

# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

## SB 330 PRELIMINARY APPLICATION

This form serves as the Preliminary Application for projects seeking vesting rights pursuant to Senate Bill 330, the Housing Crisis Act of 2019 (amended via SB 8 in 2021). Applicants for eligible housing development projects shall be deemed to have submitted a Preliminary Application upon provision of all the information listed in this form and payment of the permit processing fee.

After submitting this Preliminary Application, an applicant has 180 days to submit a full discretionary application or the Preliminary Application will expire. Please refer to the [SB 330 Guide](#) to learn more about this state law and the SB 330 Preliminary Application process.

### PROJECT INFORMATION

Site Address: 3500 Paul Sweet Rd, 95065 APN(s): 02501337 and Portion of 10206110

### PRIMARY CONTACT INFORMATION

Name: Clay Toombs Contact Type: Applicant

Address: Workbench, 189 Walnut Ave, Santa Cruz CA 95060

Email: clay@workbenchbuilt.com Phone: 831.227.2217 ext. 310

### PLEASE PROVIDE ALL INFORMATION REQUIRED BELOW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED AND VESTING DATE WILL BE DELAYED.

This form serves as a **notice of intent** to submit the SB 35 Streamlined Multifamily Review Process Application. (*Only applies to projects pursuing SB 35 streamlining.*)

I hereby certify that my SB 330 Preliminary Application is complete pursuant to Gov. Code [§65941.1](#) and includes the following items:

Required Attachments

\$1,000 deposit for application processing fee

Owner Name: Sweet Developments LLC

Signature: Timothy Gordin Date: 3/19/2024

Applicant Name: Clay Toombs

Signature: Clay Toombs Date: 3/19/2024

### AGENCY USE ONLY

Submittal Date Stamp\*:

#### Note to Staff:

° Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as penalties may apply for imposing incorrect standards.

° If this form serves as a **notice of intent** to submit the SB 35 Application, please notify the Planning Department Policy Division to begin the tribal consultation process.

\*Submittal of all information listed and payment of permit processing fee freezes development standards and fees as of this date, unless exceptions per Gov. Code [§65889.5\(o\)](#) are triggered.

### SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 3500 Paul Sweet Rd, 95065 Unit/Space Number \_\_\_\_\_

Legal Description (Lot, Block, Tract) \_\_\_\_\_ Attached? YES  NO

See attached legal description.

Assessor Parcel Number(s) 02501337 and Portion of 10206110

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

Single family dwelling unit built 1950 with an area of 737 sq ft (per assessor) and associated accessory buildings, all to be demolished as part of the project. An Historical Evaluation report dated January 16, 2024 determined that "The subject property is not eligible for the Santa Cruz County Historic Resources Inventory because it does not meet County preservation criteria and the subject buildings have lost historic integrity."

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES  NO

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES  NO

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

A mixed-use multifamily building with 55 dwelling units and 10,501 sq ft of commercial space. Total area of 75,258 sq ft.

**a. RESIDENTIAL DWELLING UNIT COUNT:**

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	<b>Number of Units</b>
<b>Market Rate</b>	43 units (excluding manager's unit)
<b>Managers Unit(s) – Market Rate</b>	1 Units
<b>Extremely Low Income</b>	0 Units
<b>Very Low Income</b>	0 Units
<b>Low Income</b>	7 Units
<b>Moderate Income</b>	4 Units
<b>Total No. of Units</b>	55 Units
<b>Total No. of Affordable Units</b>	11 Units
<b>Total No. of Density Bonus Units</b>	28 Units

**Other notes on units:**

The Project site has a total area of 25,471 sq ft (0.585 acres), per Survey, and a maximum base density of 44.69 dwelling units per acre. The maximum base density is a blend of densities across parcels with different zoning. The total number of units allowed for the Project is 27 base units, plus 14 bonus units from the "first" density bonus, plus 14 bonus units from the "second" density bonus, for a total of 55 base + bonus units. The Project proposes a total of 55 units. The Project provides 7 LI Units, and 4 MI Units, which meets or exceeds the requirements for the density bonus(es). Note on affordable units: Applicant has requested technical assistance from HCD on an interpretation of Govt Code § 65583.2(h) that may result in providing 11 LI units.

**6. FLOOR AREA - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):**

	<b>Residential</b>	<b>Nonresidential</b>	<b>Total</b>
<b>Floor Area (Zoning)</b>	FAR 1.5 x 25,471 SF = 38,206 SF	same	38,206 SF
<b>Square Footage of Construction</b>	<b>64,757 SF</b>	<b>10,501 SF</b>	<b>75,258 SF</b>

**7. PARKING - The proposed number of parking spaces:**

78 parking spaces.

**8. AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?**

YES  NO

If "YES," please describe:

The project qualifies for 3 concessions or incentives in accordance with Govt Code § 65915(d) (2), by providing 7 units restricted to LI or Lower income, which is 25.93% of base density, rounded up to 26%. The project also qualifies for unlimited waivers in accordance with Govt Code § 65915(e). The project is requesting a density bonus, and is eligible for parking reductions in accordance with Govt Code § 65915(p).

The project seeks waivers for: Building Height, Floor Area Ratio, Setbacks, and Private Open Space. The project seeks concessions for Impact Fees to be Paid at Final CofO, and Residential Square Footage Exceeding 80% of Building Area. Waiver and concession requests may change during the entitlement process.

**9. SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES  NO

If “YES,” please describe:

**10. POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES  NO

If “YES,” please describe:

**11. EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
<b>Existing</b>	0	1	1
<b>To Be Demolished</b>	0	1	1

**12. ADDITIONAL SITE CONDITIONS –**

a. Whether a portion of the property is located within any of the following:  
 i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES  NO

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES  NO

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES  NO

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES  NO

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES  NO

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES  NO

If "YES" to any, please describe:

b. Does the project site contain historic and/or cultural resources?

YES  NO

If "YES," please describe:

c. Does the project site contain any species of special concern?

YES  NO

If "YES," please describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES  NO

If "YES," please describe:

- e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES  NO

If "YES," please describe and depict in attached site map:

**13. COASTAL ZONE** - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES  NO

- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES  NO

- c. A tsunami run-up zone.

YES  NO

- d. Use of the site for public access to or along the coast.

YES  NO

**14. PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

**Applicant's Name** Clay Toombs

Company/Firm Workbench

Address 189 Walnut Ave Unit/Space Number \_\_\_\_\_

City Santa Cruz State CA Zip Code 95060

Telephone 831.227.2217 ext. 310 Email clay@workbenchbuilt.com

Are you in escrow to purchase the property? YES  NO

**Property Owner of Record**  Same as applicant  Different from applicant

Name (if different from applicant) Sweet Developments LLC

Address 189 Walnut Ave Unit/Space Number \_\_\_\_\_

City Santa Cruz State CA Zip Code 95060

Telephone 831.227.2217 Email tim@workbenchbuilt.com

**Optional: Agent/Representative Name** \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

**Optional: Other** (Specify Architect, Engineer, CEQA Consultant, etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Primary Contact for Project:  Owner  Applicant  Agent/Representative  Other

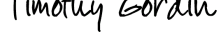
## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in Santa Cruz County, which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by Santa Cruz County for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with Santa Cruz County within 180 days of the date that the Preliminary Application is submitted.
4. By my signature below, I certify that the foregoing statements are true and correct.

Printed Name: Timothy Gordin

Signature:  3/19/2024

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

DocuSigned by  
B33FFD02BA034A6...  
 Timothy Gordin  
 Managing Director, Sweet Developments LLC  
 Date

# Santa Cruz County Property Report



**Parcel Number: 025-013-37**

Site Address: 3500 PAUL SWEET RD; SANTA CRUZ, CA  
Use Code: 023-NON-CONFORMING RES

Tax Area: 96-103  
HOE Exemption:

Parcel Size: 0.5210 Acres  
22694.7600 Square Feet

## REPRESENTATION AREAS

Supervisorial District I; Incorporated Area: n/a; Incorporated Sphere of Influence: City of Santa Cruz Sphere of Influence

Voter Precinct: 10130; CA State Assembly District 30; State Senate: SENATE-17; US Congress District 19

## LAND USE & GENERAL PLAN

Zoning Code: PA	General Plan Futures: n/a
Within 200' of CA Zoning or Ag Resource: No	General Plan Pub. Facilities: n/a
Adjacent to TP Zoning: No	General Plan Pub. Fac. Desc.: n/a
General Plan Designation: C-O	General Plan Parks: n/a
General Plan Designation Desc.: Office	Existing Parks: n/a
General Plan Special Communities: n/a	No Shoot Area: 8.28.030(B)
General Plan Spec. Com. Desc: n/a	Code Compliance Area: CCA-MID COUNTY
General Plan Boundary: LIVE OAK	Planner Team Area: MID COUNTY-PLANNING TEAM
General Plan Scenic Areas: n/a	Env. Planner Team: North Coast & Live Oak
Within Rural Services Area: No	Special Design Review: n/a
Within Urban Services Area: Yes	Building Inspection Area: BLDINS-AREA3
Archaeological Resources: No	400' Index Grid: 092-400GRID; 093-400GRID
Airport Clear Zone: n/a	USGS Grid: SOQUEL-USGS
Agricultural Resources: n/a	Airport Influence Area:
Coastal Zone: No	
Coastal Zone Residential Exclusion: n/a	
Coastal Zone Appeal Jurisdiction: No	

13

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**Parcel Number: 025-013-37**Site Address: 3500 PAUL SWEET RD; SANTA CRUZ, CA  
Use Code: 023-NON-CONFORMING RESTax Area: 96-103  
HOE Exemption:Parcel Size: 0.5210 Acres  
22694.7600 Square Feet**BIOTIC & WATER RESOURCES****HAZARDS & GEOPHYSICAL**

Timber Resources: No		Fault Zone: n/a	12.a.v.
Grasslands: No		DFIRM Panel No: 06087C0351E	
Riparian Woodlands: No		Floodway: n/a	12.a.iv.
Biotic Resources: No	12.c.	Flood Zone: n/a	12.a.iv.
Special Forest: No		State Response Area: LRA	
Sandhill Habitat: n/a	12.c.	High Fire Hazard Area: n/a	12.a.i.
Sanddhills IPHCP: n/a	12.c.	Fire Service Area: Central FPD	
Fishery Resource: n/a		Fire Hazard Area: No	12.a.i.
Groundwater Recharge: No		Expansive Soil: Yes	
Basin: Soquel		Soil Permeability: Low to Very Low Permeability	
Watershed: Rodeo		Geologic/Paleontologic: No	
Reservoir Protection: No		Mineral Resources: No	
Water Supply Watershed: No	12.a.ii.	Mineral Class: MRZ-4	
Lease Disturbed Watershed: No	12.a.ii.	Mineral Designation: n/a	
Stream Name: n/a	12.a.ii.   12.a.vi.   12.d.		
Stream Type: n/a	12.a.ii.   12.a.vi.   12.d.		
Lake Name: n/a	12.a.ii.		
Evapo-trans: 39			

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SCHOOL DISTRICTS & CSA'S	SPECIAL DISTRICTS
High School District: Santa Cruz High School District	Fire District: Central FPD
Board of Ed. Trustees: Board of Education Trustee Area 4	Fire District SOI: Central FPD SOI
San Lorenzo Trustees: n/a	Water District: n/a
Pajaro Valley Trustees: n/a	Water District SOI: n/a
School district: Soquel Union	Pajaro Valley WMA: n/a
Cabrillo College Trustees: Cabrillo College Trustee Area 3	Sanitation District: Santa Cruz Sanitation District
Santa Cruz City Trustees: Santa Cruz City Schools	Sanitation District SOI: CSA 12 Septic Maintenance;
Sanitation Repay Area: n/a	Flood Control District: Flood Control Zone 5
Road District: MID	Recreation District: CSA 11 Parks and Recreation
Refuse Area: Waste Management, Inc.	Pajaro Valley Cemetary Dist.: n/a
Zones of Benefit: CSA 11 Parks and Recreation	Pajaro Valley Cem. Dist. SOI: n/a
County Service Area 9A: CSA-9A	Port District: Santa Cruz Port District
County Service Area 9B: n/a	Resource Conservation Dist.: Resource Conservation District
County Service Area 9C: CSA-9C	Mid-pen Open Sp. District: n/a
County Service Area 9D: Zone 2	Water Service Area: Santa Cruz
Road Maintenance CSA: n/a	
Road Maintenance CSA SOI: n/a	

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# Santa Cruz County Property Report



**Parcel Number: 102-061-10**

Site Address: ;

Use Code: 05B-MISC IMPS 1-4.9 ACRE

Tax Area: 96-108

Parcel Size: 2.7640 Acres

HOE Exemption:

120399.8400 Square Feet

## REPRESENTATION AREAS

Supervisory District 1; Incorporated Area: n/a; Incorporated Sphere of Influence: City of Santa Cruz Sphere of Influence

Voter Precinct: 10130; CA State Assembly District 30; State Senate: SENATE-17; US Congress District 19

## LAND USE & GENERAL PLAN

Zoning Code: PA; PR; RM-2.5	General Plan Futures: n/a
Within 200' of CA Zoning or Ag Resource: No	General Plan Pub. Facilities: n/a
Adjacent to TP Zoning: No	General Plan Pub. Fac. Desc.: n/a
General Plan Designation: C-O; O-R; R-UH	General Plan Parks: PK-O
General Plan Designation Desc.: Existing Parks &	Existing Parks: n/a
General Plan Special Communities: n/a	No Shoot Area: 8.28.030(B); 8.28.030(F)
General Plan Spec. Com. Desc: n/a	Code Compliance Area: CCA-MID COUNTY
General Plan Boundary: LIVE OAK	Planner Team Area: MID COUNTY-PLANNING TEAM
General Plan Scenic Areas: n/a	Env. Planner Team: South County
Within Rural Services Area: No	Special Design Review: n/a
Within Urban Services Area: Yes-Portion	Building Inspection Area: BLDINS-AREA3
Archaeological Resources: No	400' Index Grid: 092-400GRID; 093-400GRID
Airport Clear Zone: n/a	USGS Grid: SOQUEL-USGS
Agricultural Resources: n/a	Airport Influence Area:
Coastal Zone: No	
Coastal Zone Residential Exclusion: n/a	
Coastal Zone Appeal Jurisdiction: No	

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**BIOTIC & WATER RESOURCES****HAZARDS & GEOPHYSICAL**

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Riparian Woodlands: No		Floodway: n/a	12.a.iv.
Biotic Resources: No	12.c.	Flood Zone: n/a	12.a.iv.
Special Forest: No		State Response Area: LRA; SRA-Moderate	
Sandhill Habitat: n/a	12.c.	High Fire Hazard Area: n/a	12.a.i.
Sanddhills IPHCP: n/a	12.c.	Fire Service Area: Central FPD	
Fishery Resource: n/a		Fire Hazard Area: No	12.a.i.
Groundwater Recharge: No		Expansive Soil: Yes-Portion	
Basin: Soquel		Soil Permeability: Low to Very Low Permeability	
Watershed: Rodeo		Geologic/Paleontologic: No	
Reservoir Protection: No		Mineral Resources: No	
Water Supply Watershed: No	12.a.ii.	Mineral Class: MRZ-4	
Lease Disturbed Watershed: No	12.a.ii.	Mineral Designation: n/a	
Stream Name: n/a	12.a.ii.   12.a.vi.   12.d.		
Stream Type: n/a	12.a.ii.   12.a.vi.   12.d.		
Lake Name: n/a	12.a.ii.		
Evapo-trans: 39			

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Board of Ed. Trustees: Board of Education Trustee Area 4	Fire District SOI: Central FPD SOI
San Lorenzo Trustees: n/a	Water District: n/a
Pajaro Valley Trustees: n/a	Water District SOI: n/a
School district: Soquel Union	Pajaro Valley WMA: n/a
Cabrillo College Trustees: Cabrillo College Trustee Area 3	Sanitation District: Santa Cruz Sanitation District
Santa Cruz City Trustees: Santa Cruz City Schools	Sanitation District SOI: CSA 12 Septic Maintenance;
Sanitation Repay Area: n/a	Flood Control District: Flood Control Zone 5
Road District: MID	Recreation District: CSA 11 Parks and Recreation
Refuse Area: Waste Management, Inc.	Pajaro Valley Cemetary Dist.: n/a
Zones of Benefit: CSA 11 Parks and Recreation	Pajaro Valley Cem. Dist. SOI: n/a
County Service Area 9A: n/a	Port District: Santa Cruz Port District
County Service Area 9B: n/a	Resource Conservation Dist.: Resource Conservation District
County Service Area 9C: CSA-9C	Mid-pen Open Sp. District: n/a
County Service Area 9D: Zone 2	Water Service Area: Santa Cruz
Road Maintenance CSA: n/a	
Road Maintenance CSA SOI: n/a	

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DISCLAIMER: The maps and tabular data used on this web site have been compiled from many different sources. The accuracy of the individual map layers varies significantly, and some layers do not align exactly with others. In the urban areas, the parcel maps are generally accurate within five to ten feet of their true geographic coordinates, but in the rural areas, the maps may be accurate to only within three hundred feet. Due to the limitations of the mapped information, field studies and information from site inspections may be used to supplement or replace mapped information. With these limitations, the County of Santa Cruz disclaims any responsibility for the accuracy or correctness of the maps and data. This disclaimer is exclusive and in lieu of any warranties, fitness for particular purpose, and/or any other type of warranty, whether expressed or implied. The maps and data available at this site reflect mapped land use information as provided by the Santa Cruz County Planning Department. You are advised to contact the Santa Cruz County Planning Department (Zoning Counter at 454-2130, afternoons only) for further explanation of the land use regulations for a particular designation.

**LEGAL DESCRIPTION OF ADJUSTED PARCEL  
(AFTER LOT LINE ADJUSTMENT)**

**SWEET DEVELOPMENTS**

SITUATE in Section 8, Township 11 South, Range 1 West, Mount Diablo Base and Meridian, County of San Mateo, State of California.

**BEGINNING** at a 1/2" iron pipe with a plastic tag stamped "LS 7367" marking the Southeast corner that right-of-way of Paul Sweet road, granted to the County of Santa Cruz per Grand Deed Volume 4234 Official Records, Page 10, Official Records of Santa Cruz County, from which a 1/2" iron pipe with a plastic tag stamped "LS 7367" bears South 77°14'30"East, a distance of 77.91 feet; thence North 14°09'09" East, along the Easterly right-of-way of Paul Sweet Road, a distance of 26.29 feet; thence North 07°59'09" East, continuing along said Easterly right-of-way, a distance of 133.69 feet; thence South 77°00'00" East, departing said Easterly right-of-way, a distance of 25.25 feet to an iron pipe; thence Southerly, along a non-tangent curve to the left have a radius of 450.00 feet, from a tangent bearing South 18°10'00" West, through a central angle of 2°51'00", a distance of 22.38 feet to an iron pipe; thence South 77°00'00" East, 165.00 feet to an iron pipe; thence South 13°00' West, 140.00 feet to an iron pipe; thence North 75°10'00" West, 99.78 feet to and iron pipe; thence North 77°14'30" West, 77.91 feet to the **POINT OF BEGINNING**.

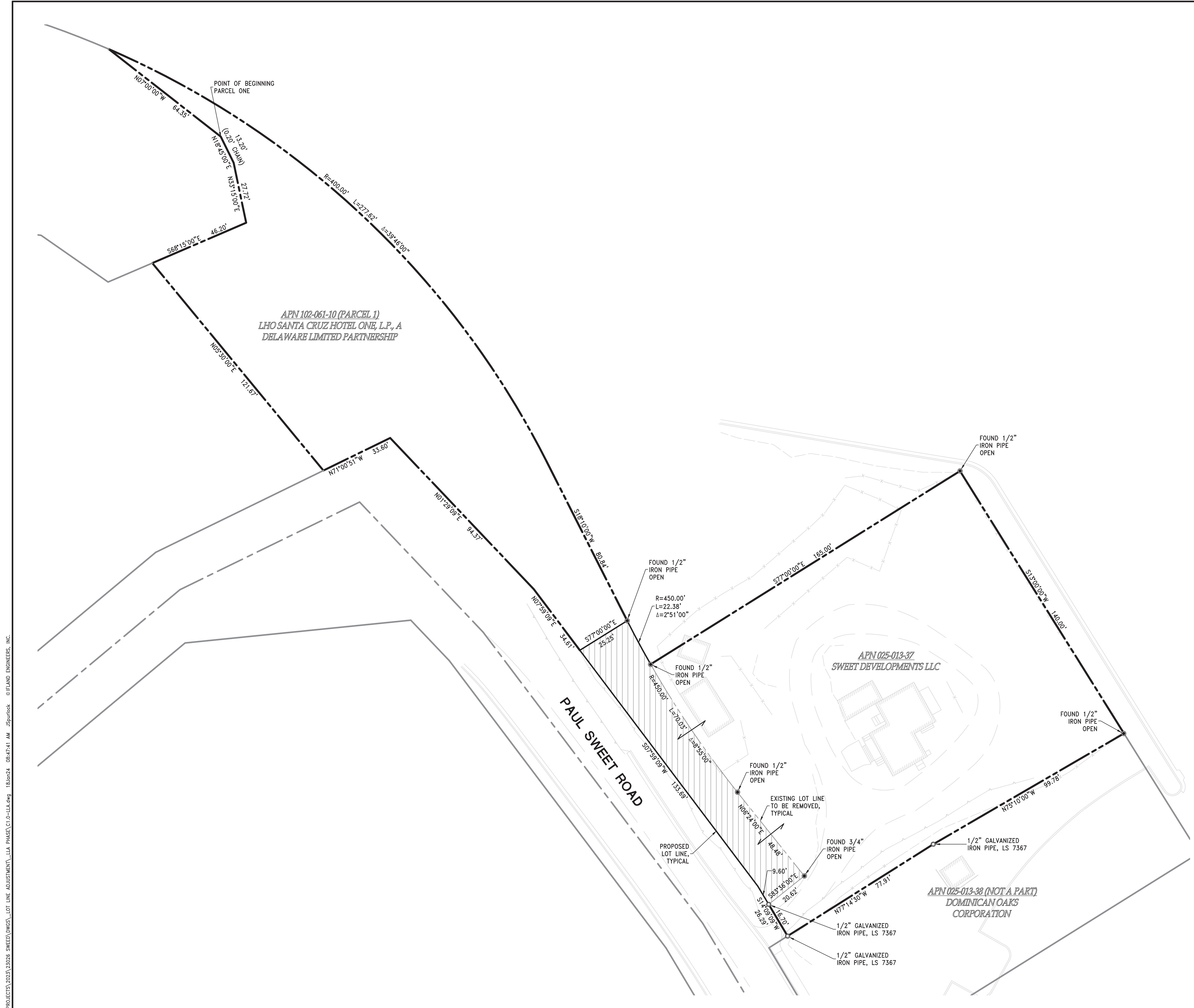
Containing 25,471 square feet, more or less

END OF DESCRIPTION.

Prepared by:  
GV Land Surveying  
Vernon C. Little, PLS



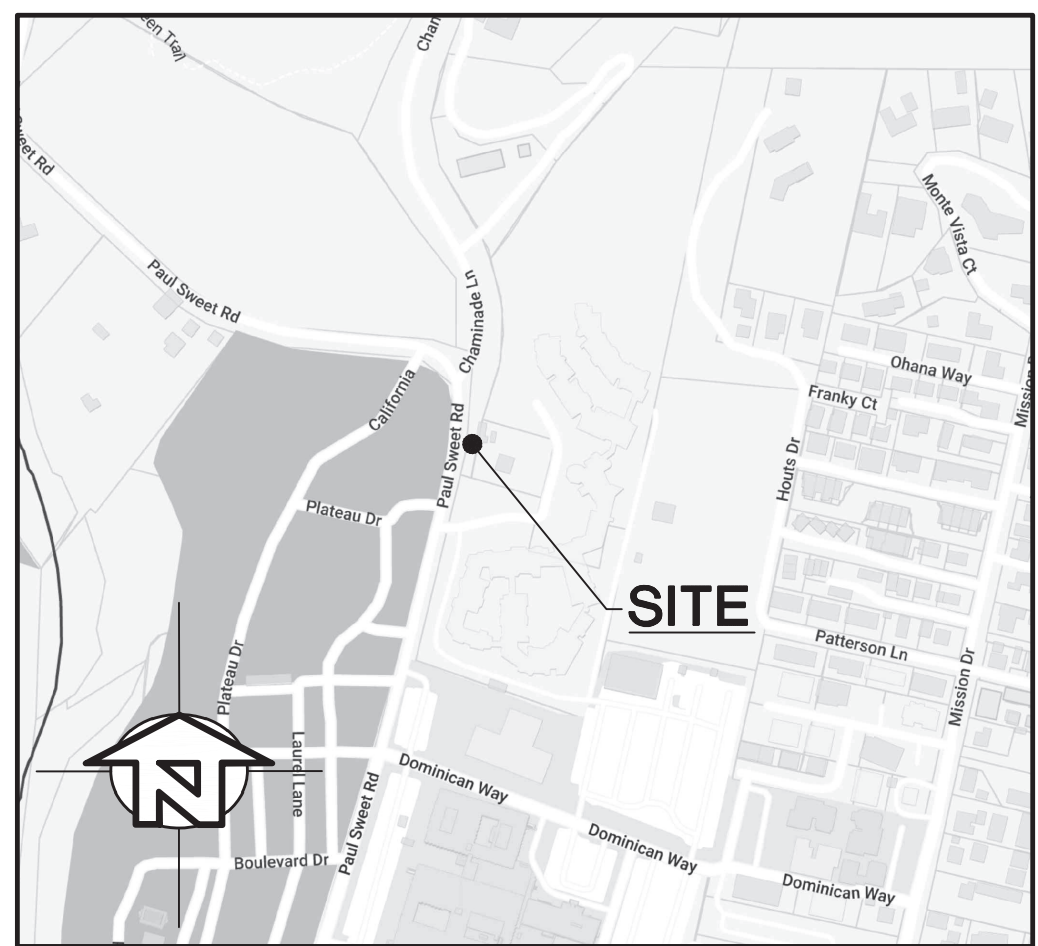
4113 Scotts Valley Drive, #102 Scotts Valley, CA 95066



APN 102-061-10 (PARCEL 1)  
LHO SANTA CRUZ HOTEL ONE, L.P., A  
DELAWARE LIMITED PARTNERSHIP

APN 025-013-37  
SWEET DEVELOPMENTS LLC

APN 025-013-38 (NOT A PART)  
DOMINICAN OAKS  
CORPORATION



VICINITY MAP  
N.T.S.

**SURVEY**

EXISTING BOUNDARY AND TOPOGRAPHIC DATA ON THIS SURVEY WAS OBTAINED FROM IFLAND SURVEY, JOB NO. G18044, DATED JANUARY 14, 2019.

**BASIS OF BEARINGS**

THE BASIS OR BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE NORTHERLY PROPERTY LINE, AS CALLED OUT IN THAT CERTAIN TRUST TRANSFER DEED, OFFICIAL DOCUMENT NO. 2015-0030192, DATED JULY 24TH, 2015, SANTA CRUZ COUNTY RECORDS.

BASIS OF BEARINGS = S 77°00' E

**GENERAL DATA**

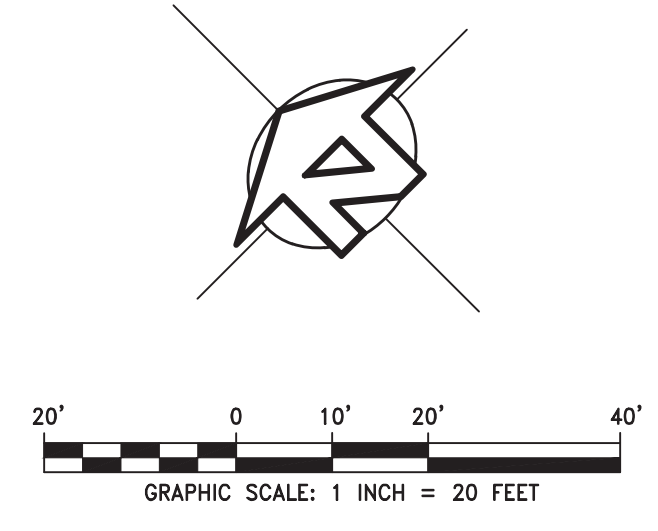
MAP PREPARED BY: IFLAND ENGINEERS  
1509 SEABRIGHT AVENUE, SUITE 1B  
SANTA CRUZ, CA 95062  
(831) 426-5313  
CONTACT: JON IFLAND

OWNER:  
APN 102-061-10 LHO SANTA CRUZ HOTEL ONE, L.P., A  
DELAWARE LIMITED PARTNERSHIP  
1 CHAMINADE LANE  
SANTA CRUZ, CA 95065  
(831) 475-5600

OWNER:  
APN 025-013-37 SWEET DEVELOPMENTS LLC  
189 WALNUT AVENUE  
SANTA CRUZ, CA 95060  
(831) 227-2217

**PARCEL ADJUSTMENT TABLE**

PARCEL	EXISTING	PROPOSED	DIFFERENCE
102-061-10 (PARCEL 1)	19,858 SF	17,054 SF	-2,804 SF
025-013-37	22,666 SF	25,471 SF	+2,804 SF



NOT FOR CONSTRUCTION

1509 SEABRIGHT AVE, SUITE 1B  
SANTA CRUZ, CA 95062  
TEL (831) 426-5313  
FAX (831) 426-1763  
www.iflandengineers.com

REVISION

DATE

LOT LINE ADJUSTMENT

3500 PAUL SWEET ROAD

SANTA CRUZ, CALIFORNIA

APN 025-013-37  
LOT LINE ADJUSTMENT

DESIGN JDS

DRAWN JDS

DATE  
01/18/24

SHEET  
**1**

JOB NO. 23026

**LEGAL DESCRIPTION OF LAND TO BE TRANSFERRED FROM  
APN 10206110 TO APN 02501337**

**3500 PAUL SWEET ROAD – LLA TRANSFER AREA**

SITUATE in Section 8, Township 11 South, Range 1 West, Mount Diablo Base and Meridian, County of San Mateo, State of California.

**COMMENCING** at a 1/2" iron pipe with a plastic tag stamped "LS 7367" marking the Southeast corner that right-of-way of Paul Sweet road, granted to the County of Santa Cruz per Grand Deed Volume 4234 Official Records, Page 10, Official Records of Santa Cruz County, from which a 1/2" iron pipe with a plastic tag stamped "LS 7367" bears South 77°14'30"East, a distance of 77.91 feet; thence North 14°09'09" East, along the Easterly right-of-way of Paul Sweet Road, a distance of 16.70 feet to a 1/2" iron pipe with a plastic tag stamped "LS 7367", same being the **PONIT OF BEGINNING**;

Thence North 14°09'09" East, along said Easterly right-of-way, a distance of 9.60 feet; thence North 07°59'09" East, continuing along said Easterly right-of-way, a distance of 133.69 feet; thence South 77°00'00"East, departing said Easterly right-of-way, a distance of 25.25 feet to an iron pipe; thence Southerly on a non-tangent curve to the left have a radius of 450.00 feet, from which a tangent line bears South 18°10'00" West, through a central angle of 11°46'00", a distance of 92.42 feet to an iron pipe; thence South 06°24'00" West, a distance of 48.48 feet to an iron pipe; thence North 83°36'00" West, a distance of 20.62 feet to the **POINT OF BEGINNING**.

Containing 2,804 square feet, more or less.

END OF DESCRIPTION.

Prepared by:  
GV Land Surveying  
Vernon C. Little, PLS

