



Staff Report to the Planning Commission

Application Number: **251415**

Applicant: Joe Appenrodt

Owner: Appenrodt

APN: 041-561-11

Site Address: 8035 Soquel Drive, Aptos

Agenda Date: April 8, 2026

Agenda Item #: 8

Time: After 9:30 a.m.

Project Description: Proposal to divide an existing 1.4 acre commercial property with two existing commercial buildings and shared parking area into two parcels. Each parcel would contain one building and portion of the shared parking lot. No additional improvements are proposed.

Location: Property located at the northeast corner of Aptos Creek Road and Soquel Drive. (8035 Soquel Drive)

Permits Required: Minor Land Division

Supervisory District: 2nd District (District Supervisor: Kim De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251415, based on the attached findings and conditions.

Project Description & Setting

This application is a proposal to divide the existing developed commercial property to create two separate commercial parcels with a shared parking area. Each resulting parcel would contain one of the existing multi-tenant buildings and portion of the shared parking lot with reciprocal easements for access and utilities.

The subject property is located at the northeast corner of Aptos Creek Road and Soquel Drive in the Aptos Village area of the Aptos planning area and the property is commonly known as Aptos Station. The property is improved with existing commercial buildings and parking areas. The project site is located within the mixed-use commercial Aptos Village neighborhood where commercial buildings (some with mixed-use residential units above) are the primary land use pattern in the vicinity.

A Minor Land Division is required for the subdivision of the property to divide an existing parcel into two separate parcels.

Zoning & General Plan Consistency

The subject property is a 60,745 square foot lot (1.39 acres), located in the C-2 (Community Commercial) zone district, a designation which allows commercial uses. The existing commercial development is a permitted use within the zone district and the C-2 zoning is consistent with the site's C-C (Community Commercial) General Plan designation.

Minor Land Division

This application is a proposal to divide the subject property into two individual commercial parcels. The division would result in each of the existing commercial buildings being located on separate parcels with shared parking facilities. No additional improvements are proposed.

The subject property is located in the C-2 (Community Commercial) zone district. The division of the parcel into two separate commercial parcels requires a minimum of 10,000 square feet of land area per parcel. Each parcel contains sufficient land area to comply with the 10,000 square foot minimum parcel size of the C-2 zone district.

The proposed land division complies with the minimum required lot size within the C-2 zone district and the C-2 zoning is consistent with the C-C General Plan land use designation.

Project Access

The proposed development is accessed from Aptos Creek Road off Soquel Drive. No changes to the existing project access, or reciprocal easements to adjacent properties are proposed as part of the minor land division.

Site Improvements & Utilities

No new site improvements are proposed as part of the minor land division. Existing improvements and utilities will remain.

The property is located within the Urban Services Line and the existing development is connected to utilities, with existing water service from the Soquel Creek Water District and existing sanitation service from the Santa Cruz County Sanitation District.

Design Review & Aptos Village Plan

The proposed minor land division complies with the requirements of the County Design Review Ordinance, in that no physical changes are proposed to the existing commercial development.

The subject property is located within the Aptos Village Plan area and is within the Village Core area of the Aptos Village (Plan area III), per the Aptos Village Plan which was adopted in 2010. The primary focus of the Village Core area of the Aptos Village Plan involved the plan for the construction of a mixed-use commercial and residential development located to the north and east of the subject property. A Planned Unit Development (PUD) for that area was later adopted in 2012 to further guide the development of the Village Core. The structures and improvements governed by the PUD in the Village Core were constructed in two major phases, with the second

phase recently completed. The subject property was not subject to the PUD and no physical or tenant changes are proposed as a part of this minor land division. The minor land division is consistent with the guidance for commercial development of the Village Core. The existing commercial buildings will remain in place and no physical changes are proposed as part of the minor land division.

Conclusion

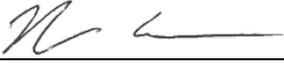
As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **251415**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: 

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Report Reviewed By: 

Sheila McDaniel
Principal Planner
Development Review
Santa Cruz County Planning

Exhibits

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 251415
Assessor Parcel Number: 041-561-11
Project Location: 8035 Soquel Drive, Aptos

Project Description: Minor Land Division to divide an existing developed commercial property into two separate parcels

Person or Agency Proposing Project: Joe Appenrodt

Contact Phone Number: 831-465-9191

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. **Categorical Exemption**

Specify type: Class 15 - Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Minor land division of an existing developed parcel into two separated parcels in an area designated for commercial uses with all urban services available.

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

Randall Adams, Project Planner

Date: _____

Subdivision Findings

- A. That the proposed map is consistent with applicable general and specific plans.

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

The subject property is located within the Aptos Village Plan area and is consistent with the Aptos Village Plan as set forth in the findings below.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan and the Aptos Village Plan. The project will result in two commercial parcels with existing commercial improvements in place. The subject property is designated as Community Commercial (C-C) in the General Plan. The proposed land division complies with the minimum required 10,000 square foot lot size within the C-2 zone district and the C-2 zoning is consistent with the General Plan land use designation.

The project is consistent with the General Plan in that all urban services are available, including public water and sewer service. Parcels will be accessed via the existing driveway from Aptos Creek Road. The property is currently developed with two existing multi-tenant commercial buildings and the resulting parcels would each contain one multi-tenant commercial building with the existing parking area shared through a reciprocal access and parking easement. No additional improvements are proposed.

The subject property is located within the Aptos Village Plan area and is within the Village Core area of the Aptos Village (Plan area III), per the Aptos Village Plan which was adopted in 2010. The primary focus of the Village Core area of the Aptos Village Plan involved the plan for the construction of a mixed-use commercial and residential development located to the north and east of the subject property. The existing and proposed commercial use of the subject property is consistent with the guidelines for the Village Core area and no physical or tenant changes are proposed as a part of this minor land division.

- C. That the site of the proposed subdivision is physically suitable for the type of development.

This finding can be made, in that the subject property is currently developed with existing commercial buildings and parking areas and no physical changes are proposed as part of the land division.

- D. That the site of the proposed subdivision is physically suitable for the density of development.

This finding can be made, in that the proposed building envelopes are properly configured to allow the existing commercial development to be maintained in compliance with the required site standards. No environmental resources would be adversely impacted by the proposed

development.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the creation of two parcels on the existing developed commercial property.

- F. 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 the proposed parcels. The existing buildings are connected to water and sewer services.

- G. 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. The shared access easement that passes through the property (and the adjacent commercial parcel to the east) from Aptos Creek Road to Parade Street will be maintained as part of the proposed land division.

Discretionary Permit Findings

- (a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 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 commercial uses and is developed with existing commercial buildings. Any future construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

- (b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the minor land division and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the C-2 (Community Commercial) zone district as the primary use of the property will continue to be existing multi-tenant commercial buildings that will meet all current site standards for the zone district under the proposed parcel configuration.

- (c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed commercial use is in substantial conformance with the use and density requirements specified for the C-C (Community Commercial) land use designation in the County General Plan.

The project is consistent with the General Plan in that all urban services are available, including public water and sewer service. Parcels will be accessed via the existing driveway from Aptos Creek Road. The property is currently developed with two existing multi-tenant commercial buildings and the resulting parcels would each contain one multi-tenant commercial building with the existing parking area shared through a reciprocal access and parking easement. No additional improvements are proposed.

The subject property is located within the Aptos Village Plan area and is within the Village Core area of the Aptos Village (Plan area III), per the Aptos Village Plan which was adopted in 2010. The primary focus of the Village Core area of the Aptos Village Plan involved the plan for the construction of a mixed-use commercial and residential development located to the north and east of the subject property. The existing and proposed commercial use of the subject property is consistent with the guidelines for the Village Core area and no physical or tenant changes are proposed as a part of this minor land division.

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the two existing multi-tenant commercial buildings will remain in place and no physical or tenant changes are proposed as part of the minor land division. No increase in vehicle trips are anticipated and the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed minor land division is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the layout of the proposed parcels is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing development on the property and within the neighborhood.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and

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Owner: Appenrodt

Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed minor land division is in substantial conformance with the requirements of the County Design Review Ordinance. The two existing multi-tenant commercial buildings will remain in place and no physical changes are proposed as part of the minor land division.

Conditions of Approval

Land Division 251415

Applicant: Joe Appenrodt

Property Owner: Joe Appenrodt

Assessor's Parcel Number(s): 041-561-11

Property Address and Location: Property located at the northeast corner of Aptos Creek Road and Soquel Drive. (8035 Soquel Drive)

Planning Area: Aptos

Exhibit(s):

D. Tentative Map - prepared by Ifland Engineers, revised 8/22/24.

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
- II. A Parcel Map for the land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than two (2) commercial parcels as indicated on the approved Exhibit "D" for this permit.
 - C. The minimum aggregate parcel area shall be 6,000 square feet of land area per unit.
 - D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map.
 - 2. Show the net area of each lot to nearest square foot.

3. All easements and dedications to be recorded prior to recordation of the Parcel Map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. New parcel numbers for all of the parcels must be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division, unless waived by the Building Official.
 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.
 3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
 4. 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 Parcel 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. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
 - C. All requirements of the Central Fire Protection District shall be met.
- IV. All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit

where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.

- B. 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.

- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.

- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved

the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

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

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 10-day appeal period. The Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

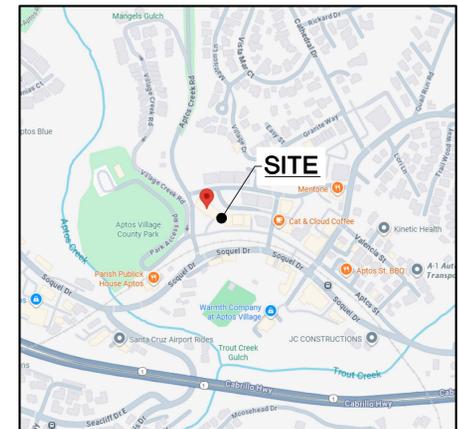
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

TENTATIVE MAP

FOR

MINOR LAND DIVISION

8035 SOQUEL DRIVE APTOS, CALIFORNIA



VICINITY MAP
N.T.S.

SURVEY

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS OBTAINED FROM GV LAND SURVEYING, JOB NO. V25063, DATED 09/18/2025.

BENCHMARK

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NAVD88 DATUM DERIVED FROM GPS OBSERVATIONS AND COMPUTED USING GEOID18.

TEMPORARY JOB-SITE BENCHMARK:
MAG NAIL SET IN ADJACENT ASPHALT PARKING LOT, AS SHOWN HEREON.
ELEVATION = 111.15' DATUM = NAVD88

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF APTOS VILLAGE WAY, AS SHOWN ON THAT CERTAIN MAP FILED IN VOLUME 141 OF MAPS, AT PAGE 26, SANTA CRUZ COUNTY OFFICIAL RECORDS.

BEARING = N 86°40'28" E

NOTES:

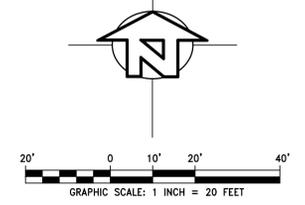
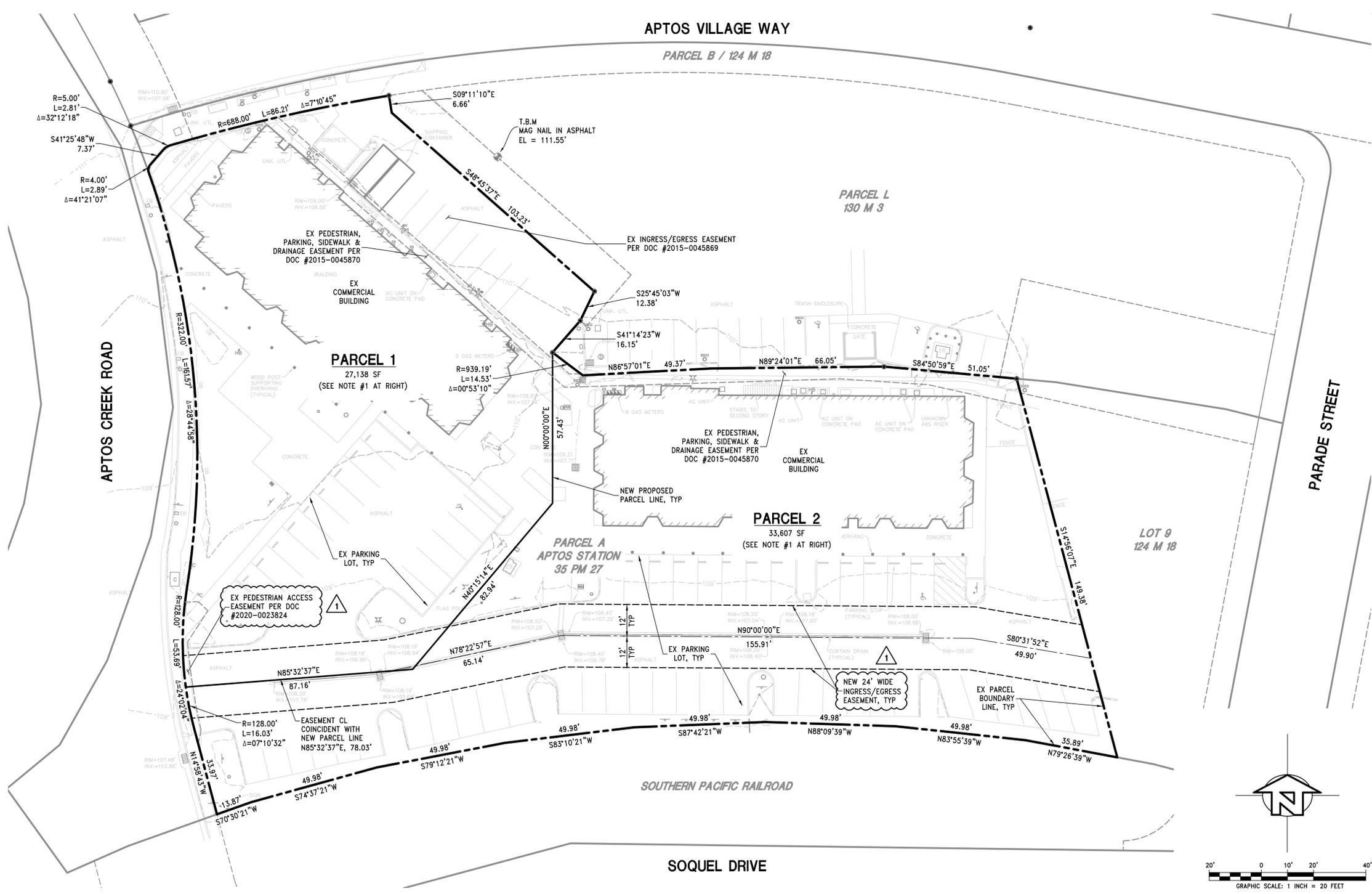
- BOTH PARCELS WILL HAVE A DECLARATION OF EASEMENT FOR RECIPROCAL EASEMENTS FOR ACCESS, PARKING, AND UTILITIES.

GENERAL DATA

| | |
|---------------------|--|
| MAP PREPARED BY: | IFLAND ENGINEERS 1509 SEABRIGHT AVENUE, SUITE A2 SANTA CRUZ, CA 95062 (831) 426-5313 CONTACT: JON IFLAND |
| OWNER & SUBDIVIDER: | JOE APPENRODT 4375 CAPITOLA ROAD CAPITOLA, CA 95010 (831) 465-9191 CONTACT: JOE APPENRODT |
| APN: | 041-561-11 |
| EXISTING USE: | COMMERCIAL DEVELOPMENT |
| EXISTING ZONING: | C-2 = COMMUNITY COMMERCIAL |
| WATER SUPPLY: | SOQUEL CREEK WATER DISTRICT |
| SANITARY SEWER: | COUNTY OF SANTA CRUZ |
| STORM DRAIN: | COUNTY OF SANTA CRUZ |
| EXISTING PARCELS: | 1 |
| PROPOSED PARCELS: | 2 |
| EXISTING UNITS: | 2 = BOTH ON 1 PARCEL |
| PROPOSED UNITS: | 2 = 1 ON EACH NEW PARCEL |
| TOTAL ACREAGE: | 60,745 SF / 1.39± AC |

INDEX OF CIVIL SHEETS

| SHEET NO. | DESCRIPTION |
|-----------|--------------------------|
| TM1.0 | TENTATIVE MAP |
| TM2.0 | EXISTING CONDITIONS PLAN |



NOT FOR CONSTRUCTION

1509 SEABRIGHT AVE SUITE A2
SANTA CRUZ, CA 95062
TEL (831) 426-5313
www.iflandengineers.com

IFLAND ENGINEERS
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN



TENTATIVE MAP
8035 SOQUEL DRIVE
APTOS, CALIFORNIA

APN 041-561-11
DESIGN DEVELOPMENT
DRAWN BY: STAFF
DATE: 09/26/2025
DESIGN: N/A

SHEET
TM1.0

JOB NO. 25008

EXHIBIT D

I:\PROJECTS\2025\25008 APPEAL\DWG3\2 - DD PHASE1\TM1.0-TENT.dwg 22:06:25 01:41:55 PM JimIland © IFLAND ENGINEERS, INC.

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Legend

| | |
|---------------------------|------------------------|
| ● MONUMENT FOUND AS NOTED | ■ STORM DRAIN INLET |
| ⊙ SAN. SEWER MANHOLE | ⊙ STREET SIGNAGE |
| ⊙ STORM DRAIN MANHOLE | ⊙ LIGHT STANDARD |
| ⊙ ACCESSIBLE PARKING | ⊙ SAN. SEWER CLEANOUT |
| ⊙ WATER VALVE | ⊙ CLEAN OUT |
| ⊙ WATER METER | ⊙ IRRIGATION VALVE BOX |
| ⊙ FIRE HYDRANT | ⊙ GAS METER |
| ⊙ FIRE CONNECTION | ⊙ ELECTRICAL BOX |
| ⊙ BENCHMARK | ⊙ UTILITY VALVE BOX |
| ⊙ INV. INVERT ELEVATION | ⊙ BOLLARD |
| | ⊙ ROOF DRAIN DOWNSPOUT |
| | ⊙ HOSE BIB |
| | ⊙ COMMUNICATION BOX |

| | |
|---------------------------------------|---------------------------------------|
| ▭ BUILDING FOOTPRINT | ▭ BUILDING FOOTPRINT |
| ▭ TRUNCATED DOMES | ▭ TRUNCATED DOMES |
| ▭ ADJOINING PROPERTY LINE | ▭ ADJOINING PROPERTY LINE |
| ▭ PROPERTY BOUNDARY | ▭ PROPERTY BOUNDARY |
| ▭ CONTOUR LINE | ▭ CONTOUR LINE |
| ▭ GRADE BREAK | ▭ GRADE BREAK |
| ▭ TOE OF SLOPE | ▭ TOE OF SLOPE |
| ▭ TOP OF SLOPE | ▭ TOP OF SLOPE |
| ▭ BRUSH / HEDGE LINE | ▭ BRUSH / HEDGE LINE |
| ▭ WALL | ▭ WALL |
| ▭ FLOWLINE | ▭ FLOWLINE |
| ▭ FENCE | ▭ FENCE |
| ▭ STORM DRAIN PIPE | ▭ STORM DRAIN PIPE |
| ▭ GAS PIPE | ▭ GAS PIPE |
| ▭ JOINT TRENCH PIPES IN COMMON TRENCH | ▭ JOINT TRENCH PIPES IN COMMON TRENCH |
| ▭ SANITARY SEWER PIPE | ▭ SANITARY SEWER PIPE |
| ▭ WATER PIPE | ▭ WATER PIPE |

DRAINAGE NOTES

- BUILDING ROOFS ARE PITCHED IN THE MIDDLE WITH RUNOFF DRAINING TO BOTH FRONT AND BACK SIDES OF EACH BUILDING. FOR THE WESTERLY BUILDING, REAR DOWNSPOUTS ARE HARD-PIPED INTO A DRAIN LINE LOCATED JUST BEYOND THE PARKING LOT CURB THAT CONVEYS RUNOFF TO THE CATCH BASIN LOCATED IN BETWEEN THE TWO BUILDINGS. FOR THE EASTERLY BUILDING, REAR DOWNSPOUTS DISCHARGE TO THE GROUND AND SHEET FLOW INTO A CURB ALONG THE REAR WALKWAY BEHIND THE BUILDING. THE CURB CONVEYS RUNOFF TO THE SAME CATCH BASIN LOCATED IN BETWEEN THE TWO BUILDINGS.
- FROM THE CATCH BASIN DESCRIBED ABOVE, RUNOFF IS CONVEYED SOUTHWARD BETWEEN THE TWO BUILDINGS WHERE IT ULTIMATELY DISCHARGES INTO A CATCH BASIN IN THE PARKING LOT ASSOCIATED WITH THE SLOT DRAIN THAT RUNS ALONG THE DRIVE AISLE.
- ROOF RUNOFF FROM THE FRONT PORTIONS OF BOTH BUILDINGS IS DISCHARGED VIA DOWNSPOUTS TO EITHER LANDSCAPING, CONCRETE WALKS IN FRONT OF THE BUILDING, OR THE PARKING LOT PAVEMENT.
- PARKING LOT RUNOFF IS COLLECTED IN SLOT DRAINS LOCATED AT THE CENTERLINE OF EACH DRIVE AISLE, EACH OF WHICH ARE CONNECTED TO CATCH BASINS FROM WHICH 6" DIAMETER PIPES CONVEY RUNOFF TO LANDSCAPE ISLANDS NORTH OF THE RAILROAD TRACKS. EACH OUTFALL CONSISTS OF ROUGHLY 6" DIAMETER ANGULAR ROCKS FOR ENERGY DISSIPATION.
- A SITE VISIT WAS MADE JUST AFTER RECENT RAIN ACTIVITY AND NO EVIDENCE OF STANDING WATER OR FLOODING WAS OBSERVED. THERE ARE NO KNOWN DRAINAGE ISSUES ON THE PROPERTY.

PARKING SUMMARY

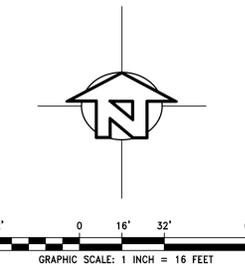
| |
|-----------------------|
| (2) ACCESSIBLE SPACES |
| (1) VAN ACCESSIBLE |
| (1) STANDARD |
| (56) STANDARD SPACES |
| (58) TOTAL SPACES |

LINE TABLE

| Line # | Length | Direction |
|--------|--------|---------------|
| L5 | 7.37' | S41° 25' 48"W |
| L6 | 6.66' | S09° 11' 10"E |
| L7 | 12.38' | N25° 45' 03"E |
| L8 | 16.15' | N41° 14' 23"E |

CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH |
|-------|---------|------------|--------|
| C4 | 4.00' | 041°21'07" | 2.89' |
| C5 | 5.00' | 032°12'18" | 2.81' |
| C6 | 939.19' | 000°53'10" | 14.53' |



NOT FOR CONSTRUCTION

1608 SEABRIGHT AVE SUITE A2
 SANTA CRUZ, CA 95008
 TEL (831) 426-5338
 www.iflandengineers.com



EXISTING CONDITIONS PLAN
8035 SOQUEL DRIVE
 APTOS, CALIFORNIA

APN 041-561-11
 DESIGN DEVELOPMENT
 DATE 09/26/2025
 SHEET **TM2.0**
 JOB NO. 25008

I:\PROJECTS\2025\25008 APPEALS\DWG3\2 - DD PHASE_DD_PLAN_0-EXISTING.dwg 220625 01:42:23 PM ifland © IFLAND ENGINEERS, INC.

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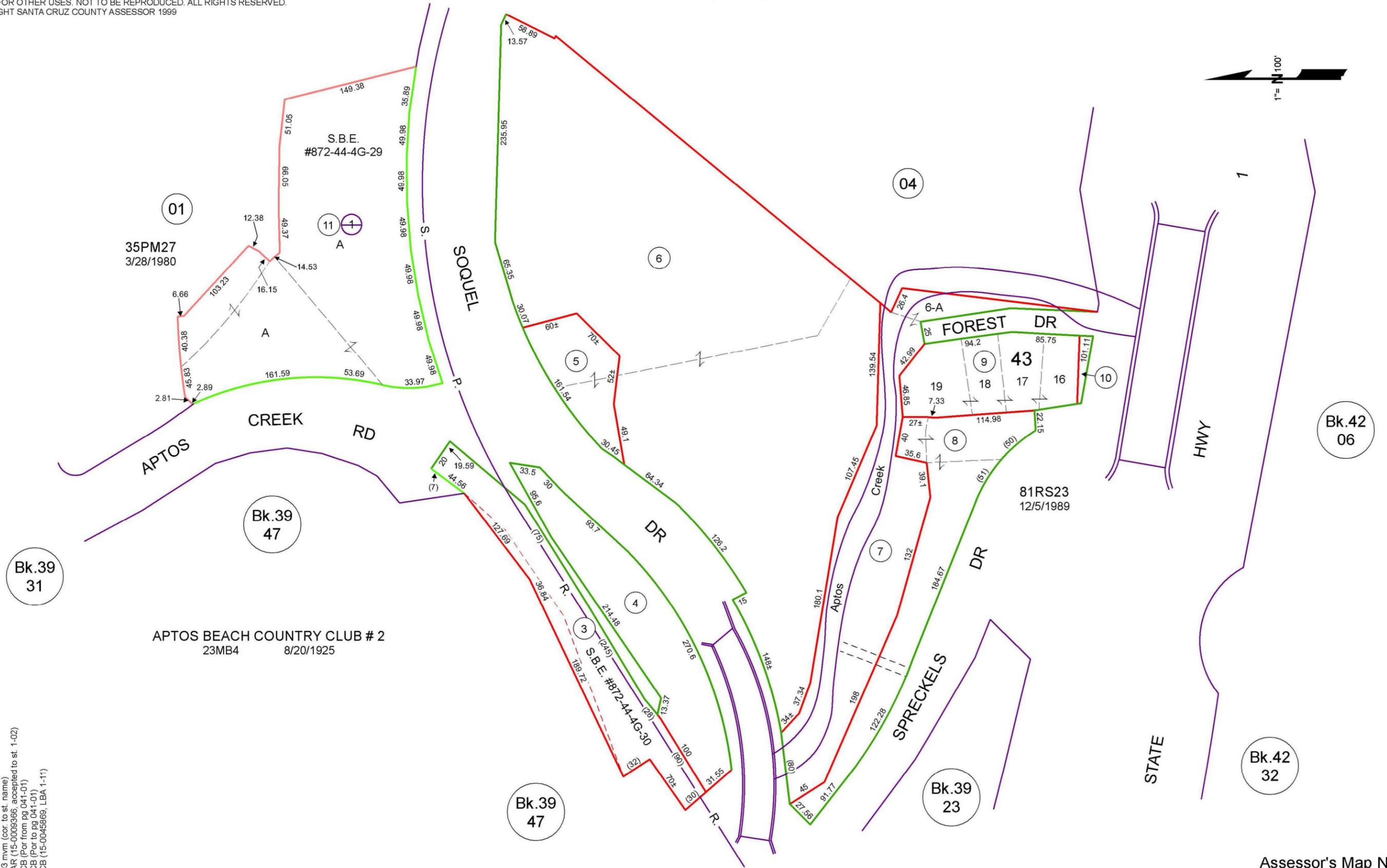
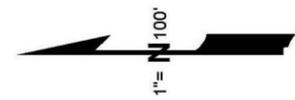
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POR. APTOS RANCHO
N. 1/2 SEC. 18. T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-273

41-56



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

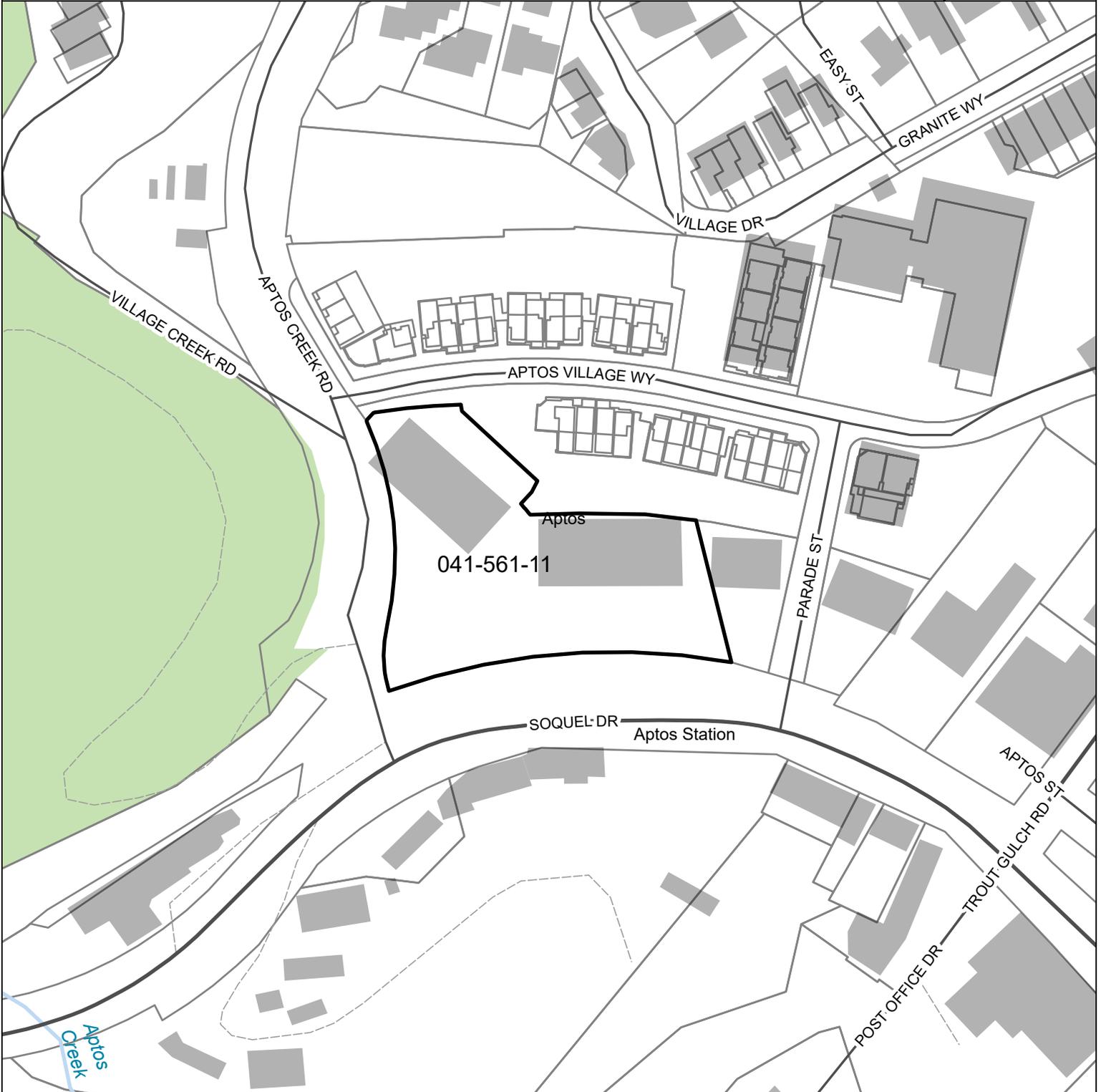
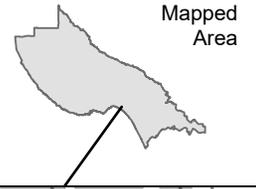
Assessor's Map No. 41-56
County of Santa Cruz, Calif.
Jan. 1999

EXHIBIT E

Electronically Redrawn 1/12/99 rw
Rev. 1/12/99 (Pors. from pg. 1, & 4) rw
Rev. 5/11/01 mvm (chg. pg. refs.)
Rev. 10/17/03 mvm (cor. to st. name)
Rev. 6/2/15 AR (15-0009366, accepted to st. 1-02)
Rev. 2/1/16 CB (Por from pg 041-01)
Rev. 2/1/16 CB (Por to pg 041-01)
Rev. 2/1/16 CB (15-0045669, LBA 1-11)

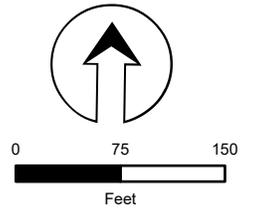


Parcel Location Map



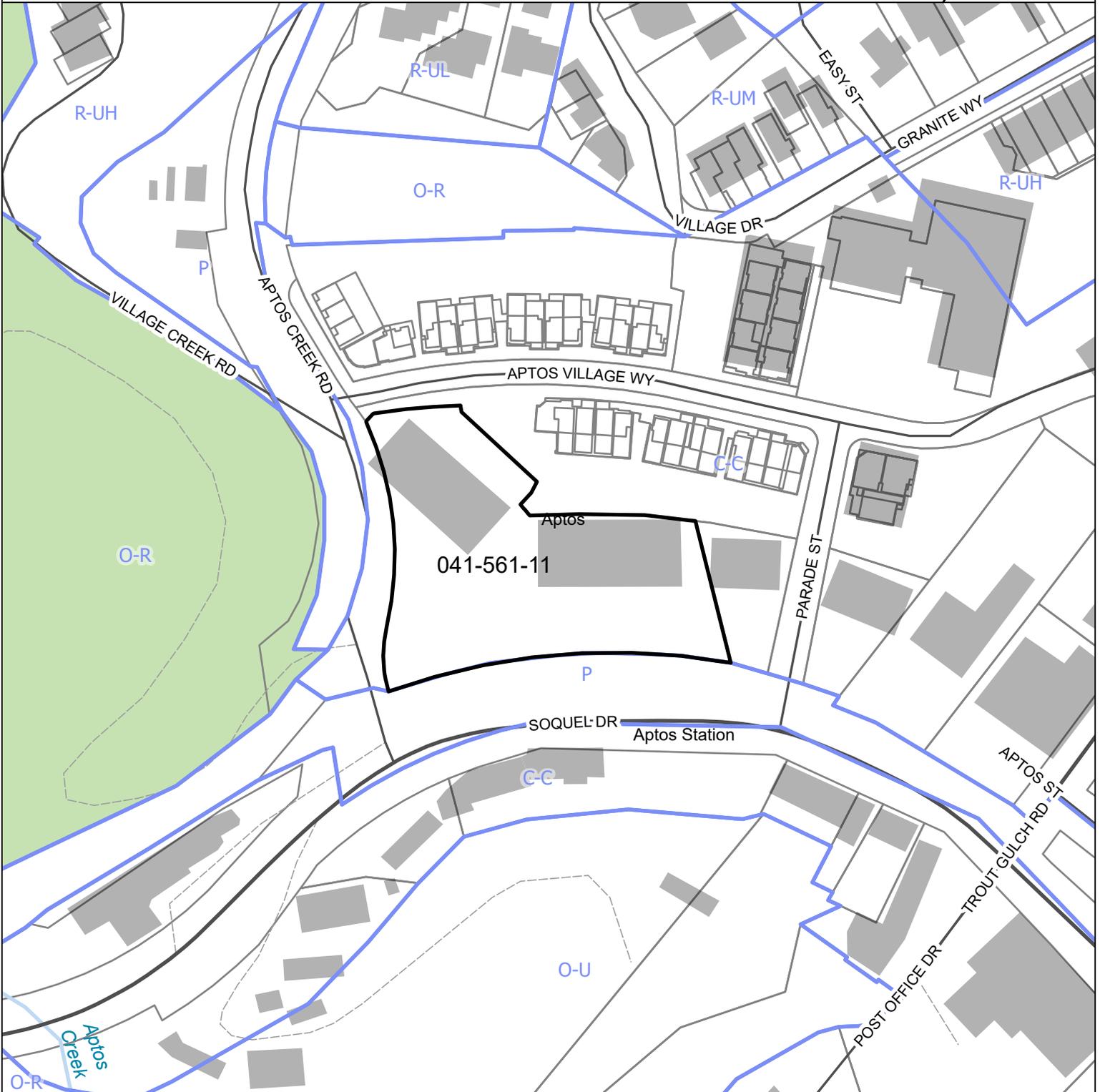
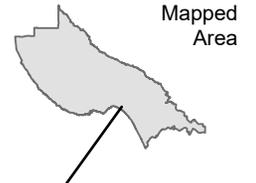
Parcel: 04156111

 Subject Parcel

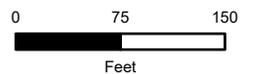
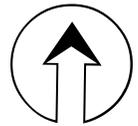




Parcel General Plan Map

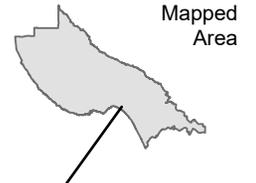


 Subject Parcel

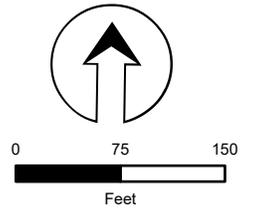




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 60,745 square feet (1.39 acres)
Existing Land Use - Parcel: Commercial
Existing Land Use - Surrounding: Commercial, Aptos Village Park
Project Access: Aptos Creek Road
Planning Area: Aptos
Land Use Designation: C-C (Community Commercial)
Zone District: C-2 (Community Commercial)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm.: Yes No

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: 2-5%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource, no physical changes proposed
Archeology: Mapped arch resource, no ground disturbance proposed