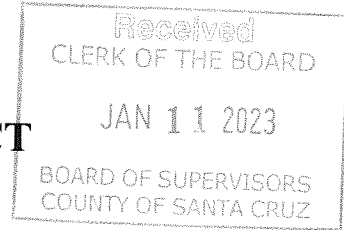


**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF EXEMPTION**



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: 221058  
Assessor Parcel Number: 046-221-53  
Project Location: (No Situs) Zils Road, Watsonville

**Project Description: Proposal to construct a single family dwelling, detached accessory dwelling unit, and detached barn.**

**Person or Agency Proposing Project: Pacific Rim Planning Group**

**Contact Phone Number: 831-457-2033**


- 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 2 - Replacement or Reconstruction (Section 15302); Class 3 - New Construction or Conversion of Small Structures (Section 15303)

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

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

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

  
\_\_\_\_\_  
Randall Adams, Project Planner

Date: 1/6/23





County of Santa Cruz, PLANNING DEPARTMENT  
Development Permit Application

221058

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

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**Application Date:** 03/07/2022

**Print Date:** 05/03/2022

**At Cost No:** ACP 18506

**Parcel No.** 04622153

**Address** 0 ZILS RD, WATSONVILLE CA 95076-1901

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**PROJECT DESCRIPTION**

Proposal to construct a single family dwelling, accessory dwelling unit, and detached barn. Requires a Coastal Development Permit (221058), an Agricultural Buffer Setback Reduction, and a Soils Report Review (REV221049). Property is located on Zils Road in Watsonville.

**Directions to Property** Hwy 1 to Buena Vista Drive, to San Andreas Road, to Zils Road in Watsonville.

**Related Applications** REV221049

**Primary Contact** Matteus & Elena Olmedo  
156 Zils Rd.  
WATSONVILLE, CA 95076  
(310)741-1333  
matteusolmedo@gmail.com  
Contact Type: Owner

**Additional** Jim Weaver Pacific Rim Planning Group  
206 Morrisey Blvd  
Santa Cruz, CA 95062  
(310)741-1333

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**PARCEL CHARACTERISTICS**

Zone District(s):

General Plan Designation:

Planning Area:

Urban Service Line:

Coastal Zone:

General Plan Resources & Constraints\*:

Assessor Land Use Code:

District :

Parcel Size\*\*: 0.00 Square Feet (0.00 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 |
|------------|----------------------------------------|----------|------------|---------|
| 03/04/2022 | Ag Buffer Determine All Other Projects | ABO      |            | 74721   |
| 03/04/2022 | Coastal Zone Permit - Level 5          | CZB      |            | 74721   |
| 03/04/2022 | Environmental Resource - SFD Rural     | EB3      |            | 74721   |
| 03/07/2022 | Environmental Resource - SFD Rural     | EB3      | \$1.00     | 73416   |
| 03/07/2022 | Records Management Fee                 | RMF      | \$15.00    | 73416   |
| 03/07/2022 | COB NOE Administrative Fee             | COB      | \$50.00    | 73416   |
| 03/07/2022 | Application Intake Major               | INB      | \$239.00   | 73416   |
| 03/07/2022 | DPW Road Plan Review New SFD           | WE1      | \$460.00   | 73416   |
| 05/02/2022 | DPW OutZone PlanChck New SFD Sgntcnt   | WO8      | \$600.00   | 74721   |
| 03/07/2022 | EH Major Development Review            | HDR      | \$1,066.00 | 73416   |
| 03/07/2022 | DPW OutZone PC New_Rep SFD Typical     | WO2      | \$1,145.00 | 73416   |
| 05/02/2022 | DPW OutZone PlanChck New SFD Sgntcnt   | WO8      | \$1,145.00 | 73416   |
| 03/07/2022 | Initial Deposit Fee                    |          | \$8,500.00 | 73416   |

**TOTAL FEES      \$13,221.00**

**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

\_\_\_\_\_

SIGNATURE OF PROPERTY OWNER/OWNER'S AGENT

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