



Santa Cruz County Pro

An advanced educational series for Santa Cruz County REALTORS®

Presented by the SCCAR Education Committee

Early Bird Special!
\$99 for Entire Series
(until 1/17/20)

Santa Cruz County Pro is designed to provide REALTORS® with knowledge and information to better assist their clients in buying and selling real estate in Santa Cruz County. Upon completion of this series you will have obtained advanced skills about the workings and nature of Santa Cruz County communities and earned your SCCP Certificate!

What Attendees Are Saying...

"Wow what a great series! I recommend this series for any part-time or full time Realtor. Great topics and lovely teachers! *Sheila Feddema, Broker, REALTOR®*

"Well organized. Wonderfully informative. Well worth the time." - *Mike Young, REALTOR®, Broker Associate, MBA, SFR, CDPE, HAFA*

"The SCCP series of educational courses for REALTORS® has been fantastic this year! I have learned so many new things about Santa Cruz County! *Ruth Bates, REALTOR®, Broker Associate & MBA*

2020 Schedule*

All seminars are held on a Friday from 9:30 am - 12:30 pm unless stated otherwise.

- Course 1: January 24, **History & Culture**
- Course 2: February 28, **Land Use**
- Course 3: March 27, **Coastal Commission**
- Course 4: April 24, **All About ADU's**
- Course 5: May 22, **Water Resources**
- Course 6: June 26, **Affordable Housing**
- Course 7: September 25, **City & County Schools**
- Course 8: October 16, **Geology, Biology, and Climate**
- Course 9: November 13, **Upcoming County Projects**

*Seven of the nine classes need to be completed to earn your certification. Order of classes is subject to change.

- Early bird offer: **\$99 for the entire series** After 1/17/2020 **\$159 for entire series** Individual classes: **\$20 each**

Register online at www.mysccar.org/sccp, fax completed form to 831-464-2881 or call 831-464-2000.

Name: _____ Company: _____

Phone: _____ Email: _____

Cash Visa MasterCard American Express CASH Check payable to "SCCAR" Check No.: _____

Name on credit card: _____ Billing Address: _____

Account #: _____ Exp.Date: _____ Zip: _____

SCCAR Cancellation Policy: Reservations for courses requiring payment will not be processed until payment is received. If you must cancel or reschedule your reservation, a full refund will be issued if notification is received, by email or in writing (not by telephone), 1 business day prior to class. SCCAR reserves the right to cancel or reschedule any course. If cancellation occurs, SCCAR will issue a full refund. In the event of rescheduling, SCCAR will send immediate notification and transfer all reservations (including payments) to the new date. To cancel/reschedule send email to: education@mysccar.org.

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.

