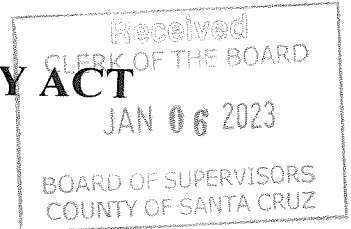


# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION



The Santa Cruz County Planning Department 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: 221338  
Assessor Parcel Number: 105-371-21  
Project Location: 525 Ranchitos Del Sol, Aptos

**Project Description: Reconstruction of a single family dwelling including a 468 square foot addition and conversion of 220 square feet for a Junior ADU**

**Person or Agency Proposing Project: Mike Tinsley**

**Contact Phone Number: (408) 705-6763**

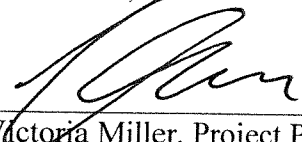
- A.  The proposed activity is not a project under CEQA Guidelines Section 15378.
- B.  The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C.  **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D.  **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E.  **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

**F. Reasons why the project is exempt:**

Construction of a single family dwelling in an area designated for residential uses.

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

  
\_\_\_\_\_  
Victoria Miller, Project Planner

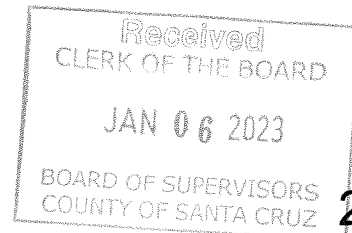
Date: 1/6/2023

THIS NOTICE HAS BEEN POSTED AT THE CLERK  
OF THE BOARD OF SUPERVISORS OFFICE FOR A  
PERIOD COMMENCING 1/6/2023  
AND ENDING 2/6/2023



County of Santa Cruz, PLANNING DEPARTMENT  
Development Permit Application

701 Ocean Street, Santa Cruz, CA 95060 | TDD (831) 454-2123 | FAX (831) 454-2131 | Tel (831) 454-2130



221338

Application Date: 11/21/2022

Print Date: 01/04/2023

At Cost No: ACP 18705

**Parcel No.** 10537121

**Address** 525 RANCHITOS DEL SOL, APTOS CA 95003-9733

**PROJECT DESCRIPTION**

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Proposal to demolish and reconstruct an existing fire-damaged, single story single-family dwelling, including a 468 square foot addition to the dwelling including a conversion of 220 square feet of the existing dwelling to a Junior ADU.

Requires a minor exception to the site standard for lot coverage of 10% to 11.3%

Property is on the northwest side of Ranchitos Del Sol (525 Ranchitos Del Sol), approximately 526 feet northeast of Calle Del Sol in the Aptos Hill Planning Area.

**Directions to Property** 525 Ranchitos Del Sol, Aptos, CA

**Related Applications** None

**Primary Contact** Tinsley Mike  
4159 Pearson Ct  
Capitola, CA 95010  
(408)705-6763  
mike@studio528inc.com  
Contact Type:

**Owner** MONTES HENRY & MARIA G  
525 RANCHITOS DEL SOL  
APTOS, CA 95003  
(831)566-6149  
h.montes@sccdco.org

**Additional** Henry Montes  
525 Ranchitos Del Sol  
Aptos, CA 95003

**PARCEL CHARACTERISTICS**

Zone District(s): RA  
General Plan Designation: R-S  
Planning Area: APTOS HILLS  
Urban Service Line: No  
Coastal Zone: No  
General Plan Resources & Constraints\*:  
Assessor Land Use Code: 060-HOMESITE/< 1 ACRE  
District : SUPER-2  
Parcel Size\*\*: 35,414.28 Square Feet (0.81 Acres)

\* Actual conditions on this property may not coincide with the description above, because the mapped information is somewhat generalized. The application of specific resources and constraint policies is dependent on the actual conditions on the property and in the area of the development.

\*\* This parcel size has been calculated by the County's geographic information system (GIS) and is an estimate only. If a minimum parcel size is required to meet County standards, you may need to obtain a survey to demonstrate that you have sufficient land area.

**APPLICATION FEES**

Date Paid	Fee Description	Fee Code	Amount	Receipt
11/14/2022	Minor Exception Permit	ZME		79453
11/21/2022	Records Management Fee	RMF	\$15.00	79453
11/21/2022	COB NOE Administrative Fee	COB	\$50.00	79453
11/21/2022	Initial Deposit Fee		\$2,000.00	79453
<b>TOTAL FEES</b>			<b>\$2,065.00</b>	

**NOTICE TO DEVELOPMENT PERMIT APPLICANT**

1. You may call the General Information Desk at 831-454-3252 after one week for the name and phone number of your project planner.
2. With a finding of extraordinary circumstances, reviews normally charged a fixed fee may be charged on an actual cost basis. This determination may be made either at application intake during application review. Authority for these charges is found in the Planning Department Fee Schedule.
3. Your application fees are not refundable except as specified in the Planning Department Fee Schedule.
4. You must advise residents of the subject property that Planning Department staff may be visiting the site. The site must be clearly marked/staked for staff inspection. Incomplete directions or markings will delay the review of the project.
5. If you have begun any activity requiring County review or approval without first obtaining a permit, you will be charged for staff time incurred to investigate the violation and costs for staff time that accrues until the violation is resolved. Authority for these charges is found in Chapter 1.12 of the Santa Cruz County Code.
6. Actions by County staff may be appealed. For guidance on how to file an appeal contact your project planner.
7. If you have applied for a technical review you will receive a letter with the results of that review.

**SIGNATURES**

The undersigned property owner(s) hereby authorize the filing of this application, and authorize staff to visit the subject property for purposes of reviewing this proposed project. I certify to the best of my ability that the above and attached information is true and correct, and that I have read and understood the above information.

SIGNATURE OF PROPERTY OWNER/OWNERS'S AGENT

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SIGNATURE OF PROPERTY OWNER/OWNER'S AGENT

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APPLICATION TAKEN BY: Victoria Miller  
PLANNING DEPARTMENT  
SUBMITTED AT: 701 OCEAN STREET