



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: 221293

Assessor Parcel Number: 046-381-11

Project Location: 117 Holiday Drive, La Selva Beach CA 95076

Project Description: Operate a two-bedroom residential vacation

Person or Agency Proposing Project: Liz Pickart

Contact Phone Number: (831) 722-0888

- 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**

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a short term residential vacation rental, will not result in environmental impacts in that a vacation rental use is synonymous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

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



John Hunter, Project Planner

Date: 1/9/2023



County of Santa Cruz, PLANNING DEPARTMENT
Development Permit Application

221293

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

Application Date: 10/05/2022
Print Date: 01/09/2023
At Cost No: ACP 18667

Parcel No. 04638111

Address 117 HOLIDAY DR, LA SELVA BCH CA 95076-1806

PROJECT DESCRIPTION

Proposal to have a vacation rental at 117 Holiday Drive, La Selva Beach, CA
Requires a vacation rental permit
Property is on west side of Holiday Drive, approximately 158 ft from Hillview Way

Directions to Property 117 Holiday Drive, La Selva Beach, CA 95076

Related Applications None

Primary Contact Liz Pickart
180 7th Ave. Ste. 103
Santa Cruz, CA 95062
(831)722-0888
lizpickart@beachnest.com
Contact Type: Agent

Owner Griffin Ann F
125 Holiday Drive
Watsonville, CA 95076
(408)316-3836

Additional Talversaari Jill
125 Holiday Drive
Watsonville, CA 95076

PARCEL CHARACTERISTICS

Zone District(s): R-1-6
General Plan Designation: R-UL
Planning Area: LA SELVA
Urban Service Line: No
Coastal Zone: Yes
General Plan Resources & Constraints*: SCENIC, Biotic Resources
Assessor Land Use Code: 020-SINGLE RESIDENCE
District: SUPER-2
Parcel Size**: 2,874.96 Square Feet (0.07 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
09/23/2022	Vacation Rental Permit	ZVR		78342
10/05/2022	General Plan Maint Surcharge 4prcnt	AAA	\$7.00	78342
10/05/2022	Gen Plan 3% & Tech Update 3%	AAB	\$10.50	78342
10/05/2022	Records Management Fee	RMF	\$15.00	78342
10/05/2022	COB NOE Administrative Fee	COB	\$50.00	78342
10/05/2022	Environmental Rev-Minor_Exemptn-Proj	JIE	\$175.00	78342
10/05/2022	Application Intake Minor	INA	\$179.00	78342
10/05/2022	Initial Deposit Fee		\$2,500.00	78342

TOTAL FEES \$2,936.50

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