

NOTICE OF EXEMPTION

TO: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 Email: state.clearinghouse@opr.ca.gov

FROM: City of Watsonville
 Community Development Dept.
 250 Main Street
 Watsonville, CA 95076

Clerk of the Board
 Santa Cruz County
 701 Ocean Street, Room 520
 Santa Cruz, CA 95060

FILE NO.: PP2019-181

Project Title: Dialysis Clinic Project

Project Location - Specific: 5 Nielson Street and 58 Hangar Way

Project Location - City: Watsonville

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project: The project will allow the construction of a 11,424± square-foot medical office building on a 1.01± acre site. The project site is currently vacant. The project includes site improvements, visitor and employee parking, stormwater management facilities (e.g., vegetative swales), and landscaping. Project entitlements include a General Plan Map Amendment of the site from Industrial to Public/Quasi-Public, a Zoning Map Amendment of the site from Industrial Park (IP) to Institutional (N), a Lot Consolidation to combine the two subject parcels into one, and a Special Use Permit with Design Review to allow construction of the proposed medical office building.

Name of Public Agency Approving Project: City of Watsonville

Name of Person or Agency Carrying Out Project: David Kim, Meridian Property Ventures II, LLC

Exempt Status (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 Categorical Exemption. State type and section number: General Rule, class 3 & 5; §15061(b), 15303 & 15305
 Statutory Exemptions. State code number: _____

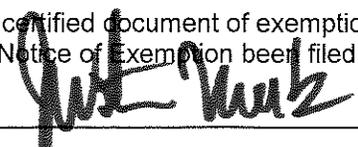
Reasons why project is exempt: The proposed project is exempt from California Environmental Quality Act (CEQA), in that the action is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the proposed project would have a significant effect on the environment. *CEQA Guidelines § 15061(b)(3)*. In addition, this project qualifies for a Class 3 and Class 5 Categorical Exemption, pursuant to Sections 15303 and 15305 of the *State CEQA Guidelines*. Section 15303 allows new construction or conversion of small structures as the site is in an urbanized area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Section 15305 allows minor alterations in land use limitations, such as lot line adjustments and lot consolidations, because they do not result in the creation of a new parcel which could increase density.

Lead Agency Contact Person: Justin Meek

Telephone: 831.768.3077

If filed by applicant:

1. Attach certified document of exemption finding.
 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 

Date: September 11, 2019

Title: Principle Planner, AICP

Signed by Lead Agency

Signed by Applicant

Governor's Office of Planning & Research

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: **SEP 16 2019**

STATE CLEARINGHOUSE