

NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street, Room 12
Sacramento, CA 95814

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.: PP2019-183

Project Title: Dignity Health Medical Foundations Watsonville Renovation

Project Location - Specific: 575 Auto Center Drive

Project Location - City: Watsonville

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project: The proposed project involves the conversion of an existing 6,696± square-foot office building into a 6,876± square-foot medical office building for Dignity Health on a 0.92 acre site (APN 016-173-49). The project would remodel the interior of the building and construct one 180± square foot addition. The proposed new building area of 6,876± square feet increases the building floor area by two percent, resulting in a floor area ratio (FAR) of 0.17 for the site. Site improvements consist of a new accessible path of travel to the public right-of-way, new accessible ramp to the main entrance, landscape enhancements, and new monument sign.

Name of Public agency Approving Project: City of Watsonville

Name of Person or Agency Carrying Out Project: Dignity Health (Agent: Jack Paddon)

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: Classes 1 and 3; §§15301 & 15303
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: This project qualifies for a Class 1 and Class 3 Categorical Exemption from the provisions of CEQA, pursuant to Sections 15301 and 15303 of the *State CEQA Guidelines*. The project consists of interior and exterior modifications and a change of use zoned for such use. Interior alterations involve new partitions, plumbing and electrical conveyances. The proposed addition to construct a new vestibule entrance is less than 2,500 square-feet in floor area. The proposed medical office use is principally permitted in the underlying zoning district. In addition, the proposed use would not involve the use of significant amounts of hazardous materials.

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: 

Date: July 15, 2019

Title: Principal Planner

Signed by Lead Agency Signed by Applicant

Governor's Office of Planning & Research

JULY 15 2019

Date Received for filing at OPR: _____

STATE CLEARINGHOUSE

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