

Application #: 221077
APN: 029-391-01, -02, -03, 029-061-19
Owner: Claudio Locatelli

**Subdivision & Residential Development Permit
Conditions of Approval**

Property located at 2450 Mattison Lane, in the Live Oak Planning Area.
APNs: 029-391-01, 029-391-02, 029-391-03, 029-061-19

Subdivision & Residential Development Permit 221077

Tract No.: 1622

Applicant: Swift Consulting Service

Property Owner(s): Claudio Locatelli

Assessor's Parcel Numbers: 029-391-01, 029-391-02, 029-391-03, 029-061-19

Property Address and Location: Property located on the south side of Mattison Lane at 2450
Mattison Lane in Live Oak

Planning Area: Live Oak

Exhibit E: Tentative Map, prepared by Hanagan Land Surveying;
Preliminary Improvement Plans, prepared by Ifland Engineers;
Architectural Plans, prepared by Thatcher & Thompson Architects;
Landscape Plans, prepared by Gregory Lewis Landscape Architect.

All correspondence and maps relating to this subdivision and residential development shall carry the permit number noted above.

- I. This permit authorizes the construction of a Planned Unit Development and Subdivision as indicated on the approved Exhibit "E" for this permit. Prior to exercising any rights granted by this Approval, the owner shall:
 - A. Sign, date, and return to the Planning Division one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. Subdivision and Planned Unit Development
 - A. This subdivision and residential development, and all improvements associated with this project, shall be subject to the requirements of the Subdivision conditions of approval and the Planned Unit Development conditions of approval (under separate heading) for this project.
 - B. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Mitigated Negative Declaration as required by the California Department of Fish and Game mitigation fees program.

- III. A Final Map for this subdivision shall be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Final Map shall be submitted to the County Surveyor (Public Works Division) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be undertaken prior to recording the Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final Map shall meet the following requirements:
- A. The Final 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 twenty-five (25) residential parcels, and common area for access, utilities, and landscaping.
 - C. The following items shall be shown on the Final Map:
 - 1. Building envelopes, common area and/or building setback lines shall be located according to the approved Tentative Map and Planned Unit Development permit conditions of approval. The building envelopes for the residential units shall conform to the dimensioned building footprints indicated on the Tentative Map.
 - 2. A note stating that the common area parcel is "not a building site" shall be added to the Final Map.
 - 3. Show the site area of each lot to nearest square foot.
 - 4. The owner's certificate shall include:
 - a. A dedication of the common area as a public utilities easement.
 - b. A dedication of Assessor's Parcel Number 029-061-19 as a Public Access Easement for all modes of transportation except automobiles, including but not limited to bicyclists, pedestrians, skateboarders, wheelchairs, carts, baby strollers, personal mobility devices, and other similar non-motorized or electric-assisted devices. Easement is restricted to expeditious through travel only; no loitering.
 - D. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit, or no sooner than final inspection if required by Government Code Section 66007, on lots created by this subdivision:
 - 1. New parcel numbers for all of the parcels shall be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division, unless this requirement is waived by the Building Official.

2. Lots shall be connected for water service to the City of Santa Cruz 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. Demolition Permit(s) shall be obtained from the County of Santa Cruz Building Official for the existing structures.
 - a. All of the requirements of the Monterey Bay Unified Air Pollution Control District shall be met in the demolition of the existing structures.
5. Construction on the lots shall conform to the Architectural Floor Plans and Elevations, and Perspective Drawings as stated or depicted in the approved Exhibit "E" and shall also meet the following conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards specified in the Planned Unit Development conditions (under a separate heading). Development standards for the applicable zone district (R-1-6-D) shall apply to any development standards not specified in the Planned Unit Development conditions.
6. All future development on the lots shall comply with the requirements of the approved geotechnical report(s).
7. The contact information for the archeologist of record shall be provided with the building permit application(s).
8. Prior to building permit issuance for any dwelling, a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located shall be submitted.
9. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Public Works and Planning Divisions. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.

- b. Spoils management that prevents loose material from clearing excavation, and other activities from entering any drainage channel.
 - 10. Any changes from the approved Exhibit "E", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the Planning Division. 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 shown 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.
- IV. Prior to recordation of the Final Map, or no sooner than final inspection if required by Government Code Section 66007, 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. Pay any outstanding balance due to the Planning Division.
 - C. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following conditions:
 - 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 - 2. Pay all necessary bonding, deposits, and connection fees, and furnish a copy of the CC&Rs to the district.
 - D. Meet all requirements of the Public Works Division – Stormwater Management section including, without limitation, the following standard conditions:
 - 1. Zone 5 Flood Control District storm water drainage impact fees shall be paid based on the square footage of impervious and pervious surfaces.
 - a. A fee credit may be applied for existing improved surfaces on the project site.
 - E. A Homeowners Association (HOA) shall be formed for maintenance of all areas under common ownership including sidewalks, roadways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. A copy of the CC&R's shall be provided to the Planning Division and shall include the following, which are permit conditions:
 - 1. Any landscaping within the public right of way fronting the property shall be permanently maintained by the Homeowners Association.

2. All drainage structures, including retention and detention facilities, shall be permanently maintained by the Homeowners Association.
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- F. As indicated on the Tentative Map, a portion of roads and shared walkways through the development shall remain open for public pedestrian and bicycle ingress and egress extending from the EVA to the south to Mattison Lane and the pedestrian/bike easement to the north. Signage shall be installed indicating the public pathway through the site.
 - G. Internal guest parking spaces shall be for visitors only. Signage shall be installed to read, "Visitor Parking Only".
 - H. Engineered improvement plans for all water line extensions required by the City of Santa Cruz Water District shall be submitted for the review and approval of the water agency.
 - I. 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.
 - J. All requirements of the Central Fire Protection District shall be met.
 - K. All requirements of the Environmental Planning Section shall be met, including the following:
 1. A Cultural Resource Monitoring Plan shall be developed for the Project that provides details for a targeted monitoring program based on Project elements (horizontal and vertical impacts) where they intersect with precolonial (impacts below two feet deep) and historic-era (impacts below one foot) resource sensitivity. This plan shall be submitted with the subdivision improvement plans.
 2. Subdivision improvement plans shall provide contact information for the project arborist and include a note that plans must conform to the recommendations of the arborist report.
 3. Prior to approval of the subdivision improvement plans the Applicant shall submit an original signed Consultant Plan Review Form, prepared by the consulting arborist, Kurt Fouts, to Environmental Planning.
 4. The Riparian and Oak Woodland Mitigation and Monitoring Plan shall be implemented as described in the attached Mitigation Monitoring and Reporting Program.

- L. Park dedication in-lieu fees shall be paid for twenty-five (25) dwelling units. These fees are currently \$9,400 per parcel but are subject to change. Additional Park dedication in-lieu fees shall be calculated based on the habitable square footage of the proposed dwellings and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- M. Add a note to the Final Map that Child Care development fees shall be paid for twenty-five (25) dwelling units. These fees are currently \$0.85 per square foot but are subject to change. Child Care development fees shall be calculated and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- N. Transportation improvement fees shall be paid for twenty-five (25) dwelling units. These fees are currently \$3,000 per unit but are subject to change.
- O. Roadside improvement fees shall be paid for twenty-five (25) dwelling units. These fees are currently \$3,000 per unit but are subject to change.
- P. Prior to recordation of the Final Map, the applicant shall enter into an Affordable Housing Participation and Density Bonus Agreement in a form provided by the County Housing Division to set forth all required details for development and sale of the affordable units in the project compliant with SCCC Chapters 17.10 and 17.12. The Agreement shall be recorded against the project site prior to recordation of a Final Map or issuance of a Building Permit for the project, whichever occurs first.
 - 1. The applicant shall provide four (4) designated affordable units for sale. Two of the four units shall be restricted for sale to low-income households, and two of the four units shall be restricted for sale to moderate-income households.
 - 2. Owner/seller shall coordinate with County Housing Staff to implement a random drawing to select buyers of affordable units, as set forth in the Agreement referenced above.
 - 3. Comply with the conflict-of-interest provisions in SCCC 17.10.
 - 4. Affordable units in Density Bonus projects may not be substituted with in-lieu fee payments or off-site units.
- Q. Submit and secure approval of engineered improvement plans from the Public Works Division and the Planning Division for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150 percent of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements.

5. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
6. In the event that right-of-way per Plan Line has also been offered by the neighboring property (APN 029-391-04) prior to the approval of the Final Map for this subdivision by the Board of Supervisors, then improvements per Plan Line specifications for the Mattison Lane corner shall be constructed. The Applicant would receive a fee credit for any bulb out improvements constructed within the neighboring property frontage. In the event that right right-of-way per Plan Line has not been offered by the neighboring property (APN 029-391-04) prior to the approval of the Final Map for this subdivision, then construction of the subject Plan Line improvements would not be required.
7. The construction of the proposed interior roadway shall include a 22-foot-wide paved road section with a 4.5-foot-wide landscape strip, and a 4.5-foot-wide separated sidewalk and a 22-foot-wide paved road section with a 4.5-foot-wide landscape strip, a 4.5-foot-wide separated sidewalk, and an 8-foot-wide parking lane.
8. The proposed interior access road, sidewalks, and frontage improvements shall be constructed per the approved improvement plans for this permit, except as modified by these conditions and approved per a Roadside/Roadway Exception to vary from County standards.
9. The improvement plans shall be revised to indicate that the roadway (Mattison Lane) will be repaved (or slurry-sealed at a minimum) across the entire roadway width in the road segments where utility trenching or other asphalt cutting and removal occurs, per the Public Works Division Road Engineering standards. This work shall be performed after utilities and all other roadway improvements have been installed. Paint striping and traffic markings shall be replaced after repaving, if applicable.
10. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Public Works Division and shall be submitted to Environmental Planning staff for review and approval prior to recording of the Final Map.

- R. Submit a final Landscape Plan for the entire site for review and approval by the Planning Division and the local water district. The landscape plan shall specify plant species, their size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the City of Santa Cruz water conservation regulations:
1. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 2. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. *At least 50 percent of the plantings in the front yards of each lot are required to be native plants.* Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately. *(Condition modified by Planning Commission at the December 11, 2024 hearing)*
 3. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 4. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - a. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - b. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.

- c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
 - S. All planting shall conform to the landscape plan shown as part of Exhibit “E”.
- II. Prior to any site disturbance or physical construction on the subject property the following conditions shall be met:
 - A. Pre-Construction Meeting: In order to ensure that mitigation measures are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The meeting shall involve all relevant parties including the project applicant, construction supervisor, grading contractor supervisor, project arborist, civil engineer, project biologist, and Santa Cruz County Environmental Planning staff. A Tribal Monitor from the Amah Mutsun Tribal Band shall also be invited as a part of subsurface undertakings. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time. Results of preconstruction biological surveys will also be collected at that time.
 - B. All required biological surveys shall be conducted prior to site disturbance or tree removals on the property, per the requirements of the Mitigation Monitoring and Reporting Program.
- III. All future construction within the property shall meet the following conditions:
 - A. During preparation of the subdivision improvements, a qualified archaeologist shall be on-site to monitor the initial excavation of the project and a Tribal Monitor representative from the location’s Native American community (such as the Amah Mutsun Tribal Band) shall be invited to attend subsurface undertakings.
 - B. In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Planning Director shall be notified, and the archaeologist shall examine the find and make appropriate recommendations prior to the issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring shall be submitted to the Environmental Resource Planner.
 - C. In the event human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Cruz County Coroner will be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the

Coroner shall notify the NAHC immediately. Once NAHC identifies the most likely descendants, the descendant will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.

- D. 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.
- E. 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 Public Works Division for any work performed in the public right of way. All work shall be consistent with the Public Works Division Design Criteria unless otherwise specifically excepted by these conditions of approval.
- F. No land clearing, grading, or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion control plan that may or may not be granted.
- G. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- H. All site improvements shown on the final approved building permit plans shall be installed.
- I. Any site lighting shall be directed onto the project site and away from adjacent properties. Light sources shall not be visible from adjacent properties.
- J. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- K. Additional impervious areas shall be submitted to the County for review and approval and include updates to the mitigation features.
- L. Construction of improvements shall comply with the requirements of the approved geotechnical report(s). The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).

- M. All required improvements shall be installed and inspected by the Public Works Division and Planning Division prior to final inspection clearance for any new structure on the new lots.
- N. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures, which include MBARD recommendations, during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless the Building Official has in advance authorized a temporary exception to this time restriction to construction activities to occur outside of those hours; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 - 3. Avoid all grading activities during periods of high wind (over 15 mph).
 - 4. Cover all trucks hauling dirt, sand, or loose materials.
 - 5. Cover inactive storage piles.
 - 6. Maintain at least two feet of freeboard in haul trucks.
 - 7. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
 - 8. Construction Equipment. To further reduce construction emissions, MBARD recommends using cleaner than required equipment that conforms to the California Air Resources Board's (CARB) Tier 3 or Tier 4 emission standards. It is further recommended that whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity, or biodiesel. This would have the added benefit of reducing diesel exhaust emissions.
 - 9. Portable or Stationary Engines. If a generator, boiler, or another stationary source of air pollutants is needed to support the construction process or will be installed for use in the operation of the project, a permit may be required. Per MBARD Rule 201, any stationary piston-type internal combustion engine of greater than or equal to 50 brake horsepower (bhp) requires an MBARD Permit to Operate. Please contact MBARD's Engineering Division at 831-647-9411 if there are any questions regarding the permitting process.

10. Portable Equipment Registration Program. If project construction uses portable equipment registered with the California Air Resources Board (CARB) in the Portable Equipment Registration Program (PERP), MBARD must be notified within two working days of commencing operations when a registered unit will be at a location for more than five days. Portable equipment not registered with CARB may be subject to MBARD permit requirements. Please contact MBARD Engineering Division at 831-647-9411 if there are any questions regarding the permitting process.
 11. The Applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry
- O. One construction/security trailer is allowed on the site during the construction. The location of the trailer shall conform to requirements per County Code Section 13.10.683 or any successor ordinance. A building permit is required for the installation of the construction trailer and the construction trailer shall be removed from the site prior to final inspection of the subdivision.
- IV. 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.
- 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.

VI. Mitigation Monitoring and Reporting Program

- VII. The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This program is specifically described following each mitigation measure listed in the adopted Mitigation Monitoring and Reporting Program (MMRP). The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18.10.136 of the Santa Cruz County Code.

VIII. Mitigation measures

See adopted MMRP pages.

**AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE
PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE
AND THE PLANNED UNIT DEVELOPMENT CONDITIONS OF APPROVAL FOR
THIS PERMIT.**

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Final 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.