

NOTICE OF EXEMPTION

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
Email: state.clearinghouse@opr.ca.gov

FROM: City of Watsonville
Community Development Dept.
250 Main Street
Watsonville, CA 95076

Clerk of the Board
Santa Cruz County
701 Ocean Street, Room 500
Santa Cruz, CA 95060

FILE NO.: PP2018-257

Project Title: Riverside Drive Townhomes Project

Project Location - Specific: 230 East Riverside Drive

Project Location - City: Watsonville

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project: The project will allow (a) the subdivision of a 0.2± acre site into three residential lots, ranging in size from 1,456.7± to 1,740.5± square feet (sf), and one common area parcel 3,568.7± sf in size, and (b) the construction of three townhouse units on individual lots. The project includes site improvements, private and common areas, visitor parking, stormwater management, and landscaping.

Name of Public Agency Approving Project: City of Watsonville

Name of Person or Agency Carrying Out Project: Gordon K. Wong, GKW Architects

Exempt Status (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 Categorical Exemption. State type and section number: Class 3, 15 & 32, Section 15303, 15315 & 15332
 Statutory Exemptions. State code number: _____

Reasons why project is exempt: This qualifies for a Class 3, 15 and 32 Categorical Exemption per Sections 15303, 15315 and 15332 of the *State CEQA Guidelines* as it involves a minor land division, new construction of multi-family residential structure with fewer than six dwelling units, and constitutes in-fill development. The project would divide a 0.2± acre site at the corner of East Riverside Drive and White Street into three residential lots and a common area parcel to allow construction of three townhouse units in an existing urbanized area zoned for residential development. As such, the proposed project consists of the division of property into four or fewer parcels within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Lead Agency Contact Person: Justin Meek

Telephone: 831.768.3077

If filed by applicant:

1. Attach certified document of exemption finding.
 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Justin Meek **Date:** May 8, 2019

Title: Principle Planner, AICP

Signed by Lead Agency Signed by Applicant

Governor's Office of Planning & Research

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: MAY 10 2019

STATE CLEARINGHOUSE