

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: 241110

Assessor Parcel Number: 033-162-31

Project Location: 4315 Opal Cliff Drive, Santa Cruz CA 95062

Project Description: Operate a new three-bedroom residential vacation rental

Person or Agency Proposing Project: Phil & Karen Peterson

Contact Phone Number: (626) 241-0027

- 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.



John Hunter, Project Planner

Date: 5/28/2024_____



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

241110

Development Permit Application

Application Date: 04/09/2024
Print Date: 05/28/2024
At Cost No: ACP 19182

Parcel No. 03316231
Address 4315 OPAL CLIFF DR, SANTA CRUZ CA 95062

PROJECT DESCRIPTION

Permit to operate a new three-bedroom residential vacation rental. Requires a vacation rental permit.
Property is located at 4315 Opal Cliff Drive, Santa Cruz CA 95062.

Directions to Property Property is located on the north side of Opal Cliff Drive approximately 730 feet west of the intersection of Opal Cliff Drive and Court Drive (4315 Opal Cliff Drive) in Santa Cruz.

Related Applications None

Primary Contact MORENO VALLEY INVESTMENT CO
1101 Atchison Street
Pasadena, CA 91104
(626)241-0027
philp1965@yahoo.com
Contact Type: Owner

Additional Moreno Valley Investment Co.
1101 Atchison St.
Pasadena, CA 91104
(626)241-0027
philp1965@yahoo.com

PARCEL CHARACTERISTICS

Zone District(s): R-1-5
General Plan Designation: R-UM
Planning Area: LIVE OAK
Urban Service Line: Yes
Coastal Zone: Yes
General Plan Resources & Constraints*: Biotic Resources
Assessor Land Use Code: 020-SINGLE RESIDENCE
District: SUPER-1
Parcel Size**: 5,749.92 Square Feet (0.13 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
03/13/2024	Vacation Rental Permit	ZVR		92328
04/09/2024	Records Management Fee	RMF	\$15.00	92328
04/09/2024	COB NOE Administrative Fee	COB	\$50.00	92328
04/09/2024	Initial Deposit Fee		\$2,500.00	92328

TOTAL FEES \$2,565.00

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: John Hunter
 PLANNING DIVISION
 SUBMITTED AT: 701 OCEAN STREET