation and Maintenance Agreement

As determined by the Department of Public Works prior to the recording of the Final Parcel Map, the Road Maintenance Agreement recorded in the office of the County Recorder on September 11, 1981 in Volume 4220, at Page 801, Official Records, shall be amended to include the operation and maintenance of the storm drainage improvements as shown on the approved improvement plan for Minor Land Division 86-716 as prepared by Robert L. DeWitt & Associates, dated August 7, 1987, to include gutters, inlets, catch basins, drainage pipes, detention pipe, flow control structure and flap gate, as depicted or said plan. The amendment shall incorporate the widening of the private road easement as described in the Real Estate Agreement recorded January 27, 2022, as Document No. 2022-0007262, Official Records, in the office of the County Recorder of the County of Santa Cruz.

In addition, this amendment shall include operation and maintenance of new storm drainage improvements as may be approved by the Department of Public Works for Lot A as shown on Sheet P-1 for this application. The storm drainage improvements consist of catch basins, detention structure, storm drains, bio-retention area, and connection to existing storm drain inlet. The storm drainage improvements associated with Lot A shall be solely operated and maintained by the owner of said Lot A.



DRAINAGE KEY ITEMS:

- A = (N) CATCH BASIN
- B = (N) BELOW GRADE STRUCTURE FOR DETENTION
- C = (N) 6" PVC STORM DRAIN
- D = (N) 4" PVC CONNECTION ROOF DRAINS TO RETENTION
- E = (N) BIO-RETENTION AREA
- F = 4" PVC DRAIN TO DETENTION YARD INLET AND 4" DRAIN SYSTEM (TO INTERCEPT RUNOFF FROM OFF SITE)

NOTE:

OWNER ACKNOWLEDGES UPSTREAM RUNOFF FROM PROPERTY TO THE WEST

PRELIM. SITE DRAINAGE PLAN

(SUBJECT TO FINAL BUILDING PERMIT APPLICATION SUBMITTAL)

DRAFT Design Guidelines for the Rogers Minor Land Division:

This document was prepared to address the requirement for submittal of design guidelines in support of the application for a minor land division. The guidelines will apply to the future residential development on Lot A shown on the Tentative Map by Hogan Land Services.

Building design: The future residence on the new lot will be located at the rear of the property away from 41st. Ave. Views of the building will be largely, if not totally, obscured by the existing single-story residence that is the home of the owner, which will be maintained as the residence of the owner. The design of the future residence will comply with the development standards for new construction in the RM-4 zone district, including meeting the setback and building height restrictions for this zone district. Building materials shall mimic the surrounding structures, and upper story windows shall be designed to maintain privacy of adjacent yard areas.

Access: Driveway access to the new lot will be along an existing shared driveway within a 20 ft.-wide right of way from 41st. Ave. to the site. The owner of the new lot shall be incorporated into the shared maintenance agreement for the driveway.

Parking: Required parking for the new residence shall be designed to be located entirely within the boundaries of the new lot so as to not impact the existing parking in the shared right-of-way.

Landscaping: New landscaping shall consist of native drought-tolerant plantings. An irrigation system shall be provided that minimizes the use of water for irrigation purposes. A landscape plan shall be developed with the building permit application.

Grading: It is anticipated that due to the gently-sloped surface of the new lot, that grading will be minimal for construction of the new residence.

Drainage: Drainage design for the new residence shall conform to the requirements of the Stormwater Management Division of the Department of Public Works. A drainage plan shall be developed with the building permit application.

Fencing: New fencing along property lines shall comply with the height standards of the County. Fencing shall be constructed of solid wood and painted or stained with neutral or earth-tone color.

Yard space: The front yard space shall be maintained free of all structures, such as swing sets, playhouses, and storage sheds. These items may be allowed in the fully-fenced rear yard area. Perimeter fencing shall be installed prior to first occupancy of the new residence.

Fire prevention: New construction is required to incorporate an automatic fire sprinkler system. The system shall meet the requirement of the Central Fire Protection District.

Utilities: Utilities to the new residence shall be provided, as follows:

- a. Water – a new metered connection to the public water main in 41st. Ave meeting the requirements of the City of Santa Cruz Water Department
- b. Electricity and natural gas – new and separate connections to facilities in 41st Ave. by Pacific Gas and Electric Co.
- c. Telephone – new connection to A T & T facilities in 41st Ave.
- d. Cable TV - new connection to Comcast facilities in 41st Ave.
- e. Waste service – by Waste Management

- f. Sanitary sewer – new sewer lateral connection to sewer main in 41st. Ave. operated by Santa Cruz County Sanitation Division.

Prepared by Hogan Land Services, Inc.
April 14, 2022

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

N.E. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

32-09

80 POR 05

PORTOLA

DR

SEC. 21
SEC. 22

70MB12
2/25/1981

AVE

08

20' R/W

(17)

48PM24
9/11/1987

COURT DR

Bk.33
16

30 31

60PM24
7/19/07

107RS29
9/20/2005

56PM32
2/23/2000

OTTER'S LAIR
TR. NO. 914
68MB35 1/18/80

AMENDED MAP
69MB40 9/10/80

EXHIBIT E

Assessor's Map No. 32-09
County of Santa Cruz, Calif.
Oct. 1998

Electronically Redrawn 10/27/98 rw
Rev. 10/27/98 (Par. to pg. 30 & 31) rw
Rev. 2/12/00 CB (56PM32, 1-93 to 97)
Rev 4/24/01 mwm (M32 change page refs.)
Rev 3/19/03 mwm (032-091-97 accepted to st)
Rev 6/20/07 id (107RS29)
Rev 8/29/07 CB (Reblackd Pg)
Rev 8/29/07 CB (60PM24, Sp 2-31 to 33)

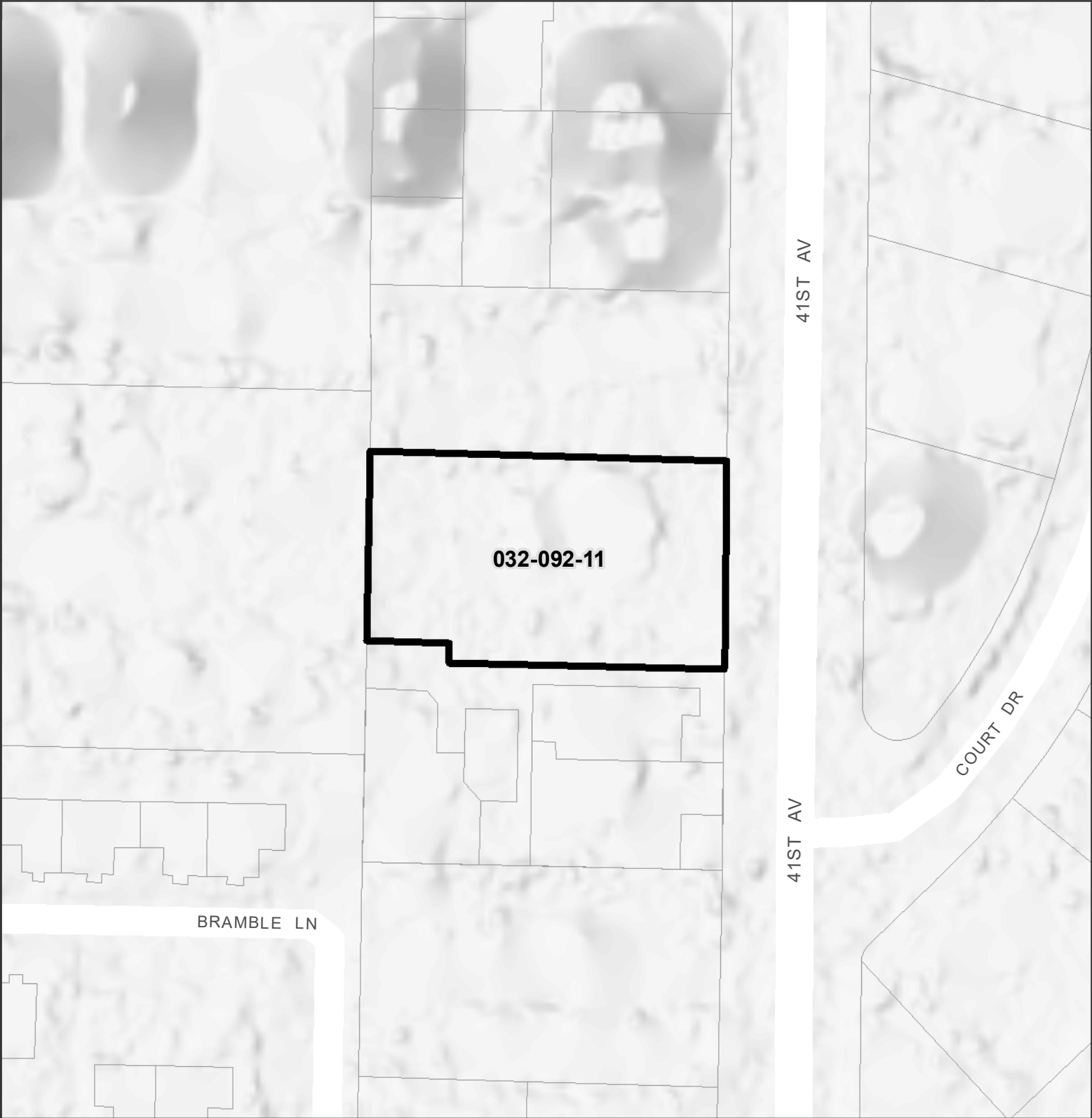
Note - Assessor's Parcel & Block Numbers Shown in Circles.

53PM2
6/16/1993

66MB35
8/18/1978

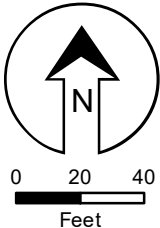


Parcel Location Map



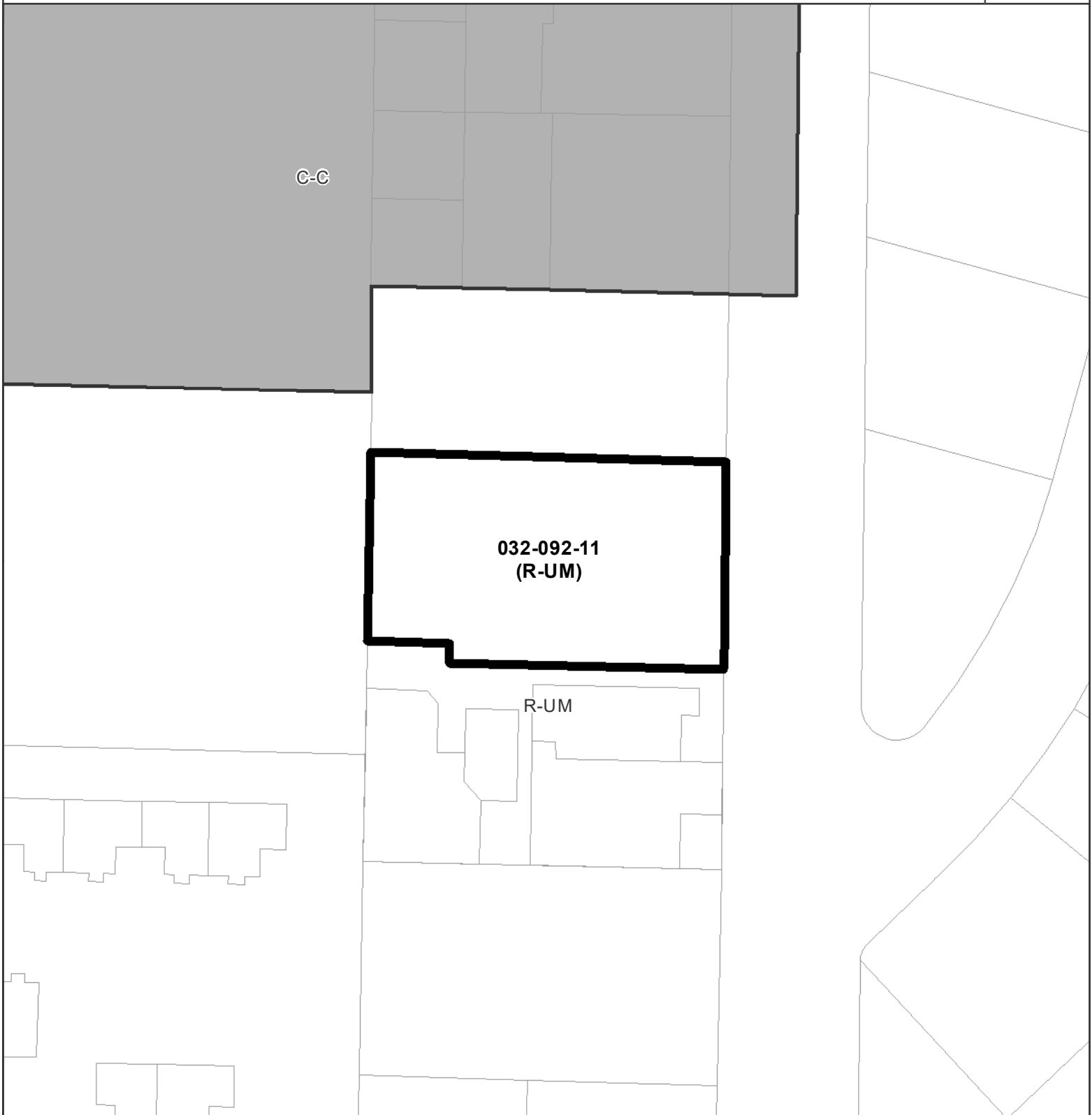
Parcel: 03209211



- Study Parcel
- Assessor Parcel Boundary

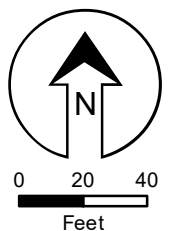




Parcel General Plan Map



-  C-C *Commercial Community*
-  R-UM *Res. Urban Medium Density*

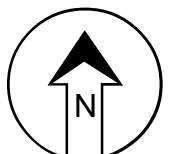




Parcel Zoning Map



- C-2 Community Commercial
- R-1 Single-Family Residential
- RM Residential Multi-Family



0 20 40
Feet

Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Santa Cruz Water District
Sewage Disposal: County Sanitation District
Fire District: Central Fire Protection
Drainage District: Flood Control District 5

Parcel Information

Parcel Size: 12,500 net square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: 41st Avenue
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: RM-4-PP (Multi family residential - 4,000 square feet
minimum - Pleasure Point Combining District)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal X Yes No
Comm.

Environmental Information

Geologic Hazards: Not mapped
Fire Hazard: Not a mapped constraint
Slopes: Flat site
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: Not mapped



WATER SERVICE INFORMATION FORM



July 12, 2021

Owner: Roger Jeffery & Lori H/W Cp
Site Address: 711/715 41St Ave, Live Oak
Site APN: 032-092-11
Project Description: MLD

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently an undeveloped lot, without water service, and is subject to the following conditions:

1. Presumed Fire service as required by the Central Fire Protection District (CFPD). We will serve this new APN for Domestic and Fire Protection Needs.

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

David Tannaci
City of Santa Cruz | Water Dept., Engineering
212 Locust Street, Suite C
Santa Cruz, CA 95060



SANTA CRUZ COUNTY SANITATION DISTRICT

701 OCEAN STREET, SUITE 410 · SANTA CRUZ, CA · 95060-4073
(831) 454-2160 · FAX (831) 454-2089 · TDD: (831) 454-2123 · WWW.SCCSD.US

MATT MACHADO, DISTRICT ENGINEER

MAY 6, 2024

HOGAN LAND SERVICES
2601 41ST AVENUE, SUITE A
SOQUEL, CA 95073

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR
THE FOLLOWING PROPOSED DEVELOPMENT
APN: 032-092-11
PARCEL ADDRESS: 711 41ST AVENUE
PROJECT DESCRIPTION: MLD OF AN EXISTING PARCEL TO CREATE ONE NEW LOT (TWO LOTS
TOTAL). THE EXISTING PARCEL WILL MAINTAIN AN EXISTING
RESIDENTIAL CONNECTION AND AN ADDITIONAL RESIDENTIAL
CONNECTION SHALL BE CONSTRUCTED FOR THE SECOND PARCEL.

Dear Mr. Dewitt:


The District has received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in 41st Avenue for the subject development.

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

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired. If that occurs or is likely to occur prior to an upcoming submittal or public hearing, please call us ahead of time for a new letter. At that time, we can evaluate the then proposed use, improvements, and downstream capacity, and provide a new letter.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects. Thank you for your inquiry. If you have any questions, please call Bryan Wardlow at (831) 454-2160.

Yours Sincerely,


MATT MACHADO
District Engineer

By:

BW/arg:24-068.docx
Copy to: Planning Department

Ashleigh Trujillo
Sanitation Engineer

Common Items Required During the Review of Sanitation Projects

What to show on the drawings: When you begin the design process, please show:

On the plot/site/utility plan:

1. Location of any **existing** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.
2. Location of any **proposed** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.

Place a note, *"Existing" or "(E)"*, on each existing item that is to be removed.

Place a note, *"To be removed"*, on each existing item that is to be removed.

Place a note, *"New" or "(N)"*, on each item that is to be new.

On a floor plan:

1. All plumbing fixtures both existing and new (label *"(E)"* or *"(N)"*) on a floor plan of the entire building. Completely describe all plumbing fixtures according to table T-702.1 of the California Plumbing Code. (Sanitation District Code sections 7.04.040 and 7.04.430)

Design and Construction Standards

The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, February 2017 edition. Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/Design%20Crit/DESIGNCRITERIA.pdf>

New Connection

If the proposed plans will involve one or more new sewer connections, we must issue a new sewer connection permit for each new connection. The final connection charges can be determined only after the District and, as needed, other Department of Public Works divisions have reviewed and approved the final engineered sewer improvement plans. (Sanitation District Code section 7.04.410)

Tentative, parcel, or final map required

When any new tentative, parcel, or final map is required, please show the following on the improvement plans:

1. All adjacent or impacted roads and easements,
 2. All on- and off-site sewer improvements needed to provide service to each lot or unit proposed.
- The plans must conform to the County's "Design Criteria."

If a tentative, parcel, or final map is NOT required, please provide to the District written proof of recordation (in the form of copies of the recorded documents) of any and all existing or proposed easement(s).

Backflow prevention device

A backflow preventive device may be required. While this determination is often made "in the field" at the time of installation, if you are engaging a surveyor, civil engineer, or knowledgeable contractor, there is nothing to prevent you from making that determination while in the design process. (Sanitation District Code section 7.04.100 and 7.04.375.A.4)

Bob

Only one neighbour showed up

From next door. He represents the HOA Nextdoor. We gave him a piece of paper when he was there, to sign. I will send you his information. Paul Boyer 408-438-0968

Thanks Lori

