019-23

Received
CLERK OF THE BOARD
JAN 17 2023
BOARD OF SUPERVISORS
COUNTY OF SANTA CRUZ

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: 221317
Assessor Parcel Number: 102-071-34
Project Location: 317 Hidden Valley Lane, Soquel, CA 95073

Project Description: Proposal to operate a five-bedroom vacation rental in an existing single family dwelling.

Person or Agency Proposing Project: Matthew O'Brien

Contact Phone Number: (831) 818-3990

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. __X__ **Categorical Exemption**

F. Reasons why the project is exempt:

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 synonyomous 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.

Michael Lam
Michael Lam, Project Planner

Date: 01/03/2022

THIS NOTICE HAS BEEN POSTED AT THE CLERK OF THE BOARD OF SUPERVISORS OFFICE FOR A PERIOD COMMENCING 1/17/2023

AND ENDING 2/17/2023

EXHIBIT A

County of Santa Cruz, PLANNING DEPARTMENT

Development Permit Application

221317

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

Application Date: 10/26/2022
Print Date: 01/03/2023
At Cost No: ACP 18687

Parcel No. 10207134

Address 317 HIDDEN VALLEY LN, SOQUEL CA 95073

PROJECT DESCRIPTION

Permit to operate a five-bedroom vacation rental in an existing single family dwelling .

Requires a Vacation Rental Permit .

Property is located on Hidden Valley Lane in Soquel (317 Hidden Valley Ln).

Directions to Property Rodeo Gulch Road to Hidden Valley Lane in Soquel (317 Hidden Valley Lane).

Related Applications None

Primary Contact
MATTHEW OBRIEN
1722 SEABRIGHT AVE
SANTA CRUZ, CA 95062
(831)818-3990
matt@obinsure.com
Contact Type: Owner

Additional
Matthew O'Brien
317 Hidden Valley Ln .
Soquel, CA 95073

PARCEL CHARACTERISTICS

Zone District(s): RA
General Plan Designation: R-R
Planning Area: CARBONERA
Urban Service Line: No
Coastal Zone: No
General Plan Resources & Constraints*:
Assessor Land Use Code: 061-HOMESITE/1-4.9 ACRES
District : SUPER-1
Parcel Size**: 154,725.12 Square Feet (3.55 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
10/26/2022	Vacation Rental Permit	ZVR		78897
10/26/2022	Records Management Fee	RMF	$ 15.00	78897
10/26/2022	COB NOE Administrative Fee	COB	$ 50.00	78897
10/26/2022	Application Intake Minor	INA	$ 179.00	78897
10/26/2022	Initial Deposit Fee		$ 2,000.00	78897
		TOTAL FEES	**$ 2,244.00**	

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

_____

APPLICATION TAKEN BY : Michael Lam
PLANNING DEPARTMENT
SUBMITTED AT : 701 OCEAN STREET