



# County of Santa Cruz

## DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070  
Planning (831) 454-2580 Public Works (831) 454-2160

March 25, 2025

Planning Commission  
701 Ocean Street  
Santa Cruz, CA 95060

**Agenda Date:** May 15, 2025  
**Agenda Item #:** 9  
**Time:**

**Subject:** Application #: **251092**; Assessor's Parcel #: **037-211-01**  
Owner: **Madinger**

Honorable Commissioners:

### Project History

Application No. 211213 (Eadie Consultants) was approved by your Commission on March 8, 2023, to allow a six-lot subdivision and construction of six dwellings including one affordable unit. The project also includes a conservation parcel, riparian restoration and gated access to Loraine Lane. The approved tentative map is included as Exhibit A and the staff report to your Commission, dated March 8, 2023, is included as Exhibit G.

The applicant continues to plan to divide the property and has met nearly all the improvement plan requirements and corrections required by the County. The building permit applications for the approved dwelling units are in also process, automatically extending the residential development approval associated with permit 211213. However, the final map recordation process for 211213 has taken more than two years, so the applicant has requested limited additional time to complete the recordation. The expiration date established for the Tentative Map and associated development permit approved by 211213, as set out in County Code Section 14.01.315(a), is 24 months from the effective date of the approval, which is March 22, 2025.

The applicant requested a one-year extension (Exhibit F). To ensure that the applicant has adequate time to meet County requirements for map recordation, staff recommends a two-year extension to provide an additional buffer in the event of unforeseen circumstances.

### Permit Extension Process

County Code Section 18.10.133(B) allows for the extension of a tentative map for a period not to exceed a total of five years from the date of original expiration, if an application for extension is filed prior to the expiration of the conditionally approved tentative map. This mirrors the language in the Subdivision Map Act, Government Code Section 66452.6(e). County Code requires that requests to extend tentative maps be processed pursuant to Planning Commission review.

In the case of the tentative map for Permit 211213, the map expired on March 22, 2025. The request for an extension was processed on March 13, 2025, prior to the expiration date of the map. A two-year extension would revise the Tentative Map expiration date to March 22, 2027.

No changes are proposed to the approved subdivision; therefore, extending the approval will not result in a reduction in the number of units available in the County or any physical change to the proposed development.

### **Staff Recommendation**

- Certification that the proposed time extension is not a project under the California Environmental Quality Act.
- **APPROVAL** of Application Number **251092**, extending the Tentative Map for Subdivision 211213 to March 22, 2027, based on the findings (Exhibit B) and conditions (Exhibit C) for Permit 211213.

Sincerely,



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Jerry Busch  
Development Review Planner

Reviewed by:

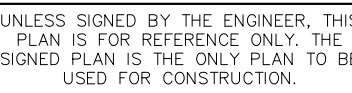
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Lezanne Jeffs  
Principal Planner

### **Exhibits:**

- A. Tentative Parcel Map for Minor Land Division 211213
- B. Findings for Approval for Permit 211213
- C. Conditions of Approval for Permit 211213
- D. Notice of Exemption from the California Environmental Quality Act
- E. Location Map
- F. Correspondence from applicant
- G. Staff report to the Planning Commission, January 22, 2020, with Exhibits (for project background only)

ROCHELLE  
LANE






# TENTATIVE MAP

# T1

OF 4 SHEETS

SCALE: 1"=20'

0 10 20 40  
FEET

-  EXISTING BOUNDARY LINE  
 PROPOSED LOT LINE  
 RESTRICTED COMMON AREA EASEMENT LINE  
 RIPARIAN ZONE

1.	OWNER/SUBDIVIDER:	0 MONTEREY AVENUE, LLC DARON MADONINGER, MANAGING MEMBER 347 MASSOL AVE. - APT. 202, LOS GATOS, CA 95030. 510-831-9717
2.	EXISTING ZONING: PROPOSED ZONING	R-1-9 (9,000 SQ. FT. LOTS) R-1-6 (6,000 SQ. FT. LOTS)
3.	EXISTING USE: PROPOSED USE:	VACANT SINGLE FAMILY RESIDENTIAL
4.	WATER SOURCE: SEWAGE DISPOSAL:	SOQUEL CREEK WATER DISTRICT SANITA CRUZ COUNTY SANITATION DISTRICT
5.	AREAS:	<p>GROSS : 41019 ± SQ. FT. (0.94 ± ACRES)</p> <p>STRIP R/W DEDICATION : 501 ± SQ. FT.</p> <p>NEW ROAD RIGHT OF WAY : 5910 ± SQ. FT.</p> <p>RIPARIAN CORRIDOR : 4137 ± SQ. FT.</p> <p>NET AREA : 30671 ± SQ. FT.</p> <p>AVE. NET LOT SIZE : 5112 ± SQ. FT.</p>
6.	AREAS SUBJECT TO INUNDATION:	DRAINAGE SWALE AT EAST SIDE
7.	PROPOSED PUBLIC AREAS:	NONE
8.	ALL IMPROVEMENTS SHOWN ON THIS TENTATIVE MAP ARE PROPOSED TO BE INSTALLED PRIOR TO PUBLIC WORKS FINAL OF SUBDIVISION.	

BPO	BACKFLOW PREVENTION DEVICE
BO	BLOW OFF
CL	CENTER LINE
CO	CLEAN
D	DELT (CENTRAL ANGLE)
(E)	EXISTING
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
JP	JOINT UTILITIES POLE
L	ARC LENGTH
LP	LAMP POLE
LS	LANDSCAPE
MH	MANHOLE
MIN	MINIMUM
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
	RADIUS
SC CO	SANTA CRUZ COUNTY
SF	SQUARE FEET
TB	TOP OF BENCHMARK
TG	TOP OF GRADE
TYP	TYPICAL
WCR	WHEELCHAIR RAMP
WV	WATER METER
WV	WATER VALVE

## **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 the proposed division of land qualifies for a density bonus of 5% based upon the provision of one additional unit that will be affordable to moderate income households (SCCC § 17.12.060(A)(4)). With a Density Bonus, the allowable density is based on the highest density allowed by the General Plan rather than the zoning (Santa Cruz County Code § 17.12.150). The General Plan land use classification is R-UL (Urban Low Density Residential), which allows development within the range of 4.4 – 7.2 units per acre, equating to parcel sizes of between 6,000 to 10,000 square feet. The density of the proposed 6-lot subdivision would be approximately 6,836 sq.ft. per unit, which is consistent with the General Plan.

The project is consistent with the General Plan in that the project is an urban infill development served by a full range of urban services, including public water and sewer service. The proposed roadway design provides adequate access to the proposed development, in that Loraine Lane, a local street that intersects Monterey Avenue. approximately 400 feet south of its intersection with Soquel Drive, would provide access to five parcels; one parcel would be accessed off Monterey Avenue.

Further, the proposed two-story dwelling units would be articulated with varying roof heights and articulated facades. In combination with the earth tone colors, diverse siding materials and comprehensive landscaping, the development would provide an attractive development harmonious with the surrounding residential neighborhood. The subdivision, as conditioned, would be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of surrounding development and neighborhood character.

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 as discussed above, in that single-family dwellings are proposed in a R-1 (single-family) district. The proposed project density of approximately 6,836 sq.ft. per dwelling unit would be consistent with the maximum 6,000 sq.ft. maximum density allowed by the General Plan for a Density Bonus project. As such, the project also qualifies for waivers as needed to enable the density, as per SCCC § 17.12.050 (A). The subject parcel is not wide enough to establish six lots that all meet the standard 60' frontage and width standard of the R-1-9 zone district (or R-1-6), unless the size of the conservation parcel (Parcel A) is significantly reduced. Therefore, a waiver to reduce the width of Lot 6 to 31.63 feet is consistent with SCCC §

17.12.050 (A). The reduced net site areas of Lots 1 & 6 (3,790 and 2,263 sq.ft. respectively) are an appropriate basis for allowing waivers to lot coverage and FAR on those parcels, along with a waiver to the 3,500 sq.ft. minimum lot size provided by 13.10.323(D)(1)(a), increasing the FAR to 51.8 on Lot 1 and 73% on Lot 6, and increasing the lot coverage on Lot 6 to 46%. These waivers would also be consistent with § 17.12.050 (A). Finally, the development of semi-detached dwellings with zero setbacks from the shared property line, allows for increased usable yard area on Lots 1 and 6 and is therefore consistent with SCCC § 17.12.050 (A).

The number of proposed parking spaces for the project would meet or exceed County parking standards as set out in SCCC 13.10.552(A) on every parcel except for Lot 6, where the development would provide two spaces consistent with parking standards for affordable units pursuant SCCC 17.20.090. Under State Law, all units that are part of a project developed pursuant to an application for a density bonus may take advantage of the reduced parking standards set out in SCCC 17.20.090. Therefore, the project, as proposed, exceeds parking standards overall.

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 the proposed building envelopes are properly configured to allow development at the density allowed for this Density Bonus project. As indicated in the Preliminary Stormwater Management Report accepted by CDI – Stormwater Management Division (Exhibit H), the proposed biofiltration systems, stormwater detention system, stormwater discharge velocity dissipator and other stormwater management structures would adequately address the low permeability of the soils found on the site and the high groundwater table, and are predicted to improve the site drainage while addressing runoff from an approximately one-acre area lying to the north of the parcel. A soils report was submitted for the project (REV211391) and accepted by the County. Therefore, the proposed project density and improvement plans are appropriate to the physical attributes of the site.

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.

Approximately 0.1 acre of riparian habitat exists at the eastern edge of the parcel, containing potential habitat for protected raptors and other migratory bird species, along with special status bat and wood rat species. A mitigated negative declaration was prepared that includes mitigation measures to ensure that the riparian area will be protected by establishment of a designated conservation Parcel A. Implementation of a proposed Riparian Enhancement Plan (Exhibit I) will be required, along with measures – including breeding season surveys and protocols to prevent any nest disturbance – to ensure that potential impacts to migratory birds and any species of bats or wood rats would be less than significant with mitigation. As a result, the finding can be made, that any potential impacts to sensitive habitats or threatened species will be less than significant with mitigation.

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

This finding can be made, in that municipal water and sewer services are available to serve all proposed parcels and all units will be connected. Storm drains are adequate to accommodate all runoff, and facilities to minimize stormwater runoff would be installed and will address existing surface drainage issues that had previously caused pooling on Loraine Lane. The proposed subdivision street meets fire access standards for road width and the fire turnaround at the end of the street. Adequate, safe vehicular sightlines are provided at the intersection of the proposed street with Monterey Avenue.

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

This finding can be made, in that no such easements are known to affect the project site.

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 and proposed dwelling units are oriented to the 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 the proposed residences are consistent with the Chapter 13.11, in that the proposed residences would incorporate articulated facades with dormers, projections, trimmed windows and lap siding, including an earth-tones color palette, pitched roofs, covered decks and other bungalow design attributes to provide an attractive aesthetic consistent with the mid-century residential styles in the surrounding neighborhood. The surrounding neighborhood contains 1- and 2-story single-family residential development similar in area and mass to the proposed structures. The design and layout of the proposed land division is therefore compatible with the surrounding pattern of development. Landscaping would be provided along all sides of the project to supplement existing trees and other vegetation and to provide visual buffers to adjoining streets.

## 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 the optimum in safety and the conservation of energy and resources. The proposed setbacks comply with County standards to insure adequate light and air for residential parcels of 6,000 sq.ft.. Proposed widening of the existing 15' pavement width of Loraine Lane to two 12-foot travel lanes would comply with fire and DPW standards, and would add curbs and gutters to both sides of the street where only an asphalt berm on the north side of the street currently exists. Drainage on the site and street would be improved and runoff pooling issues would be addressed. Omission of on-street parking and sidewalks would be consistent with the requirements of neighborhood property owners.

Entrance gate: The proposed 4-foot-high entrance gate would exceed the maximum 3' height allowed by right within a right-of-way and is within the sight-distance triangles formed by the intersection of Loraine Lane and Monterey Ave., and so requires and an overheight fence permit. The 17.75' gate setback from Monterey Ave was approved by the Central Fire District for emergency vehicle access and will be facilitated by a Knox box at the entry gate. The gate setback is a full vehicle length from Monterey Ave., providing adequate visibility for safe vehicular egress from Loraine Lane. Adequate sightlines (approved by DPW Transportation) would be provided for pedestrians crossing Loraine Lane on the proposed sidewalk.

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 project includes six single-family dwellings to be built in a single-family residential zone district. The proposed project density of approximately 6,836 sq.ft. per dwelling unit would be consistent with the maximum 6,000 sq.ft. maximum density allowed by the General Plan and Santa Cruz County Code § 17.12.150. As a Density Bonus Project, the project also qualifies for waivers as provided by SCCC § 17.12.050 (A).

The finding can be made that the proposed waivers and parking reduction are consistent with Santa Cruz County Code § 13.10.323 and Ch. 17.12 as follows:

- Santa Cruz County Code § 13.10.323(B) requires a 60-foot frontage and width for parcels in both the R-1-9 and R-1-6 zone districts. However, the subject parcel would not be wide enough to establish six lots meeting the 60' standard unless the size of the conservation parcel (Parcel A) was significantly reduced. Therefore, a waiver to reduce the frontage and width of Lot 6 to 31.63 feet is consistent with SCCC § 17.12.050 (A).
- The size of Lot 6 would be reduced below the 3,500 sq.ft. minimum normally required by 13.10.323(D)(1)(a) for any land division establishing new lots. However, a waiver to

allow the proposed 2,263 sq.ft. net developable area is justified by several factors: the subdivision includes a large conservation parcel, one premium parcel (Lot 5) to maintain economic viability and market diversity, and the remaining four parcels (Lots 2-4) would be maintained at close to 6,000 sq.ft. gross area with standard setbacks for lots of this size. Further, the dwelling proposed for Lot 6 would have attributes comparable to the other dwellings proposed, with three bedrooms and a total floor area close to 2,000 sq.ft.

- The reduced net site areas of Lots 1 & 6 (3,790 and 2,263 sq.ft. respectively) justify waivers to lot coverage and FAR on those parcels, increasing the FAR to 51.8 on Lot 1 and 73% on Lot 6, and increasing the lot coverage on Lot 6 to 46%. These waivers would also be consistent with § 17.12.050 (A).
- The development of semi-detached units on Lots 1 & 6 would allow a more conventional floor plan than would an extremely narrow building, and would provide more usable open space, light and air on these parcels, therefore the finding of consistency with SCCC § 17.12.050 (A) can be made. It is notable that semi-detached structures are allowed by right on parcels within the R-1-4 and R-1-3.5 districts, and Lots 1 & 6 are 3,790 and 2,263 sq.ft. respectively. Zero setbacks from shared property lines are allowed on sites with semi-detached structures.
- The number of proposed parking spaces for the project would meet or exceed County parking standards as set out in SCCC 13.10.552(A) on every parcel except for Lot 6, where the development would provide two spaces consistent with parking standards for affordable units pursuant SCCC 17.20.090. Under State Law, all units that are part of a project developed pursuant to an application for a density bonus may take advantage of the reduced parking standards set out in SCCC 17.20.090. Therefore, the project, as proposed, exceeds parking standards overall.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UL Residential, Urban Low / Urban Open Space land use designation in the County General Plan. With a Density Bonus, the allowable density is based on the highest density allowed by the General Plan and on the gross area rather than the net developable area (Santa Cruz County Code § 17.12.150). The General Plan land use classification is R-UL (Urban Low Density Residential), which allows development within the range of 4.4 – 7.2 units per acre, equating to parcel sizes of between 6,000 to 10,000 square feet. The density of the proposed 6-lot subdivision would be approximately 6,836 sq.ft. per unit, which is consistent with the General Plan, therefore this finding can be made.

The incorporation of an additional affordable unit is consistent with General Plan Objective 2.11 (Flexible Land Use Strategies for Affordable and Attainable Housing) as well as County Strategic Plan Goal 2C (Attainable Housing: Local Inventory). Although the revised plans do not include ADUs with each new home, the floor plans do retain ADU potential consistent with Housing Element Policy 2.3. Additional attached units would also be consistent with the County's vision for multifamily housing near the Soquel Drive corridor as identified in the Sustainable Santa Cruz County Plan (SSCC).

The proposed single-family dwellings will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, as the setbacks from all exterior



property lines meet the current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), the single-family dwellings will not adversely shade adjacent properties. The interior setbacks will all meet current setbacks for the R-1-9 zone district, except for the zero setbacks from the shared property line of Lots 1 and 6 to provide for semi-detached dwellings on these reduced area parcels.

The proposed single-family dwellings 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 single-family dwellings will comply with the site standards for R-UL General Plan designation, which provides for 6,000 sq.ft. parcels. The structures comply with all other required standards for the zone district (including height and 2-story limitations) except for waivers to lot coverage and FAR on two lots, increasing the FAR to 51.8 on Lot 1 and 73% on Lot 6, and increasing the lot coverage on Lot 6 to 46%, to provide for structures consistent with the dwellings proposed on other parcels in the subdivision.

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 single-family dwellings is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only six peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area. Will-serve letters were received from the Soquel Creek Water District and County Sanitation (Exhibit G).

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 structure is located in a mixed neighborhood containing a variety of mid-century architectural styles with a mix of 1- and 2-story buildings. and the proposed single-family development is consistent with the land use intensity, density and landscaping of the neighborhood. The rural sensibility of omitted sidewalks and on-street parking is consistent with the existing development on Loraine Lane and the preference of the neighborhood.

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 single-family dwellings will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The parcel front yards would be landscaped, trees would be planted along the streets, and proposed dwellings would be appropriately situated on lots, with paved driveways and entrance, with attached garages set back or flush with the dwelling front. The architecture and colors of the

Application #: 211213

APN: 037-211-01

Owner: Madinger

proposed dwellings would vary from parcel to parcel, but would all feature articulated facades and earth tone colors.

The 4' entrance gate would feature an attractive galvanized steel design with stone pillars.

## Conditions of Approval

Exhibit D: Tentative map and civil plans, prepared by Roper Engineering, dated August 9, 2022; architectural plans prepared by Thatcher and Thompson Architects, dated January 11, 2019; landscape plans prepared by Eileen Cooper, Landscape Architect, dated October 1, 2020; Riparian Enhancement Plan prepared by Biotic Resources Group, dated June 19, 2020, and Arborist Report prepared by Maureen Hamb, Certified Arborist, dated August 2020.

All correspondence and maps relating to this land division shall carry the land division number (211213) and parcel (037-211-01).

- I. This permit authorizes a six (6)-parcel Density Bonus subdivision and construction of six single-family dwellings, including one dwelling unit meeting affordability requirements for families of moderate income, and including the submitted Riparian Enhancement Plan, consistent with the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit.

Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
  - C. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Mitigated Negative Declaration as required by the California Department of Fish and Game mitigation fees program.
  - D. Obtain a Demolition Permit from the Santa Cruz County Building Official, as applicable.
  - E. Obtain a Building Permit from the Santa Cruz County Building Official.
    - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - F. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. A Final Map for the land division shall be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. 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 six (6) single family residential parcels.
- C. Parcel areas shall be in general conformance with the approved Tentative Map, with an average density of 5,111 sq.ft. of developable land per primary dwelling unit. The largest parcel shall not exceed approximately 7,571 sq.ft. gross area, and the smallest parcel shall not be less than approximately 2,358 sq.ft. gross area. Lot 1 shall be the parcel with the affordable dwelling unit.
- D. The following items shall be shown on the Final Map:
  - 1. Show the gross and net area of each lot to nearest square foot.
  - 2. All site standards that vary from the site standards for the R-1-9 zone district, as authorized by these Conditions and Exhibit D, shall be clearly noted on the Final Map.
  - 3. A note stating that the common area parcel (Parcel A) is "not a building site" shall be added to the Final Map.
  - 4. The owner's certificate shall include:
    - a. An irrevocable offer of dedication of road right of way on Monterey Ave., as indicated on the approved Exhibit "D".
  - 5. All easements and dedications that are to be recorded or that have been recorded prior to recordation of the Final Map.
  - 6. Show the 20' public sewer easement for the public sewer main.
- E. 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 may be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division. If the application is approved for priority processing by the Planning Commission, and new parcel numbers have

not been assigned when the applicant is ready to submit building permit applications, the CDI Director may allow the building permit applications to be submitted under APN 037-211-01 and migrated to the new parcel numbers when assigned.

2. Lots shall be connected for water service to the Soquel Creek Water District. All regulations and conditions of the water district shall be met. Proof of water service availability is required prior to issuance of a building permit on any parcel.
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. Proof of sewer service availability is required prior to issuance of a building permit on any parcel.
4. All future construction on the lots shall conform to the approved Exhibit D (as consistent with #5 below) and shall also meet the following additional conditions:
  - a. Notwithstanding the approved Exhibit D, all future development shall comply with the development standards for the R-1-9 zone district, including without limitation a maximum of 50% floor area ratio, 40% lot coverage and 28' maximum height for primary dwelling units, or other standard as may be established for the zone district, except that an entrance gate of 4' with 5' pillars shall be allowed per Exhibit D and the following waivers from development standards are provided:
    - i. Minimum frontage and width of Lot 6 shall be approximately 31.63 feet.
    - ii. Maximum floor area ratio of Lot 1 shall not exceed approximately 51.8%.
    - iii. On Lot 6, the maximum floor area ratio shall not exceed approximately 73.% and the maximum lot coverage shall not exceed 46%.
    - iv. Semi-detached dwellings shall be allowed on Lots 1 and 6, with zero minimum setbacks on from the shared property line.
    - v. The offstreet parking requirement for Lot 6 shall be two spaces. One space shall be added for each additional bedroom exceeding three bedrooms.
  - b. The decorated pillars at the end of the street shall be maintained in good condition.
5. Future ADUs, garages or similar may be built outside designated building envelopes on parcels 1-6 as compliant with the Santa Cruz County Code and State Law in effect at the time of application.

6. All future development on the lots shall comply with the requirements of the approved geotechnical report(s) for this project.
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 or Preliminary Improvement Plans, 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. Submit a shared maintenance agreement (Declaration of Common Easements & Maintenance Agreement) for maintenance of all areas under common ownership/responsibility including the driveways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps.
- C. A Homeowners Association (HOA) shall be formed, or a shared maintenance agreement shall be established, setting out the responsibilities for maintenance of all areas under common ownership including without limitation: sidewalks, roadways, all landscaping, the riparian enhancement area in compliance with the Riparian Enhancement Plan, drainage structures, water lines, sewer laterals, fences, silt and grease traps and any common buildings. CC&R's and/or the shared maintenance agreement shall include the following, which are permit conditions:
  1. All drainage structures, including, but not necessarily limited to, the proposed detention system, porous asphalt concrete, proposed swale in the private drainage easement, drainage swales, bioswale(s), biofiltration systems, silt and grease traps, storm drain inverts, storm drain outfall and

velocity dissipators, shall be permanently maintained by the HOA or shared maintenance association. See Condition G.8 below.

2. Annual inspection of the drainage structures shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the HOA or shared maintenance association. See Condition G.8 below.
  - a. An annual report shall be prepared and submitted to the Drainage section of the Department of Public Works by October 15<sup>th</sup> of each year. This monitoring report shall specify any repairs that have been done or that are needed to allow drainage structures to function as designed. See Condition G.8 below.
3. All sanitation facilities on the site shall be maintained, including, but not necessarily limited to, sanitary sewer lines, manholes and covers.
4. All common-interest water service structures shall be permanently maintained.
5. The HOA or other entity as specified in a shared maintenance agreement, shall maintain the conservation parcel (Parcel A) in perpetuity in compliance with the Riparian Enhancement Plan, including without limitation the following measures and actions:
  - a. The HOA or other entity as specified in a shared maintenance agreement, shall require the habitat to be maintained free of invasive vegetation by a qualified biotic consultant, consistent with the Riparian Enhancement Plan, in perpetuity. No native vegetation shall be removed unless for health, safety or biotic purposes.
  - b. Vegetation installed for riparian enhancement shall be maintained in perpetuity, including replacement of any installed plants that are damaged or destroyed.
  - c. Prior to all vegetation management activities, the site shall be checked for roosting bats and dusky-footed woodrat nests, and these shall not be disturbed during vegetation removal or installation.
  - d. The split-rail fence and signage demarcating the site shall be maintained in perpetuity.
  - e. Irrigation systems shall be maintained as long as necessary to permanently establish replacement trees and enhancement planting.
  - f. The HOA or other entity as specified in a shared maintenance agreement, shall submit annual reports to the County of Santa Cruz Environmental Planning section for monitoring years 1-5.

The reports will each present data on the mitigation area(s), actions implemented, the attainment of yearly target criteria, progress toward final success criteria, and any remedial actions required. Reports will be prepared by a qualified botanist, ecologist, or revegetation specialist; the landowner will be responsible for submitting the reports by December 31 of each monitoring year. Reports shall be submitted to:

County of Santa Cruz  
Dept. Community Development and Infrastructure  
Environmental Planning Section  
701 Ocean St., 4<sup>th</sup> Floor  
Santa Cruz, CA 95062

6. Any landscaping within the private right of way shall be permanently maintained by the HOA or shared maintenance association.
- D. Meet all requirements of the Environmental Planning section of the Planning Department including, without limitation, the following conditions:
1. No grading shall be allowed or shown on plans within the limits of Parcel A (Conservation parcel / Common Area). Please annotate the grading plan for Lot 5 to state that no grading activity shall be allowed within the limits of Parcel A (Common Area).
  2. Submit a detailed plan for conducting surveys as required for nesting migratory birds, bat roosts and breeding sites, and wood rat nests, in compliance with the Mitigation, Monitoring and Reporting Plan (MMRP, Exhibit A).
  3. Submit a detailed tree protection and removal plan consistent with the Arborist Report (Exhibit J) and MMRP as excepted by these conditions, including without limitation trees to be removed, trees to be protected and location and specifications for protective fencing. Tree protection and removal plan, including Loraine Lane Tree Inventory, shall be modified to include removal of all eucalyptus trees. Plan shall also include a summary re-evaluation of trees 6, 7, 8 and 9 with updated recommendations regarding retention or removal.
  4. Submit detailed riparian implementation plan sheet(s), completed by a qualified professional, for Parcel A (Common Area) for review and approval, consistent with the approved Riparian Enhancement Plan as excepted by these Conditions. The implementation plan shall include, without limitation:
    - a. Tree removal plan including all eucalyptus trees and providing details for stump treatment to prevent resprouting.



- b. Invasive vegetation removal and maintenance plan.
  - c. A planting list, planting plan and planting specifications of appropriate native plants (minimum tree replacement ratio is 3:1).
  - d. Irrigation plan consistent with the requirements of the Soquel Creek Water District as applicable.
  - e. Location and construction details of three- to four-foot-tall split rail fence to be constructed along the 20-foot riparian buffer setback to demarcate the sensitive habitat area and limit public access to the habitat restoration area. For additional protection to the habitat restoration area a series of all weather "Habitat Restoration Area - Authorized Personnel Only" signs shall be affixed to the fencing (approximately every 50 feet). Sign details including fence elevation, dimensions, color and materials shall be provided. Earth tone colors required.
  - f. Sheets shall reference the monitoring and reporting requirements of the Riparian Enhancement Plan and the homeowners (HOA or maintenance agreement) that covers a minimum of five years, with habitat maintenance in perpetuity.
5. Submit detailed plans for a four-foot-tall split rail fence to be constructed along western boundary of Parcel A to demarcate the sensitive habitat area and limit public access to the habitat restoration area. Plans shall indicate that concrete pillars shall be preserved.
6. Submit detailed sign plan for the habitat restoration area. The sign plan shall propose a series of non-intrusive, environmentally compatible, attractively designed all-weather interpretive signs to be attached to the fence, indicating that the habitat is a designated habitat restoration area and that no unauthorized foot or vehicular access is allowed. Plans shall indicate proposed size, color, materials, wording and mounting instructions. Location of signs shall be indicated on the site plan and elevation.
7. Submit a Landscape Plan for the entire site. the entire site. The landscape plan shall meet all of the Water Efficient Landscape requirements of the Soquel Creek Water District. Additionally, the final landscape plan shall meet the following criteria:
- a. Turf limitation – Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
  - b. Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require

minimal water once established (drought tolerant). Native plants are encouraged.

- c. Trees. In addition to tree planting within yard areas the landscape plan shall include trees lining the street as indicated in the approved plan. Trees shall be planted at a minimum rate of one tree per 25 lineal feet of frontage, with tree cluster an option for placement.
  - d. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
  - e. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation compliant with Soquel Creek WD requirements. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
  - f.
    - i. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
    - ii. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- E. Meet all requirements of the Department of Public Works, Transportation.
- 1. The final map shall reflect a five-foot utility easement behind the 3' public right of way dedication to the County, required across all lots fronting Monterey Avenue.
  - 2. The project shall be subject to Roadside and Transportation Improvement fees as specified in the Unified Fee Schedule for the Live Oak Transportation Improvement Area.
  - 3. The grading and site plans for Lot 1 on the final map shall reflect three

offstreet parking spaces off of Loraine Lane.

- F. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions. All items must be resolved prior to approval of any final map:
1. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of any CC&R's or shared maintenance agreement to the district.
  2. Provide the District with recorded private sewer easements between neighboring parcels.
  3. A Sewer Abandonment Permit shall be required prior to demolishing existing sewer lines. An abandonment permit shall be requested by the Contractor from the Department of Public Works either by phone (831) 454-2160 or email [dpwsanitation@santacruzcounty.us](mailto:dpwsanitation@santacruzcounty.us).
  4. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel, including, without limitation:
    - a. Project shall satisfy all Department of Public Works County of Santa Cruz Design Criteria and Santa Cruz County Sanitation District (SCCSD) requirements.
    - b. Provide details and profile for the proposed sewer improvements, consistent with Part 4 of the County Design Criteria. Include pipe material for proposed laterals and manholes. I
    - c. Include specifications for the cleanout at the end of Loraine Lane to be replaced with a manhole at the developer's expense in order to allow for maintenance access. Plan shall show the proposed manhole location and include detail Figure SS-4 from Part 4 of the County Design Criteria.
    - d. Show the approximate locations of the private sewer easements for the sewer laterals serving the proposed homes.
    - e. Show the 20' public sewer easement for the public sewer main on the parcel map.
- G. Meet all drainage requirements of the Department of Community Development and Infrastructure, Stormwater Management section.
1. Provide a final map showing proposed private drainage easement/s for common drainage facilities (both on individual lots for common swales at lot boundaries as well as in the private roadway) and facilities serving upstream offsite areas (swales, inlets and storm drainpipes). Indicate

whether an HOA or maintenance association shall maintain the storm drain outfall and other common drainage facilities.

2. The map shall include language to keep private drainage easements free and clear of buildings or structures of any kind. The map shall acknowledge that no additional impervious/semi-impervious area coverage beyond the limits shown shall be constructed without additional permits, mitigations, and approval by the County of Santa Cruz. The map shall identify who is responsible for the maintenance of the drainage facilities on individual lots, in easement areas, in the common roadway/driveway, and the outfall.
3. The map shall include an access easement for Zone 5 Flood Control and Water Conservation District for use of the private road for vehicular access to the riparian/open channel at the east of the parcel. Please coordinate with District staff for the processing of the offer and acceptance of this easement.
4. Please label the 5-foot easement/property boundary going from the southeast of the existing cul-de-sac to the riparian area. What is the purpose of this easement/property boundary? If this is an easement meant for the outfall it should be relocated to cover the outfall and dissipation facilities.
5. Provide a Final Stormwater Management Report that is signed and stamped, is consistent with the final improvement plans, and demonstrates compliance with the County Design Criteria (CDC) requirements for:
  - a. Minimize Stormwater Pollutants of Concern: The January 21, 2021, letter addressing infeasibility of infiltration-based treatment has been received. Please update the Stormwater report and plans to incorporate biofiltration treatment consistent with Part 3 Section C.3.b.iii of the CDC. A subdrain at the top of the rock layer may be incorporated as needed and it is understood that filtering will be the main mode of treatment. The Filterra Bioscape Vault does not comply with the biofiltration treatment prioritized as section iii. Please update the plans to be consistent with biofiltration treatment. Utilizing structural treatment (like the Filterra vault) is only allowed if documentation demonstrating that biofiltration is not technically feasible is provided.
  - b. Site Design and Runoff Reduction Measures: Include a section in the report addressing each required strategy and describe how each has been incorporated or why it is infeasible. If construction of the roadway, sidewalks, walkways, and driveways can be built with semi-impervious surfaces this shall be incorporated into the site design.

- c. Stormwater Discharge Rates and Volumes: The flood control mitigation shall be sized and shall mitigate for all new and replaced impervious areas. Provide final analysis and coordinated design along with flow control analysis. If there will be some redeveloped road areas that bypass the flood control mitigation this bypass shall be taken into account and the flow control device shall be sized accordingly.
  - d. Provide analysis for the bypass system demonstrating adequacy for handling the upstream areas
  - e. Provide analysis demonstrating the outfall dissipation is adequate for complying with Fig SWM-19b of the CDC.
6. Provide Final Improvement Plans consistent with the Final Stormwater Management Report, landscape and architectural plans, Arborist's Report (Exhibit J), Riparian Enhancement Plan (Exhibit I) and CDC requirements:
- a. Clearly label which improvements will be constructed with the land division and which will be constructed with future building permits. All facilities that serve more than one parcel or upstream areas shall be constructed with the land division.
  - b. The decorative pillars at the end of the street shall be maintained.
  - c. Show the location/s of the proposed biofiltration facilities in the improvement plans.
  - d. Include an accounting of impervious areas used for the design that is broken down by lot. Include acknowledgement that no additional impervious or semi-impervious development beyond this shall be constructed.
  - e. Show how runoff from new and redeveloped roadway areas will be routed to the mitigation facilities. While the north half of Loraine Avenue appears to be accounted for in the mitigation sizing it unclear how runoff from the new DI will route to the water quality and flood control mitigations.
  - f. Provide a detail of the proposed outlet and dissipation facilities so that the extent of disturbance, improvements, and adequacy of easement/s are clear.
  - g. Include notes on the civil plans that specifies how (pipes, swales, splash blocks, discharge to driveway, etc.) roof runoff shall be routed to mitigation facilities. Show these routing facilities on the

plans.

- h. Provide detail/s for side yard swales including minimum dimensions, surfacing, etc. If fences will be constructed between the lots show how the swale and fence construction will be coordinated.
  - i. The storm drains proposed in Monterey Avenue shall be a minimum 18-inch diameter and shall be HDPE.
  - j. Provide connection details for the storm drain system in Monterey Avenue consistent with Figure SWM-9 in the CDC.
  - k. Provide detail/s for the proposed detention system with materials, elevations, access and connection details demonstrating how all flows will be routed through both detention and biofiltration prior to discharge.
  - l. Include signage on all inlets with markings “No Dumping Drains to Bay” or equivalent. The inspection and maintenance of this signage shall be included in the SWM-25B and annual report.
- 7. Provide approval from the geotechnical engineer for the final improvement plans and specifically for the outfall design.
- 8. An O&M agreement consistent with SWM-25B including the required attachments (maps and detailed O&M tables) is required. A single entity shall be identified for submitting the annual service fee and annual reports for the entire project. Include a restriction on the construction of any additional impervious or semi-impervious coverage without additional permit/s and updated mitigation design and maintenance agreement. Include annual infiltration testing of the biofiltration surfaces, specifying the test method and demonstrating the minimum 5 inch/hour infiltration rate.
- 9. Zone 5 fees will be assessed based on the net increase in impervious area (both on and offsite) due to the project.
- H. Meet all requirements of the CDI Planning Division, Housing Section, including without limitation:
  - 1. Applicant/Property Owner shall enter into an Affordable Housing Participation and Density Bonus Agreement in a form provided by the County Housing Division to set forth all required details for development and sale of the affordable unit in the project, compliant with SCCC Chapters 17.10 and 17.12.
- I. Engineered improvement plans for all water line extensions required by Soquel

Creek Water District shall be submitted for the review and approval of the water agency.

- J. Engineered improvement plans for utilities. Plans shall be revised to reflect no gas utilities or gas infrastructure, only electric power.
- K. 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 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. Utility plan will be revised to show no gas utilities or infrastructure, only electric power.
- L. All requirements of the Central Fire Protection District shall be met, including, without limitation:
  - 1. The final map shall show a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building when the building is equipped with an automatic fire sprinkler system
- M. Park dedication fees (\$9,400 per parcel), transportation improvement fees and roadside improvement fees shall be paid for six (6) new dwelling units based on the fee schedule in effect at the time the building permit application is processed.
- N. Add a note to the Final Map that the affordable housing fees for this project, that are in effect at the time of building permit issuance, shall be paid in compliance with the Affordable Housing Requirements specified by Chapter 17.10 of the County Code.
- O. 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 access road improvements shall be constructed per the approved improvement plans for this permit. A Roadside Exception is approved to vary from County standards with respect to the width of the right of way, sidewalks, and landscaping.
  2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
  3. Civil plans shall be consistent with Final Stormwater Management Report, final landscape and architectural plans, Riparian Enhancement Plan (Exhibit I), Arborist Report (Exhibit J), and requirements by Stormwater Management.
  4. Grading, drainage, and erosion control plans shall be consistent with County standards as provided at <https://www.sccoplanning.com/PlanningHome/Environmental/ErosionStormwaterPollutionControl/ErosionControlPlanRequirements.aspx>
  5. The decorative pillars at the end of the street shall be maintained.
  6. No grading shall be proposed or implemented within the riparian corridor or riparian buffer area. Please annotate the grading plan to state that no grading activity shall be allowed within the limits of Parcel A (Common Area).
  7. Trees shall be preserved as indicated by the Riparian Enhancement Plan (Exhibit I) and Arborist Report (Exhibit J). Location and details for tree protection shall be indicated on grading plans.
  8. Tree protection shall be installed prior to any grading activity.
  9. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording of the Final Map.
- IV. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:
- A. Pre-Construction Meeting: In order to ensure that the mitigation measures are



communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: the applicant, grading contractor supervisor, the project biologist, project arborist, and Santa Cruz County Environmental Planning staff. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time. Results of pre-construction biological surveys will also be collected at that time.

- B. All required biological surveys (including rats, bats and birds) shall be conducted prior to site disturbance or tree removals on the subject property, per the requirements of the Mitigation Monitoring and Reporting Program.
  - C. Following the Pre-Construction meeting and prior to any site disturbance or physical construction, any additional pre-construction activities required by Environmental Planning shall be conducted as determined by the meeting, including without limitation, nest buffer establishment, wood rat nest relocation, and adjustments / additions to tree protection fences.
  - D. All of the other pre-construction procedures, requirements and protocols of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
- V. Prior to issuance of a Building Permit the applicant/owner shall:
- A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include, without limitation, the additional information:
    - 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    - 2. Building envelopes, common area and/or building setback lines located according to the approved Site Plan. Building envelopes shall meet the minimum setbacks for the R-1-9 zone district in effect at the time of building permit submittal, which are 20 feet for front yards, 20 feet for street side yards, 5 and 8 feet for side yards, and 15 feet for rear yards, except that zero setbacks shall be allowed from the shared property line of Lots 1 and 6. All proposed setbacks shall be indicated on plans.
    - 3. Indicate building envelopes and proposed setbacks for proposed structures on all sides, including rear yard on Lot 6 (omitted from

subdivision plans but scaled at 15'). Structures shall meet the site and structural standards of the R-1-9 district, which at the time of project approval provide a maximum height of 28' for dwelling units and attached garages, maximum lot coverage of 40%, maximum floor area ratio of 50%, minimum 20' setback to garage entrance, except that the following waivers to site standards are herewith provided:

- a. Minimum lot sizes (gross / net) less than 9,000 sq.ft., as shown on the approved tentative map, including 2,358 sq.ft., gross, and 2,263 net developable area, for Lot 6 (less than 3,500 sq.ft.).
  - b. Minimum frontage and width for Lot 6 of approximately 31 feet.
  - c. Maximum floor area ratio of approximately 75% for Lot 6 and approximately 52% for Lot 1.
  - d. Maximum lot coverage of approximately 46% for Lot 6.
  - e. Semi-detached homes on Lots 1 & 6, with zero minimum setbacks for structures from the shared property line.
4. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
5. Details of the proposed overheight gate matching the approved Exhibit D, including design, colors and materials.
6. Provide required off-street parking in compliance with the approved Exhibit D. Parking spaces shall be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan. The Exhibit indicates parking as follows:
  - a. Lot 1: 3 spaces
  - b. Lot 2: 4 spaces
  - c. Lot 3: 4 spaces
  - d. Lot 4: 4 spaces
  - e. Lot 5: 4 spaces
  - f. Lot 6: 2 spaces
7. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
8. A landscape plan for each lot consistent with approved subdivision landscape plan. Any proposed additions or changes shall be clouded and labeled as such. The landscape plan shall meet all of the Water Efficient

Landscape requirements of the Soquel Creek Water District.

- B. Provide Civil grading and drainage plans consistent with the Final Improvement Plans, Final Stormwater Management Report, final landscape and architectural plans, Riparian Enhancement Plan (Exhibit I), Arborist Report (Exhibit J), and CDC requirements for review and approval by the Department of Community Development and Infrastructure, Stormwater Management. Grading and drainage plans shall be consistent with the final improvement plans in terms of impervious area limits and routing of stormwater runoff.
- E. Zone 5 fees will be assessed based on the net increase in impervious area (both on and offsite) due to the improvements to be built with the building permit.
- F. Meet all requirements of the Soquel Creek Water District. Proof of water service availability was submitted as part of the Subdivision approval.
- G. Meet all requirements of the Santa Cruz County Sanitation District. Proof of water service availability was submitted as part of the Subdivision approval.
- H. Meet all requirements of the Environmental Planning section of the Planning Department, including without limitation:
  - 1. Plans shall demonstrate compliance with the approved soils report, REV211391.
- I. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - 2. Plans shall meet all current code requirements, including local amendments at the time of building application. Specifically, Lot 6 shall have a Monterey Ave address in order to have Loraine Lane 24 feet wide no parking either side.
  - 3. Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application for Building Permit.
  - 4. Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application for Building Permit.
  - 5. When plans are submitted for multiple lots in a tract, and several standard Floor Plans are depicted, include Fire District Notes on the small-scale Site Plan. For each lot, submit only sheets with the following information: Site Plan (small-scale, highlight lot, with District notes), Floor Plan, Elevation (roof covering notes), Electrical Plan (if smoke detectors are shown on the Architectural Floor Plan this sheet is not required). Again, we must receive, VIA the COUNTY, SEPARATE

submittals (appropriate site plans and sheets) FOR EACH APN!!

6. NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2019) and District Amendment.
7. NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building and fire code officials and outlined in the 2019 California Building Code (e.g., R-3, Type V-B, Sprinklered).
8. The FIRE FLOW requirement for the subject property is 1000 gallons per minute. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.
9. SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building when the building is equipped with an automatic fire sprinkler system.
10. NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.
11. NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.
12. SHOW on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:
  - a. One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.).
  - b. One detector in each sleeping room.
  - c. One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
  - d. There must be at least one smoke detector on each floor level regardless of area usage.
  - e. There must be a minimum of one smoke detector in every basement area.
13. SHOW the location of the CO detector outside each sleeping room and on each level at a minimum of the residence.
14. NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of

FOUR (4) inches in height and of a color contrasting to their background.

15. NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.
  16. NOTE on the plans that a 30-foot clearance will be maintained with non-combustible vegetation around all structures.
  17. NOTE on the plans that the electric gate shall be equipped with the Central Fire District key entry system.
  18. As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and this agency.
- J. Submit a digital copy of the soils report accepted pursuant to REV211391, stamped by the Geotechnical Engineer.
  - K. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - L. Pay the current Affordable Housing Impact Fee if not already paid with the final map or deferred in compliance with Affordable Housing Requirements specified by Chapter 17.10 of the County Code.
  - M. Pay the current Childcare fee (\$.85 per sq. ft. as of 2/3/2023 but subject to change).
  - M. 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.
- VI. All construction shall be performed according to the approved plans for the Building Permits. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. The project must comply with all recommendations of the approved soils reports.
- D. The affordable unit must be sold (not rented) to an eligible buyer when the home is completed. Developer shall coordinate with the Housing Division several months prior to final inspection to hold a random drawing to select the buyer (and several back-up buyers) for the affordable unit, according to standard practice for new Measure J homes.
- E. 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.

#### VII. Operational Conditions

- A. Future ADUs, garages or similar may be built outside designated building envelopes on Parcels 1-6 as compliant with the Santa Cruz County Code and State Law in effect at the time of application.
- B. 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.

#### VIII. Indemnification

- A. The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by

the law of the State of California and will survive termination of this development approval.

- B. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- C. 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.
- D. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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.
- E. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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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 two years from the effective date listed below unless 1) 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), 2) an application for an extended expiration date is submitted and approved by the County, or 3) an automatic extension is mandated by State law. 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: 3-8-2023

Effective Date: 3-22-2023

Expiration Date: 3-22-2025

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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.

## 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: 251092  
Assessor Parcel Number: 037-211-01  
Project Location: Loraine Lane

**Proposed approval: Time extension to Tentative Map Permit 211213, to subdivide an existing 41,019 square foot parcel into six (6) lots plus a common interest conservation parcel (A).**

**Person or Agency Proposing Extension: Charles Eadie**

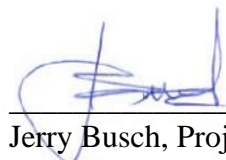
**Contact Phone Number: 831-459-9992**

- A.   X   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.        **Categorical Exemption**

Specify type:

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

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



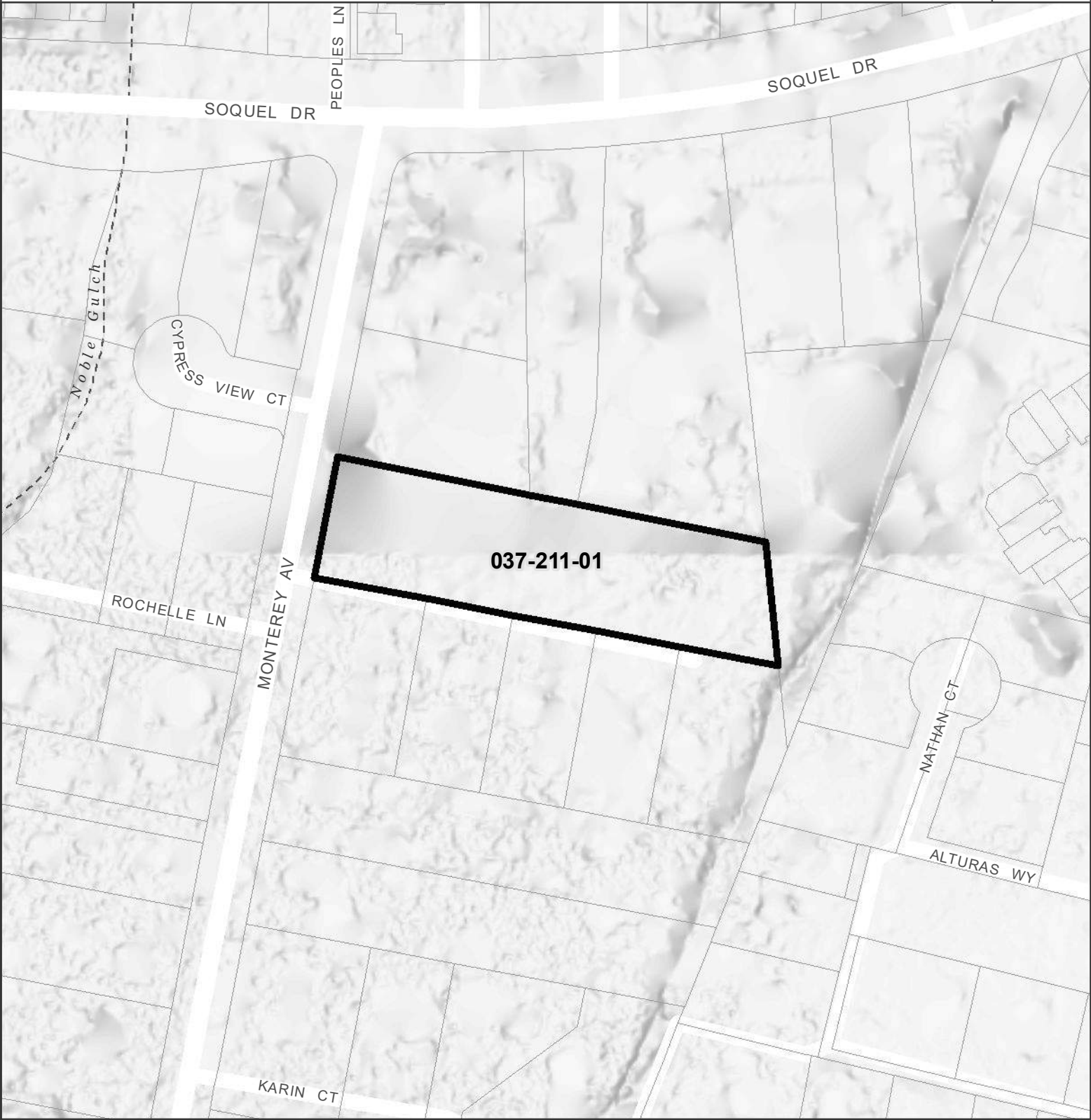
Jerry Busch, Project Planner

Date: May 6, 2025



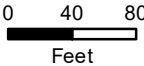
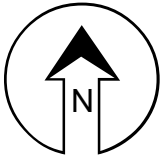


# Parcel Location Map



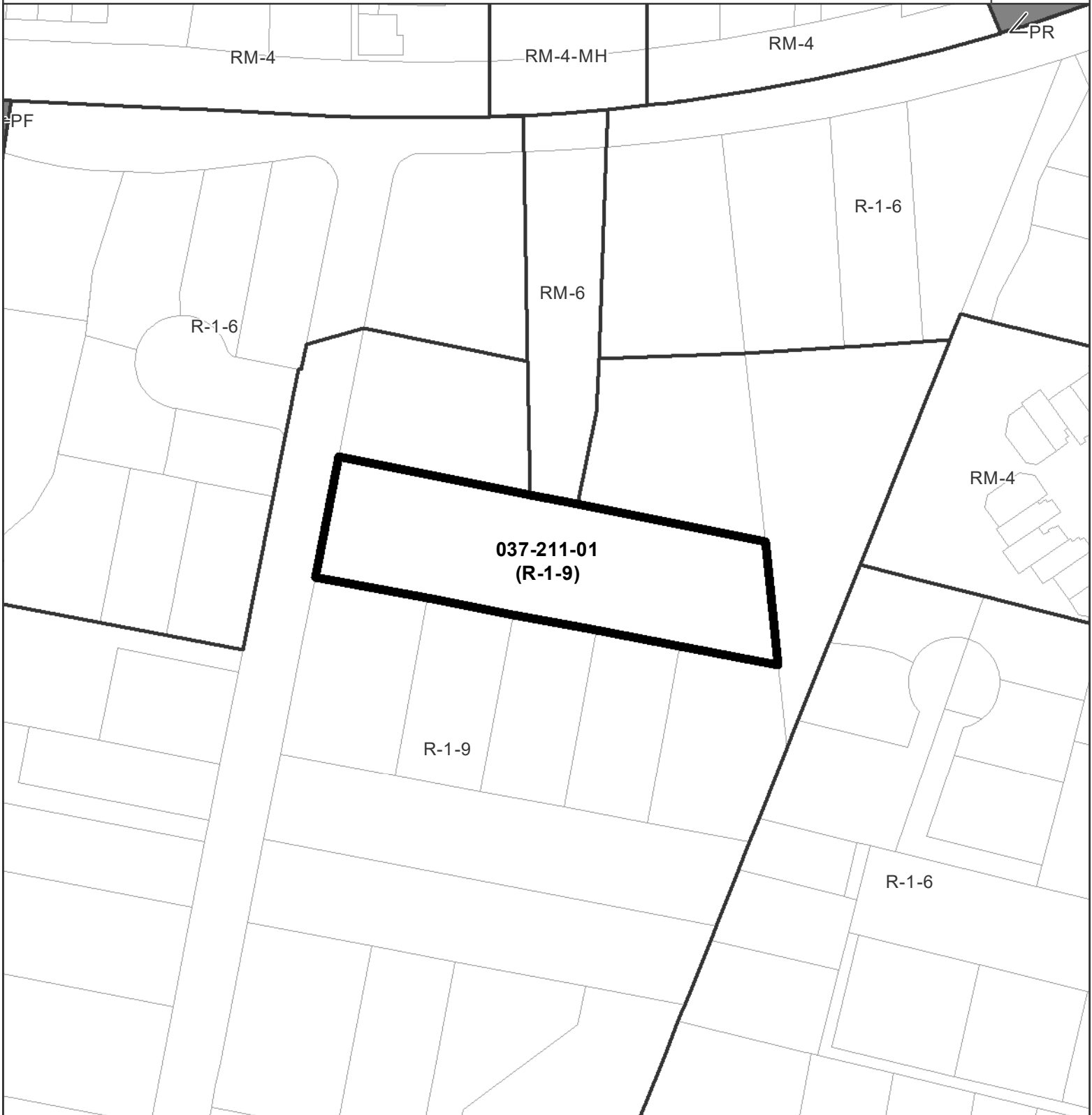
**Parcel: 03721101**

- Study Parcel
- Assessor Parcel Boundary

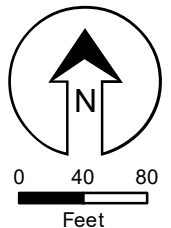




# Parcel Zoning Map



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

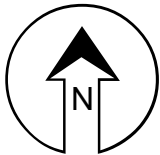




Parcel General Plan Map



- O-U Urban Open Space
- P Public Facilities
- R-UM Res. Urban Medium Density
- R-UL Res. Urban Low Density





## EADIE CONSULTANTS

Planning for Better Outcomes

February 17, 2025

Jerry Busch  
Development Planner  
County of Santa Cruz – CDI  
701 Ocean St., Santa Cruz, 95060

RE: Request for Time Extension, Monterey Glen Subdivision  
APN: 037-211-01  
Permit Number: 211213

Dear Jerry:

With this letter and application we are requesting a one-year time extension for the Monterey Glen Subdivision, approved by the Planning Commission on March 8, 2023.

The basis for the request is to complete the on-going work on the project final map preparation and filing. We are close to having all the reviews done by the County, but more time is needed.

Thank you for your work on this project. Please let me know if you have any questions or need further information.

Sincerely,

Charles Eadie