



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

241211

Development Permit Application

Application Date: 05/20/2024
Print Date: 09/13/2024
At Cost No: ACP 19246

Parcel No. 10621126

Address 601 OLD HAZEL DELL RD, WATSONVILLE CA 95076-8673

ASSOCIATED PARCEL(S)

Parcel No.:	Address:
10621127	186 RAPTOR RD, WATSONVILLE CA

PROJECT DESCRIPTION

Proposal to transfer 14.85 acres from APN: 106-211-26 to APN: 106-211-27, resulting in two parcels of 32.37 acres and 32.84 acres, respectively.

Requires a Lot Line Adjustment.

Properties are located on the southwestern side of Old Hazel Dell Road (601 Old Hazel Dell Road), approximately 1.0-mile northwest of the intersection of Hazel Dell Road and Old Hazel Dell Road in Watsonville.

Directions to Property Mt. Madonna Rd., to Hazel Dell Rd., to Old Hazel Dell Rd., in Watsonville.

Related Applications None

Primary Contact Robert Hartmann
335 Via Concha
Aptos, CA 95003
(831)588-2851
aptosian@gmail.com
Contact Type: Owner

Additional Robert Hartmann
335 Via Concha
Aptos, CA 95003
(831)588-2851
aptosian@gmail.com

PARCEL CHARACTERISTICS

Zone District(s): A-P
 General Plan Designation: AG
 Planning Area: EUREKA CANYON
 Urban Service Line: No
 Coastal Zone: No
 General Plan Resources & Constraints*: Biotic Resources
 Assessor Land Use Code: 063-HOMESITE/20-49.9 ACRES
 District : Supervisorial District 4
 Parcel Size**: 2,056,903.20 Square Feet (47.22 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.

ASSOCIATED PARCEL: 10621127

Parcel 10621127
 186 RAPTOR RD, WATSONVILLE CA

Owner HARTMANN ROBERT J
 335 VIA CONCHA, , APTOS, CA 95003

PARCEL CHARACTERISTICS: 10621127

Zone District(s): A
 General Plan Designation: AG
 Planning Area: EUREKA CANYON
 Urban Service Line: No
 Coastal Zone: No
 General Plan Resources & Constraints*:
 Assessor Land Use Code: 062-HOMESITE/5-19.9 ACRE
 District : Supervisorial District 4
 Parcel Size**: 739,169.64 Square Feet (16.97 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
05/20/2024	Lot Line Adjustment-Minor	LBA		93401
05/20/2024	Records Management Fee	RMF	\$15.00	93401
05/20/2024	COB NOE Administrative Fee	COB	\$50.00	93401
05/20/2024	Application Intake Minor	INA	\$179.00	93401
05/20/2024	EH Minor Development Review	HDS	\$674.00	93401
05/20/2024	Initial Deposit Fee		\$2,000.00	93401
TOTAL FEES			\$2,918.00	

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: Michael Lam
PLANNING DIVISION
SUBMITTED AT: 701 OCEAN STREET

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: 241211

Assessor Parcel Number: 106-211-26 & -27

Project Location: 601 Old Hazel Dell Road, Watsonville 95076

Project Description: Minor Lot Line Adjustment

Person or Agency Proposing Project: Robert Hartmann

Contact Phone Number: (831) 588-2851

- 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 5 - Minor Alterations in Land Use Limitations (Section 15305)

F. Reasons why the project is exempt:

Minor Lot Line Adjustment, between 4 or fewer parcels, which does not result in the creation of additional building sites.

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

Michael Lam
Michael Lam, Project Planner

Date: September 13, 2024