



Staff Report to the Zoning Administrator

Application Number: **251417**

Applicant: Zane Mortensen

Agenda Date: 5/15/2026

Owner: County of Santa Cruz Parks

Agenda Item #: 3

APN: 033-151-12

Time: After 9:00 a.m.

Site Address: 4520 Opal Cliff Drive, Santa Cruz CA 95062

Project Description: Proposal to remove an existing 9-foot-tall fence and gate, construct a 3-foot-tall split-rail fence, update the existing signage, and recognize existing landscape improvements at the Opal Cliffs County Park.

Location: Property is located on the southern side of Opal Cliff Drive (4520 Opal Cliff Drive), approximately 300 feet from the intersection with Court Drive.

Permits Required: Coastal Development Permit and a Site Development Permit for the signs and public infrastructure remodel

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251417, based on the attached findings and conditions.

Project Description & Setting

Opal Cliffs Park is a small bluff-top coastal park of approximately 12,600 square feet, located along Opal Cliff Drive within the Coastal Zone and overlooking Monterey Bay. The site functions as an established public coastal access point, featuring a central pedestrian pathway, landscaping, and benches that lead to a stairway providing access to the beach below.

The park is surrounded by single-family residential development and provides unobstructed coastal views to the southeast. Public pedestrian access is available from Opal Cliff Drive. In addition, four perpendicular parking spaces, including one ADA-accessible space, are located at the northern end of the parcel and are directly accessed from Opal Cliff Drive. Two sets of bike racks are also located behind the existing fence and can accommodate at least ten bicycles.

The proposed project includes removal of the existing nine-foot-tall metal fence and gate; installation of an approximately three-foot-tall wood split-rail fence; replacement of existing signage with new post-mounted signage identifying park rules, hours of operation, and coastal

access information; and formal recognition of existing landscaping and hardscaping improvements, including pathways, seating, irrigation, and plantings. Because the park is located on a coastal bluff within the Coastal Zone's appeals jurisdiction, a Coastal Development Permit is required. A Site Development Permit is also required for the proposed signage and to recognize other minor improvements that have already been completed.

Project Background

Opal Cliffs Park has provided coastal access since at least the 1930s, when it was established as part of a residential subdivision. Originally known as Private's Beach Park, it functioned as a neighborhood park and public accessway limited to property owners within the surrounding subdivision, which was developed in the early 20th century.

The Opal Cliffs Recreation District (OCRD), formed in 1949, managed the park until its dissolution in 2022, at which point ownership and management responsibilities were transferred to County Parks (County Service Area 11).

Historically, the park operated under a restricted-access model authorized by a 1981 Coastal Development Permit (P-80-393), which allowed controlled entry through measures such as a key-for-fee system and perimeter fencing. Over time, physical and operational changes, including installation of a nine-foot-tall fence in 2006 (later recognized by Coastal Development Permit 07-0639) and the use of park aides, led to Coastal Act compliance concerns and enforcement actions by the California Coastal Commission.

In response, operational changes consistent with Coastal Commission direction were implemented in 2018, including eliminating the key-for-fee program, discontinuing the use of park aides, and maintaining the park open to the public daily from sunrise to sunset.

Subsequent permitting efforts between 2007 and 2021 sought to resolve ongoing access issues. Most notably, Coastal Development Permit 191006, approved in 2021, authorized removal of access restrictions and replacement of fencing; however, the permit expired in September 2024 before it was implemented.

The current application reflects a revised and simplified project scope focused on removing both physical and perceived barriers to access while formalizing existing site improvements.

Zoning & General Plan Consistency

The subject property, which is located in the Coastal Zone, is an approximately 12,600 square foot lot, located in the PR (Parks, Recreation and Open Space) zone district, a designation which allows open space, park uses. The proposed fencing and sign updates, and recognition of the landscaping are allowed under the zone district, as improvements that support public access, safety and enjoyment of coastal resources. The zoning is consistent with the site's O-R (Parks, Recreation and Open Space) General Plan designation.

Development standards within the PR district are limited but allow flexibility, focusing primarily on ensuring compatibility with surrounding uses, protection of natural resources, and preservation of visual character. The proposed improvements, consisting of minor fencing, signage, and

recognition of existing site features, are consistent with these standards, as they do not intensify use, increase structural massing or adversely affect coastal views or environmental resources.

The project supports General Plan objectives related to enhancing the public realm, improving accessibility, and fostering community-oriented spaces (General Plan Objectives PPF-2.6, 2.6.1, 2.6.2 and 2.8). Policies encourage features that promote safe, welcoming, and visually unobtrusive public environments, including pathways, seating areas, landscaping, and signage (General Plan Policies PPF-2.6.3 and 2.6.12 and Policy BE-4.3.10). The project advances these goals by replacing a visually dominant and access-restrictive fence with a low, open design and by improving wayfinding and clarity of public access. Additionally, coastal policies emphasize maximizing shoreline access, protecting existing access points, and ensuring that development does not create barriers to public use. By eliminating the restrictive fencing, the project directly furthers these objectives and improves consistency with Coastal Act requirements.

Site Development Permit

The project is consistent with Site Development Permit requirements in that it maintains and enhances an existing public coastal access park without introducing new or incompatible uses. The proposed improvements support continued public park and recreational use, including the removal of a tall fence, installation of a low split-rail fence, updated signage, and recognition of existing site features.

The project improves coastal access by removing a physical and visual barrier and reinforcing the site's long-standing function as a public coastal accessway. The proposed three-foot split-rail fence complies with SCCC 13.10.525, which allows fences up to a maximum height of three feet within a required front yard setback. All signage will comply with SCCC 13.10.592 standards for size and placement and will include one identification sign not exceeding 12 square feet in area and two directional signs for off-street parking and other facilities not exceeding 4 square feet each.

Overall, the project strengthens an existing public access point and improves usability and is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). The site plan and is also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

Design Review

The revised fencing and signage and the already installed landscape improvements are consistent with SCCC 13.11 design review requirements and applicable County design criteria. Located within a coastal bluff-top residential area, the park functions as a small-scale neighborhood open space, and the proposed improvements maintain this low-intensity character without increasing development mass or intensity.

Replacing the existing nine-foot-tall fence with a three-foot split-rail fence reduces visual bulk and improves openness and coastal views. Materials are natural and subdued, ensuring compatibility with the coastal setting, while signage is modest and designed to minimize visual intrusion consistent with SCCC 13.10.582 standards and is consistent with other County Park signage.

Existing site elements such as pathways, seating, and landscaping are formally recognized by this Permit and are already integrated into the park's function. Overall, the project reduces visual impacts, preserves scenic resources, and improves usability while remaining consistent with design objectives emphasizing compatibility, human scale, and coastal integration.

Local Coastal Program Consistency

The proposed project is consistent with the County's certified Local Coastal Program (LCP) and applicable implementation standards. The site is zoned PR (Parks, Recreation and Open Space), which permits public park and open space uses as principal permitted uses and is consistent with the O-R General Plan designation. As an existing public coastal access park, the proposed removal of a restrictive fence, installation of a low split-rail fence, updated signage, and recognition of existing site features, support the continued operation and enhancement of a legally established and permitted public recreational use.

The project does not conflict with any known easements or development restrictions, including public access, utility, or open space easements. The park has functioned as a public coastal accessway, and the proposed improvements are limited in scope and intended to enhance access and usability. Removal of the existing tall fence eliminates a physical and perceptual barrier to access, reinforcing existing public access rights and improving the openness of the site. The project also complies with County Code design criteria and special use standards set out in SCCC 13.20.130 and 13.20.140 et seq., as the improvements are low in scale, visually compatible with the surrounding residential neighborhood as well as with other County Parks and reduces rather than increases visual impacts on the coastal bluff-top setting.

The project further conforms to LCP public access, recreation, and visitor-serving policies, including Chapter 2 (Public Access), Chapter 7, Objective PPF-2.6.1 (Coastal Recreation), Objective PPF-2.6.2 (Shoreline Access), Policy PPF-2.6.3 (Coastal Vistas), and Policy PPF-2.6.12 (Protection of Existing Beach Access). By removing restrictive infrastructure, improving visibility, and providing clear signage, the project enhances both physical and visual access to the shoreline while supporting safe and continued public use of the existing stairway to the beach. The site is not a priority acquisition area under the LCP. The park lies between the first public road and the shoreline; however, the proposed project will enhance public coastal access in that the revised design, greater visual openness and enhanced landscaping, will encourage public use. Overall, the project is consistent with all applicable LCP standards and strengthens the site's function as a publicly accessible coastal recreation resource.

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 **251417**, based on the attached findings and conditions.

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

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

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Exhibits

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 251417

Assessor Parcel Number: 033-151-12

Project Location: 4520 Opal Cliff Drive, Santa Cruz CA 95062

Project Description: Proposal to demolish an existing fence and replace with a new wooden fence and signs to promote public access to Opal Cliff Park.

Person or Agency Proposing Project: Zane Mortensen

Contact Phone Number: 831-454-7901

- 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 2 (15302) - Replacement or Reconstruction, Class 3 (15303) - New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

The proposed project removes an existing broken fence and replaces it with natural materials that complement the County park aesthetic and intends to show the park is open to all. The recognized landscaping is also not significant.

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

Alexandra Corvello, Project Planner

Date: _____

Coastal Development Permit Findings

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

This finding can be made, in that the subject property is zoned PR (Parks, Recreation and Open Space), a designation that allows open space and park uses as principal permitted uses. Opal Cliffs Park is an existing public coastal access park of approximately 12,600 square feet, and the proposed project consists of minor improvements including removal of a restrictive nine-foot-tall fence, installation of a low three-foot-tall split-rail fence, updated signage, and formal recognition of existing pathways, seating, and landscaping. These improvements are clearly supportive of the established park use. The PR zoning designation is consistent with the site's O-R (Parks, Recreation, and Open Space) General Plan designation, and the project does not introduce any new or incompatible land uses. Instead, it enhances the functionality and accessibility of an existing permitted use.

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

This finding can be made, in that there are no known easements and the project is located on an established public park and coastal accessway that has historically functioned for public use since the early 20th century. The proposed improvements are limited to minor modifications that enhance access and usability and do not interfere with or obstruct any known public access, utility, or open space easements. On the contrary, removal of the existing tall fence eliminates a physical and perceptual barrier to access, thereby reinforcing the intent of any underlying public access rights associated with the site.

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

This finding can be made in that the proposed development is consistent with the design criteria and applicable standards of the County Code. The project site is located on a coastal bluff-top park surrounded by single-family residential development, and the proposed improvements are modest in scale and visually compatible with the surrounding neighborhood. The replacement of the existing nine-foot-tall metal fence with a three-foot-tall wood split-rail fence significantly reduces visual prominence and creates a more open and welcoming appearance. Materials are natural in character and complementary to the coastal setting. Although the site is located on a bluff top overlooking Monterey Bay, the project reduces visual impacts rather than intensifying them and does not introduce new structures that would obstruct views or alter the natural character of the coastline.

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

This finding can be made, in that the project strongly supports and enhances public access and recreation policies of the Local Coastal Program, including Chapter 2 (Public Access) and Chapter 7. The site is not identified as a priority acquisition site in the County's Local Coastal Program,

but it functions as an established public access point to the shoreline. The project improves public access by removing restrictive infrastructure, formalizing the termination of the controlled entry system, and providing clear, standardized signage identifying public access and park rules. Public beach access is available directly from the site via an existing stairway leading to the shoreline. The project therefore increases both physical and visual access to coastal resources and is consistent with policies that prioritize maximizing public access and enjoyment.

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

This finding can be made, in that the proposed improvements are sited and designed to be visually compatible with the surrounding residential neighborhood and coastal environment. The area is characterized by developed parcels containing single-family dwellings of varying sizes and architectural styles, and the park serves as a small-scale neighborhood-serving open space. The proposed fencing, signage, and recognition of existing improvements maintain a low-intensity use and do not increase structural massing or development intensity. The project preserves coastal views, integrates with the established character of the area, and supports the continued use of the site as a public park and accessway consistent with both the Local Coastal Program and General Plan designations. Therefore, these improvements strengthen the site's function as a coastal access point and is consistent with Objective PPF-2.6.1 (Coastal Recreation), Objective PPF-2.6.2 (Shoreline Access), Policy PPF-2.6.3 (Coastal Vistas), and Policy PPF-2.6.12 (Protection of Existing Beach Access).

(F) If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that although the project site is located between the nearest through public road and the shoreline, it does not impede public access to the coast. Opal Cliff Drive provides direct public access to the park, and the site functions as an established coastal access point with existing pedestrian access to the beach via a stairway. The proposed project does not interfere with or diminish access between the road and the shoreline; rather, it enhances coastal access by removing restrictive fencing, improving visibility into and through the site, and providing clear, standardized wayfinding signage.

As a result, the project is consistent with the public access and recreation policies of Chapter 3 of the Coastal Act by improving the usability, clarity, and openness of an existing coastal access facility while maintaining uninterrupted physical access to the shoreline.

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

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

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 open space, park uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

- (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 project is in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the PR (Parks, Recreation and Open Space) zone district. The subject property is designated PR within the County's Coastal Zone, which allows open space and park uses as principal permitted uses consistent with the site's long-established function as a public coastal access park. The proposed improvements, including removal of the existing nine-foot-tall fence, installation of an approximately three-foot-tall split-rail fence, updated signage, and formal recognition of existing pathways, seating, irrigation, and landscaping, are all accessory and supportive features that facilitate public access, safety, and enjoyment of coastal resources.

The project complies with applicable development standards of the PR district, which are intentionally flexible and emphasize compatibility with surrounding uses, protection of natural resources, and preservation of visual character rather than strict numerical thresholds. The proposed fencing complies with County standards in SCCC 13.10.525, which allows fences up to three feet in height within required setbacks without a Site Development Permit, and the Site Development Permit is appropriately requested for signage and to formalize previously completed landscape improvements.

The proposed signage is consistent with SCCC 13.10.582, which permits one identification sign not exceeding 12 square feet and directional signage not exceeding 4 square feet for parking and related facilities. All signage will also comply with SCCC 13.10.592 standards for size, placement, and design. Additionally, the project is consistent with the design review provisions of SCCC 13.11 (Site Development and Design Review) and coastal regulations of SCCC 13.20, in that it reduces visual impacts, maintains scenic coastal views, and integrates with the surrounding neighborhood and coastal setting.

The project does not intensify use, increase structural massing, or introduce new development that would conflict with zoning standards. Instead, it improves compliance with coastal access requirements by removing physical and perceptual barriers and enhancing wayfinding. Therefore, the proposed development is fully consistent with the PR zone district regulations, applicable

County Code sections, and the overarching purpose of providing accessible, low-intensity public recreation and open space uses.

- (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 project is in substantial conformance with the goals, objectives, and policies of the County General Plan, particularly those related to coastal access, recreation, and community design. The project advances Objective PPF-2.6 by maximizing public access to coastal recreation resources, supports Objective PPF-2.6.2 by maintaining and improving shoreline access, and is consistent with Policy PPF-2.6.3 by enhancing coastal views and pedestrian experience. Additionally, the project aligns with Objective BE-4.3 by creating a more accessible and visually open public space and supports Policy BE-4.3.10 by maintaining pathways, seating, and landscaping that contribute to usability and community identity.

A specific plan has not been adopted for this portion of the County.

- (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 project does not involve new development that would increase demand on utilities or generate additional traffic. The site will continue to function as a small neighborhood park with limited on-street parking, including four perpendicular spaces and bicycle parking. The improvements do not intensify use but instead improve accessibility and circulation within the existing footprint. Therefore, the project will not overload utilities or create traffic impacts.

- (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 improvements are fully compatible with the surrounding residential neighborhood and existing land uses. The park has long served as a neighborhood amenity, and the project enhances its function without increasing intensity or introducing incompatible features. The removal of the tall fence improves visual integration with the neighborhood and reinforces the park's role as a shared community space.

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- (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 can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

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 proposed park improvements have been designed and located on the site so that it complements and harmonizes with the physical design aspects of existing and surrounding development, consistent with the General Plan, Local Coastal Program, and implementing ordinances, including the design review provisions of SCCC 13.11. The project site is an established coastal bluff-top park surrounded by single-family residential development, and the proposed improvements are modest, low-profile, and consistent with the scale and character of the neighborhood.

The removal of the existing nine-foot-tall metal fence and replacement with a three-foot-tall split-rail fence substantially improves visual integration with the surrounding area by reducing the perception of privatization and opening views into and through the park. This design approach is consistent with design review principles that emphasize visual permeability, compatibility with natural landforms, and preservation of scenic resources. The siting of signage and recognition of existing pathways, seating areas, and landscaping reinforce established circulation patterns and community use without altering the intensity of development. The project respects the bluff-top setting by maintaining unobstructed coastal views and avoiding the introduction of visually dominant elements, thereby harmonizing with both the natural environment and the built context.

- (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 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 development is in substantial conformance with applicable principles of the Design Guidelines and the requirements of SCCC 13.11 (Site Development and Design Review), as well as the policies of the Local Coastal Program and coastal regulations of SCCC 13.20. The project reflects key design review objectives, including minimizing visual impacts, ensuring compatibility with the surrounding neighborhood, and enhancing the public realm.

Specifically, the replacement of the tall, metal fence with a low, open wood split-rail fence represents a significant design improvement by reducing bulk, scale, and visual obstruction while maintaining necessary boundary definition. The use of natural materials and subdued colors ensures that new features are visually subordinate to the coastal landscape. Proposed signage is modest in size, thoughtfully placed, and designed to balance visibility and readability with minimal intrusion into the viewshed, consistent with SCCC 13.10.582 and 13.10.592 standards.

Furthermore, the formal recognition of existing improvements, including pathways, benches, retaining features, irrigation, and landscaping, acknowledges site elements that have already

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demonstrated compatibility with the surrounding environment over time. These features contribute to a cohesive and functional design that supports accessibility, safety, and user experience without introducing new visual or environmental impacts. Overall, the project enhances the aesthetic quality and usability of the park while adhering to design review standards that prioritize scenic preservation, human-scale development, and integration with the coastal setting.

Conditions of Approval

Exhibit D: Project plans, prepared by County of Santa Cruz Parks, dated 11/18/2025.

- I. This permit authorizes the removal of an existing 9-foot-tall fence and gate and construction of a 3-foot-tall split-rail fence, updated signage, and recognition of existing landscaping improvements, as indicated on 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning 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.
 - C. Obtain an Encroachment Permit from the Department of Public Works if any off-site work will be performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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 the following 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. 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 Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans, if required.

4. Show the location of additional bicycle parking racks within the project site to the maximum extent feasible, as determined by County Parks, based on available space, site constraints, and maintenance considerations.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
 - C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. 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. 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.
- IV. Operational Conditions
- A. 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.

V. Indemnification

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.

- A. 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.
- 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 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.
- D. 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.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

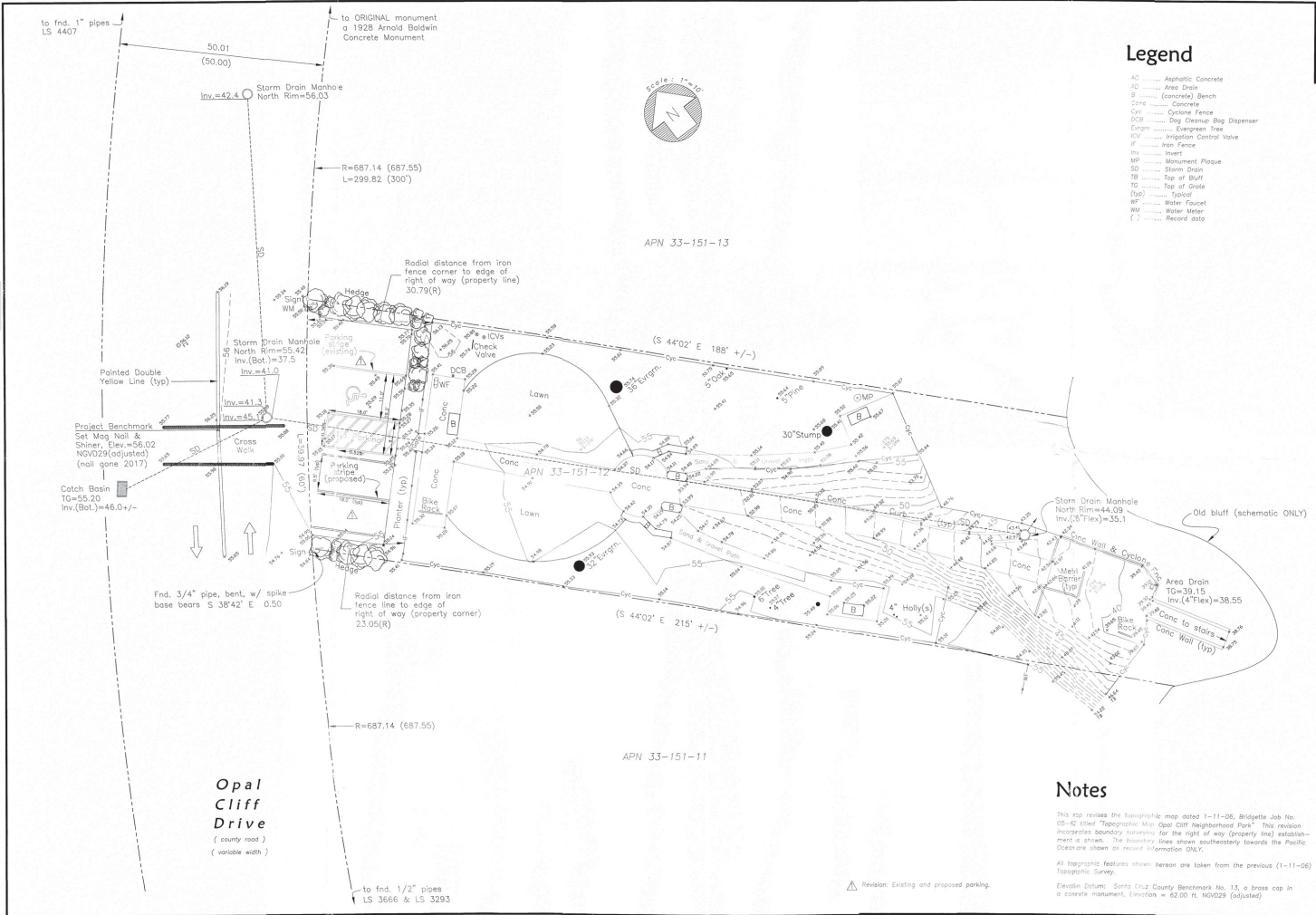
Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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



Legend

- AC --- Asphaltic Concrete
- AD --- Area Drain
- B --- (concrete) Bench
- Conc --- Concrete
- Cyc --- Cyclone Fence
- DCB --- Day Greenup Bag Dispenser
- Euphr --- Evergreen Tree
- ICV --- Irrigation Control Valve
- IF --- Iron Fence
- Invt --- Invert
- MP --- Monument Plaque
- SD --- Storm Drain
- TR --- Top of Bluff
- TD --- Top of Ditch
- (Sp) --- Splice
- WF --- Water Faucet
- WM --- Water Meter
- (.) --- Record date



BRIDGETTE LAND SURVEYING
 PROFESSIONAL LAND SURVEYORS
 80 ASPEN WAY STE# A WATSONVILLE, CA
 95076 / 831-722-9890 / FAX: 831-722-8977



Topographic Map
Opal Cliff Neighborhood Park

APN 033 - 151 - 12
 Santa Cruz County, California

SCALE: 1" = 10'
 DATE: 5-9-08
 REVISIONS: 1-3-17
 REVISIONS:

Sheet
1
 of
 1

Notes

This map revises the topographic map dated 1-11-06, Bridgette Job No. 03-02 titled "Topographic Map Opal Cliff Neighborhood Park". This revision incorporates boundary surveying for the right of way (property line) easement and a driveway. The boundary lines show southeasterly towards the Pacific Ocean as shown on record information ONLY.

All geographic features shown herein are taken from the previous (1-11-06) Topographic Survey.

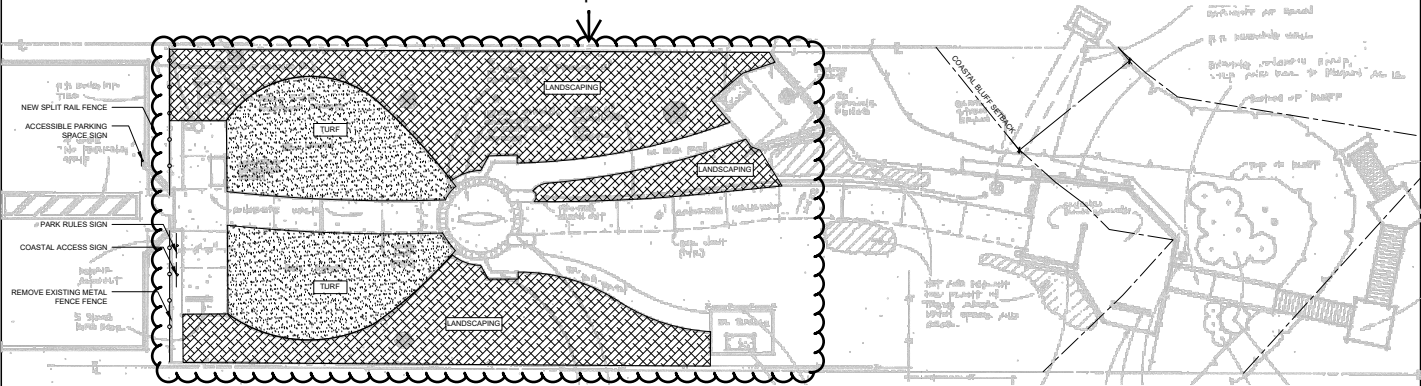
Revised Datum: Santa Cruz County Benchmark No. 13, a brass cap in a concrete monument, elevation = 62.00 ft. NGVD29 (adjusted).

△ Revision: Existing and proposed parking.

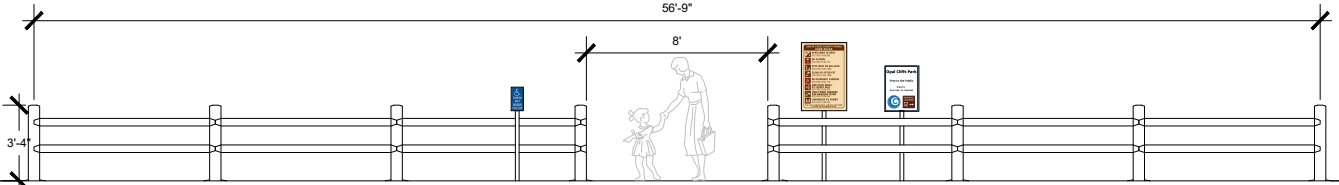
Opal Cliff Drive
 (county road)
 (variable width)

08-22
EXHIBIT I

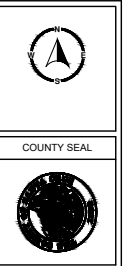
recognized landscaping
and hard scape



FENCE PLAN SCALE: 1/8" = 1'-0"



FENCE ELEVATION SCALE: 1/2" = 1'-0"



COUNTY OF SANTA CRUZ
 PARKS, OPEN SPACE & CULTURAL SERVICES
 979 SEVENTEENTH AVENUE
 SANTA CRUZ, CALIFORNIA 95062
 TEL. 831-454-7901 FAX 831-454-7940
 JEFF GAFFNEY
 DIRECTOR

OPAL CLIFF COUNTY
 PARK IMPROVEMENTS
 4624 OPAL CLIFF DR
 SANTA CRUZ COUNTY, CALIFORNIA
 APR. 03/16/12

DRAWN: MP
 CHECKED: RT
 DATE: 11-18-2025

SCALE:
 AS NOTED

SHEET TITLE:
 PARK FENCING

SHEET NUMBER:
 1
 OF 1 SHEETS

Opal Cliffs Park – Gate and Fence Removal

Existing Fence



- **Material:** Wrought iron
- **Color:** Matte black
- **Height / Length:** 9' tall, 56'-9" long
- **Style:** Tall security barrier
- **Radial Distance** from fence to edge of right of way (property line): Approx. 30.79 feet

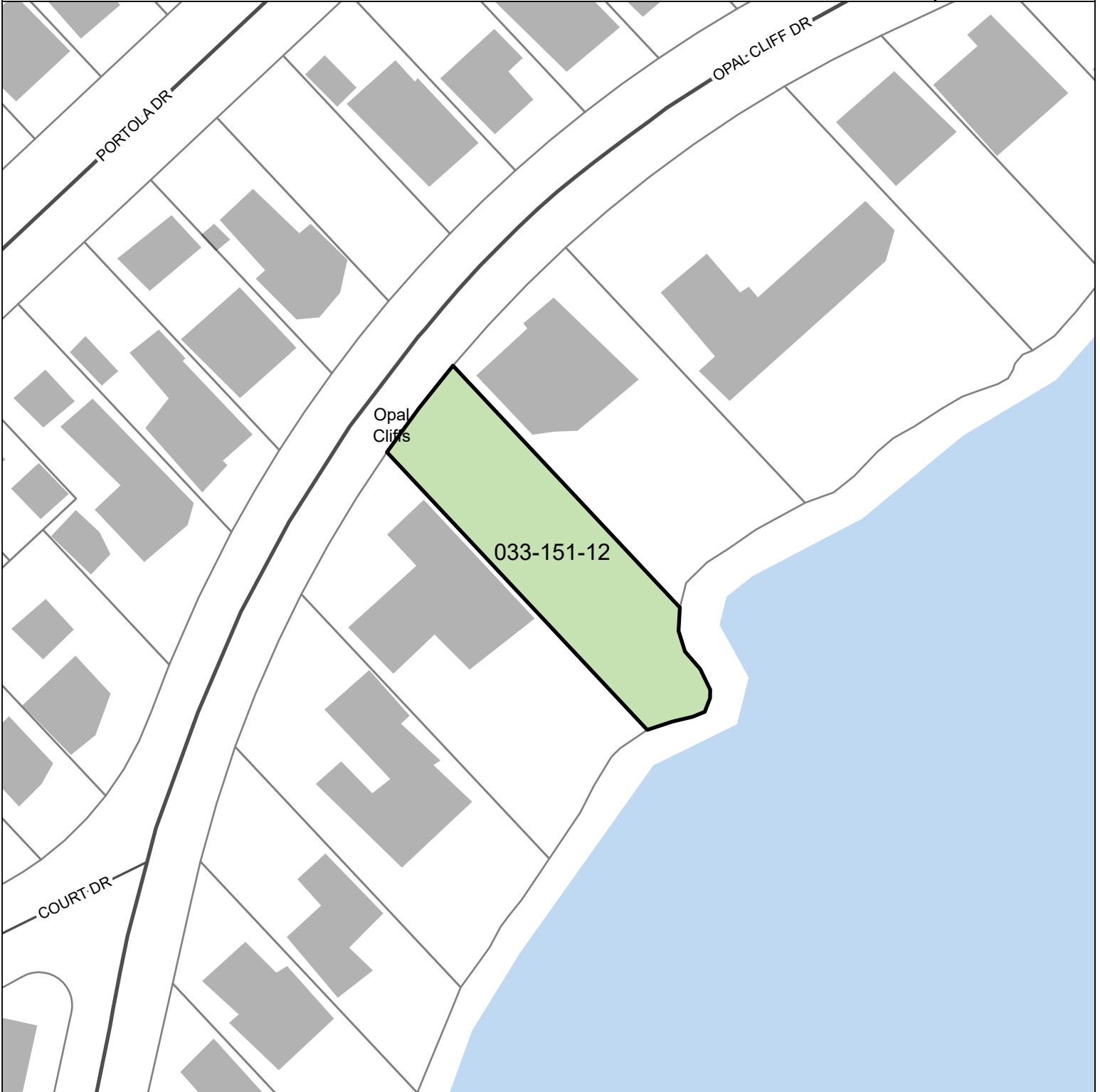
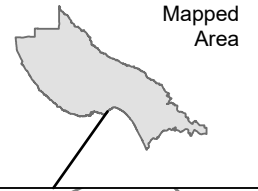
Proposed Fence



- **Material:** Split-rail wood
- **Color:** Natural wood
- **Height / Length:** 3' high, 56'-9" long
- **Style:** Low-profile coastal entrance
- **Radial Distance** from fence to edge of right of way (property line): Approx. 30.79 feet

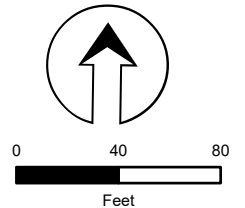


Parcel Location Map



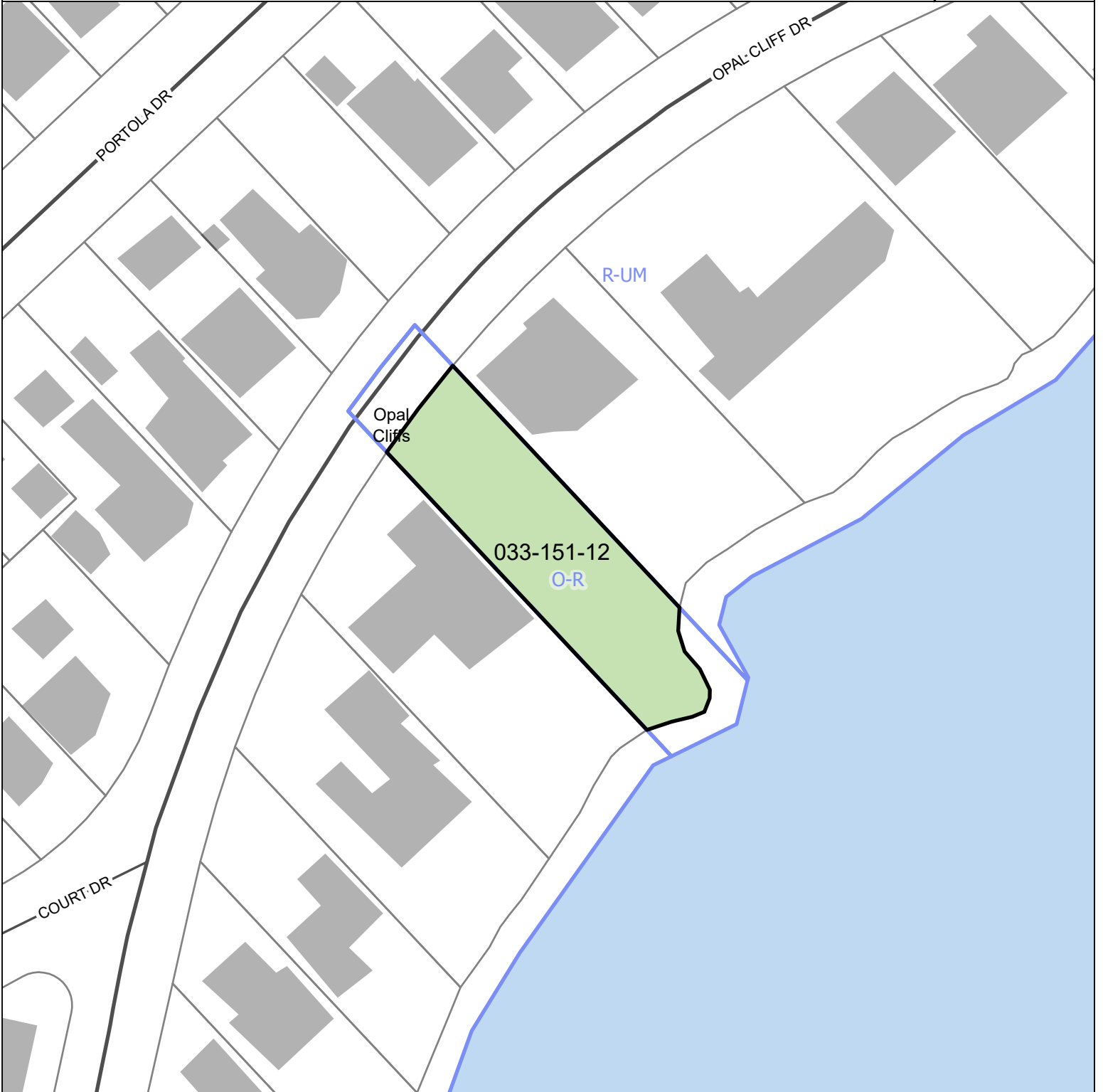
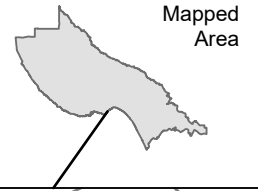
Parcel: 03315112

 Subject Parcel

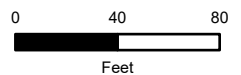
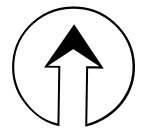




Parcel General Plan Map

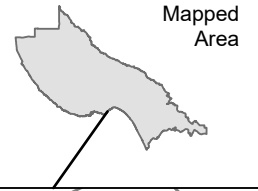


 Subject Parcel

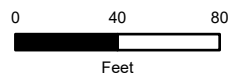
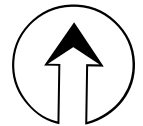




Parcel Zoning Map



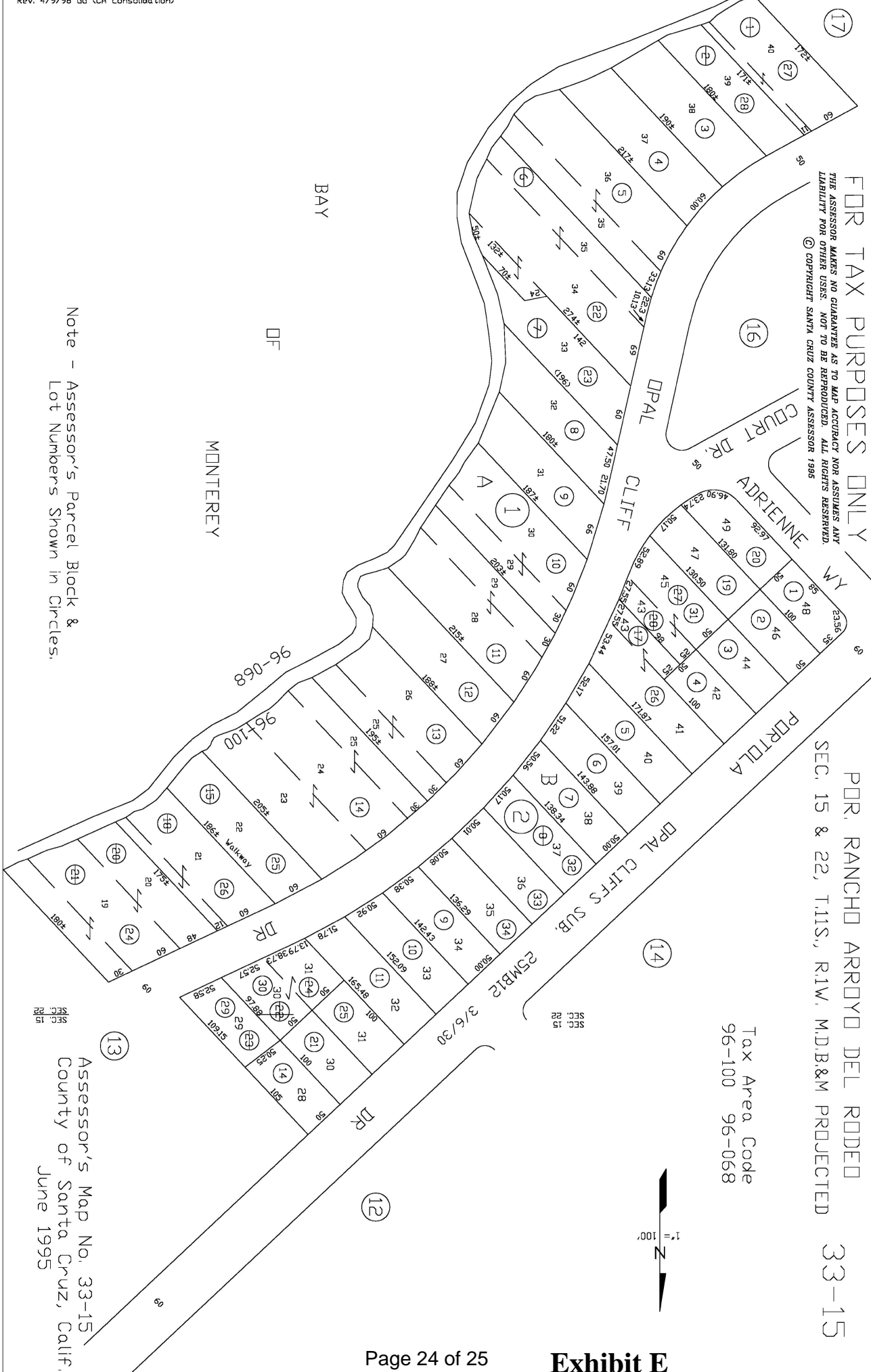
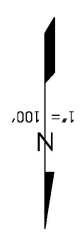
 Subject Parcel



FOR TAX PURPOSES ONLY
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. RANCHO ARROYO DEL RODERO
SEC. 15 & 22, T.11S., R.1W., M.D.B&M PROJECTED
33-15

Tax Area Code
96-100 96-068



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

Assessor's Map No. 33-15
County of Santa Cruz, Calif.
June 1995

Parcel Information

Services Information

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

Parcel Information

Parcel Size: Approximately 12,600 square feet
Existing Land Use - Parcel: Parks and recreation
Existing Land Use - Surrounding: Single-family residential
Project Access: Opal Cliffs Drive
Planning Area: Live Oak General Plan Boundary Area
Land Use Designation: O-R (Parks, Recreation, and Open Space)
Zone District: PR (Parks, Recreation and Open Space)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Technical Reviews: NA

Environmental Information

Geologic Hazards: Coastal bluff, but proposed development is not located on the coastal bluff (of which landscaping does not count), nor impact the existing grading of the site
Fire Hazard: Not a mapped constraint
Slopes: Slopes along the rear of the parcel, none in the development area
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site