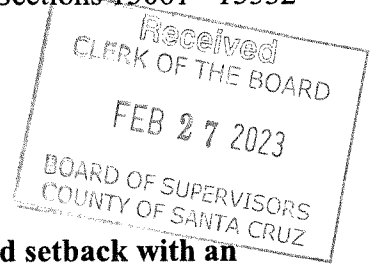


CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 221378
Assessor Parcel Number: 104-121-69
Project Location: 138 Meadow Haven Lane, Soquel

Project Description: Construct an ADU within the required front yard setback with an Environmental Setback Exception to reduce the setback by 25% (from 40 feet to 30 feet)

Person or Agency Proposing Project: Valerie Hart

Contact Phone Number: (831) 239-1609

- 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:

The proposed project is for the construction of a new accessory dwelling unit on a residentially zoned parcel. The Environmental Setback Exception is provided to allow for an environmentally superior outcome which reduces the required grading at the site and protects existing trees near the building site.

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

Victoria Miller, Project Planner

Date: 2/22/2023

THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 2/27/2023
3/29/2023



County of Santa Cruz, PLANNING DEPARTMENT
Development Permit Application

221378

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

Application Date: 12/19/2022

Print Date: 02/22/2023

At Cost No: ACP 18742

Parcel No. 10412169
Address 138 MEADOW HAVEN LN, SOQUEL CA 95073

140 Meadow Haven LN, Soquel CA 95073

PROJECT DESCRIPTION

Proposal to construct a single-story, two bedroom, two bathroom 1,199 square foot detached ADU with approximately 560 square feet exterior deck, approximately 54 linear foot debris flow protection wall, and approximately 56 linear foot landscape wall (see B-224964).

Requires an Environmental Setback Exception (Level 3) to reduce the setback from the right of way from 40 feet to 30 feet.

Property is bisected by Meadow Haven Lane, approximately 1,404 feet from the intersection of Meadow Haven Lane and Glen Haven Lane (138 Meadow Haven Lane, formerly known as 140 Meadow Haven Lane), in the Soquel Planning Area.

Directions to Property 138 Meadow Haven Lane, Soquel

Related Applications REV221201; REV221201

Primary Contact Valerie Hart Residential Design
3680 N. Rodeo Gulch Road
Soquel, CA 95073
(831)239-1609
valerie95062@yahoo.com
Contact Type: Designer

Owner FRIESELL JON H & DAWN MICHELLE
P O BOX 1902

APTOS, CA 95001

Additional Valerie Hart Residential Design
3680 N. Rodeo Gulch Rd.
Soquel, CA 95073

PARCEL CHARACTERISTICS

Zone District(s): RA
 General Plan Designation: R-M,R-R
 Planning Area: SOQUEL
 Urban Service Line: No
 Coastal Zone: No
 General Plan Resources & Constraints*:
 Assessor Land Use Code: 052-5-19.9 ACRE/RURAL
 District : SUPER-1
 Parcel Size**: 437,342.40 Square Feet (10.04 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
12/15/2022	Miscellaneous Level 3	ZM3		80098
12/19/2022	Records Management Fee	RMF	\$15.00	80098
12/19/2022	COB NOE Administrative Fee	COB	\$50.00	80098
12/19/2022	Initial Deposit Fee		\$2,000.00	80098
TOTAL FEES			\$2,065.00	

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: Alexandra Corvello
PLANNING DEPARTMENT
SUBMITTED AT: 701 OCEAN STREET