

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: 181044
Assessor Parcel Number: 038-216-19
Project Location: 347 Coates Drive

Project Description: Recognize construction of a pin-pile retaining wall for bluff stabilization and remodel of an existing dwelling, including addition of a rooftop deck.

Person or Agency Proposing Project: John Craycroft

Contact Phone Number: (831)427-3048

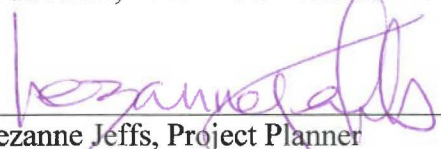
- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (15301)
Class 3 - New Construction or Conversion of Small Structures (15303)
Class 4 - Minor Alterations to Land (15304)

F. Reasons why the project is exempt:

Remodel of an existing single family dwelling, including additoin of a rooftop deck, in a residential zone district and construction of a pin-pile upper bluff stabilazion structure where the existing land surface will be retained or restored.

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



Lezanne Jeffs, Project Planner

Date: May 22, 2024



County of Santa Cruz Planning Division
701 Ocean Street 4th Floor, Santa Cruz, CA 95060
(831) 454-2260 | www.sccoplanning.com

181044

Development Permit Application

Application Date: 03/12/2018
Print Date: 05/23/2024
At Cost No: ACP 17617

Parcel No. 03821619
Address 347 COATES DR, APTOS CA 95003-4306

PROJECT DESCRIPTION

Proposal to recognize construction of a pin pile retaining wall along the rear property boundary adjacent to the coastal bluff, installed under Emergency Coastal Development Permit 231197, and to remodel an existing one-story single family dwelling including construction of a roof top deck. Requires a Minor Coastal Development Permit and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA). See related Soils and Geologic report review REV231053.

Property located on the south side of Coates Drive (347 Coates Drive) at about 300 feet southeast of the intersection with Beachgate Way in Seacliff.

Directions to Property Coates Dr. in Seacliff

Related Applications REV181032; REV231053; 231197

Primary Contact JOHN CRAYCROFF AND ASSOC.
455 HAPPY VALLEY WY
SANTA CRUZ, CA 95065
(831)427-3048
craycroftdesign@gmail.com
Contact Type: Applicant

Owner Whit and Keely Everett
3473 Springhill Rd.
Lafayette, CA 94549
(510)577-6777

Additional Whit Everett
3473 Springhill Rd.
Lafayette, CA 94549
(510)577-6777

PARCEL CHARACTERISTICS

Zone District(s): R-1-4
 General Plan Designation: R-UM
 Planning Area: APTOS
 Urban Service Line: Yes
 Coastal Zone: Yes
 General Plan Resources & Constraints*: SCENIC
 Assessor Land Use Code: 020-SINGLE RESIDENCE
 District: SUPER-2
 Parcel Size**: 3,310.56 Square Feet (0.08 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
03/06/2018	Coastal Zone Permit - Level 5	CZB		50119
03/06/2018	Environmental Resource-Other Review	EC8		50119
03/12/2018	Records Management Fee	RMF	\$15.00	45437
03/12/2018	COB NOE Administrative Fee	COB	\$50.00	45437
11/19/2018	DPW Zone6 PlnChk New_Rep SFD Typical	W63	\$1,030.00	50119
03/12/2018	Initial Deposit Fee		\$8,100.00	45437
TOTAL FEES			\$9,195.00	

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: Nathan MacBeth
PLANNING DIVISION
SUBMITTED AT: 701 OCEAN STREET