



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
PLANNING (831) 454-2580 PUBLIC WORKS (831) 454-2160
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NOTICE OF EXEMPTION

To: Clerk of the Board
701 Ocean Street, Room 500
Santa Cruz, CA 95060

Project Name: Ordinance implementing Senate Bill 9, allowing two-unit residential developments and urban lot splits.

Project Location: Unincorporated area of the Santa Cruz County, wholly within the Census Urban Area

Assessor Parcel No.: N/A

Project Applicant: County of Santa Cruz

Project Description: Ordinance allowing two-unit residential developments and urban lot splits within unincorporated lands wholly within the Census Urban Area. Allows property owners within a single-family residential zone to ministerially build two units and/or to subdivide a lot into two parcels, for a total of four units. This ordinance applies to all single-family (R-1, RB, RA, and RR) residential zoned properties and special use (SU) with a General Plan residential land use classification within a Census urban area with several key exceptions such as environmentally sensitive areas, environmental hazard areas if mitigations are not possible, historic properties and districts, demolition requirements, properties where the Ellis Act has been used in the past 15 years, and no properties with short-term rentals.

Agency Approving Project: County of Santa Cruz

County Contact: Mark Connolly, Principal Planner

Telephone No. 831-454-2682

Date Completed: 12/18/2024

This is to advise that the County of Santa Cruz has found the project to be exempt from CEQA under the following criteria:

Exempt status: *(check one)*

- The proposed activity is not a project under CEQA Guidelines Section 15378.
- The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- The proposed activity is exempt from CEQA as specified under CEQA Guidelines Section 15061(b)(3).
- Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
Specify type: CEQA Guidelines Section 15282(h) as set forth in Public Resources Code Section 21080.17
- Categorical Exemption**

Reasons why the project is exempt:

The adoption of the ordinance approving the Zoning Code amendments necessary to implement Senate Bill 9 is statutorily exempt from CEQA pursuant to Government Code §65852.21(j) and §66411.7(n) which state that the adoption of an ordinance by a city or county implementing the provisions of Government Code §§ 65852.21 and 66411.7 and regulating urban lot splits and two-unit residential developments is statutorily exempt from the requirements of CEQA. In addition, the ordinance provides for regulations that protect against the environmental

impacts, as noted in the Project Description. With the regulations in place, there is no reasonably foreseeable significant impact on the environment and is therefore exempt from CEQA as specified under CEQA Guidelines Section 15061(b)(3). On a project-by-project basis, each project under this ordinance will be exempt from CEQA as all ministerial projects are.

DocuSigned by:
Signature: Mark Connolly Date: 12/18/2024 Title: Principal Planner
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THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 12/20 2024
AND ENDING 1/25 2025