

**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: 201399  
Assessor Parcel Number: 059-111-01  
Project Location: 6005 Laguna Road, Santa Cruz

**Project Description: Proposal to recognize the unpermitted reconstruction of an existing single-family dwelling**

**Person or Agency Proposing Project: Toruan McKinney**

**Contact Phone Number: 530-412-0375**

- 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:**

Construction of a single family dwelling in an area designated for residential uses.

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

  
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Evan Ditmars, Project Planner

Date: 5/31/24



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

201399

## ***Development Permit Application***

**Application Date:** 12/14/2020  
**Print Date:** 05/29/2024  
**At Cost No:** ACP 18146

**Parcel No.** 05911101  
**Address** 5199 COAST RD, DAVENPORT CA 95017

6005 LAGUNA RD, SANTA CRUZ CA 95060

### **PROJECT DESCRIPTION**

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Proposal to recognize the unpermitted reconstruction of an existing non-conforming single-family dwelling, and to authorize the structure to be elevated for flood protection purposes. Project would result in a two-story structure with a two-car garage and 450 square foot workshop on the first floor, 1,242 square feet of conditioned living space on the second floor, and an attic.

Project requires a Coastal Development Permit, a Variance to reduce the front yard setback from 40-feet to 6-feet, a Variance to reduce the rear yard from 20-feet to 3-feet, a Variance to reduce the east side yard from 20-feet to 2-feet, and a Variance to exceed to 28-foot height limit for a maximum height of 33-feet, a Soils Report Review (REV231220), a Hydrology Report review (REV231219), and an Archaeological Report Review (REV231218). Property is located about six hundred feet from the intersection of the southern end of Laguna Road and Highway 1 (6005 Laguna Rd.)

**Directions to Property** Hwy 1 to Laguna Rd (6005 Laguna Rd).

**Related Applications** REV231218; REV231218; REV231219; REV231219; REV231220; REV231220

**Primary Contact** MCKINNEY TORAUN  
6025 LAGUNA RD

SANTA CRUZ, CA 95060  
Contact Type: Owner

**Owner** FITZDOON FUTURES  
849 ALMAR AVE STE 146

SANTA CRUZ, CA 95060

**Additional** Toraun McKinney  
6005 Laguna Rd.  
Santa Cruz, CA 95065  
(530)412-0375  
toraun@gmail.com

## PARCEL CHARACTERISTICS

Zone District(s): RA  
General Plan Designation: AG  
Planning Area: BONNY DOON  
Urban Service Line: No  
Coastal Zone: Yes  
General Plan Resources & Constraints\*: SCENIC, Fema Flood Zones, LD Watersheds, Biotic Resources, Grass Lands  
Assessor Land Use Code: 020-SINGLE RESIDENCE  
District: SUPER-3  
Parcel Size\*\*: 25,439.04 Square Feet (0.58 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
12/10/2020	Coastal Zone Permit - Level 5	CZB		62955
12/10/2020	Admin Site DevPermit NonConform Use	ASN		62955
12/10/2020	Environmental Resource-Other Review	EC8		62955
12/14/2020	Records Management Fee	RMF	\$15.00	62955
12/14/2020	COB NOE Administrative Fee	COB	\$50.00	62955
12/14/2020	County Fire Disc Appl Review	FAR	\$115.00	62955
12/14/2020	Application Intake Minor	INA	\$179.00	62955
12/14/2020	EH Minor Development Review	HDS	\$674.00	62955
12/14/2020	DPW Zone5 PlnChk New_Rep SFD Typical	W53	\$1,110.00	62955
12/14/2020	Initial Deposit Fee		\$7,600.00	62955
<b>TOTAL FEES</b>			<b>\$9,743.00</b>	

## 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

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SIGNATURE OF PROPERTY OWNER/OWNER'S AGENT

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APPLICATION TAKEN BY: Michael Lam  
PLANNING DIVISION  
SUBMITTED AT: 701 OCEAN STREET