

NOTICE OF EXEMPTION

2020040275

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.: PP2020-27

Project Title: Tentative Parcel Map (PP2020-27)

Project Location - Specific: 69-79 Lee Road

Project Location - City: Watsonville

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project: The proposed tentative parcel map to create two parcels for APN: 018-302-06 is based on an approved hotel, restaurant, retail and service station project located at 69-79 Lee Road (APN: 018-302-06). The tentative parcel map would accommodate the project in compliance with the City's Subdivision Ordinance. In addition, the tentative parcel map involves the establishment of a fire access easement.

Name of Public agency Approving Project: City of Watsonville

Name of Person or Agency Carrying Out Project: J & H Retail (Agent: Jagjit Tut)

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: Class 15, 15315
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: This project is eligible for a Class 15 Categorical Exemption per Section 15315 of the State CEQA Guidelines as it involves a minor land division. Section 15315 exempts tentative parcel maps provided certain criteria are met. This project meets all of the criteria with no exceptions being required since the property is zoned for commercial use, the proposed subdivision is for four or fewer parcels, and the subdivision is in conformance with the General Plan and zoning requirements. No variances or exception are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope great than 20 percent.

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: Justin Meek Date: April 21, 2020

Title: Principal Planner, AICP

- Signed by Lead Agency
- Signed by Applicant

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: _____

Governor's Office of Planning & Research

APR 22 2020

STATE CLEARINGHOUSE