

# Santa Cruz County Pro Syllabus

All classes are held 9:30 am—12:00 pm unless stated otherwise

## History Culture: Friday, January 24, 2020

- Historical Buildings and Monuments
- San Lorenzo Valley History
- South County History

## Land Use: Friday, February 28, 2020

- Minimum steps to determine “build ability” of a parcel
- Biggest hurdles working with county or city planning/building depts.
- Methods for changing use designations of parcels in county, city
- Historic story of surveying in the county; obstacles; challenges
- Methods for removing old easements that do not have any established physical descriptions or mapping
- How to gain access legally to landlocked parcels
- Williamson Act
- Working with color coded easements

## Coastal Commission: Friday, March 27, 2020

- Regulations that will limit projects within the coastal zone`
- Guidelines regarding tree removal`
- Steps to take for a land owner to get variances in coastal zone building guidelines
- Most common building request ejected by the commission `resolve rate and appeal process`

## All About ADU's: Friday, April 24, 2020

- What rules apply in the City?
- What rules apply in the County? (They can differ dramatically!)
- What types of units are permitted in each area?
- What are the required permits?
- Are there special districts for vacation rentals?
- What taxes apply and how are taxes collected?
- Are there limits for Airbnb room or home rentals?
- Update on County Legalization Assistance Permit Program

## Water Resources Friday, May 22, 2020

- Long range water availability issues
- Minimum requirements for water availability
- Requirements and options for well.
- Leach fields
- Septic options
- Sewage disposal/treatment issues that we will be facing in the future
- Current setbacks for septic or building from waterways
- Desalination plant update

## Affordable Housing Friday, June 26, 2020

- Programs currently available
- How to get qualified
- Mobile Home Parks facing legal issues which are prohibitive to lending
- Different lending guidelines for rent, co-op and parcel-owned mobile parks
- County and city update on rent control

## City & County Schools: Friday, September 25, 2020

- District outlook for the next 10 to 15 years
- Inter-district transfers
- Charter Schools with Emphasis
- APT scoring explained and Charter schools
- District Boundaries
- School resources

## Geology, Biology, and Climate: Friday, October 16, 2020

- Main areas in the county of Biological sensitivity; species protection; protected species
- Work-around” solutions when developing sites with animal or plant protection
- Earthquakes, faulting and landslides.

## County Projects: Friday, November 13, 2020

- Major projects on the table
- Planning obstacles facing builders, single family, multi-res and commercial
- Historical registry” how it can affect a property”
- Solutions to “red tags” “un-permitted structures” and “construction”
- Biggest hurdles working with county or city planning/building depts.

