

# Santa Cruz County Pro Syllabus

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

## History Culture: Friday, January 25, 2019

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

## Land Use: Friday, February 22, 2019 (11:30 am - 2:30 pm)

- ◇ 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 22, 2019

- ◇ 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 26, 2019

- ◇ 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 24, 2019

- ◇ 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 28, 2019

- ◇ 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 27, 2019

- ◇ 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 25, 2019

- ◇ 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 22, 2019

- ◇ 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.

