



# 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: 221331  
Assessor Parcel Number: 070-261-22  
Project Location: 247 Geyer Road, Scotts Valley, 95066

**Project Description: Proposal to operate a new, three-bedroom vacation rental in an existing single family residence.**

**Person or Agency Proposing Project: Matthew Draper**

**Contact Phone Number: (831) 252-2972**

- 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.

Michael Lam  
Michael Lam, Project Planner

Date: 01/12/2023

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





County of Santa Cruz, PLANNING DEPARTMENT  
Development Permit Application

221331

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

Application Date: 11/08/2022  
Print Date: 01/12/2023  
At Cost No: ACP 18698

**Parcel No.** 07026122  
**Address** 247 GEYER RD, SCOTTS VALLEY CA 95066-2906

**PROJECT DESCRIPTION**

Permit to operate a three bedroom vacation rental.

Requires approval of a Vacation Rental Permit.

**Directions to Property** Mount Hermon Road to Lockhart Gulch Road to Geyer Road, near the end of Geyer Road, on the south side (247 Geyer Road).

**Related Applications** None

**Primary Contact** DRAPER MATTHEW  
P O BOX 66324  
SCOTTS VALLEY, CA 95067  
matt@communityrealestate.biz  
Contact Type: Owner

**Owner** DRAPER MATTHEW L & AMANDA L  
247 GEYER RD

SCOTTS VALLEY, CA 95066

**Additional** Matt Draper  
P.O. Box 66324  
Scotts Valley, CA 95067-6324

**PARCEL CHARACTERISTICS**

Zone District(s): RA

General Plan Designation: R-R,R-M

Planning Area: CARBONERA

Urban Service Line: No

Coastal Zone: No

General Plan Resources & Constraints\*: Archeologic Resources, Fema Flood Zones, GW Recharge, WS Watersheds, Biotic Resources

Assessor Land Use Code: 061-HOMESITE/1-4.9 ACRES

District : SUPER-5

Parcel Size\*\*: 70,305.84 Square Feet (1.61 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
11/08/2022	Vacation Rental Permit	ZVR		79173
11/08/2022	Records Management Fee	RMF	\$15.00	79173
11/08/2022	COB NOE Administrative Fee	COB	\$50.00	79173
11/08/2022	Application Intake Minor	INA	\$179.00	79173
11/08/2022	Initial Deposit Fee		\$2,500.00	79173
<b>TOTAL FEES</b>			<b>\$2,744.00</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: Jocelyn Drake  
PLANNING DEPARTMENT  
SUBMITTED AT: 701 OCEAN STREET