

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: 231323

Assessor Parcel Number: 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, 088-241-25

Project Location: Parcels are located within, and adjacent to, the Las Cumbres Subdivision, which is accessed via Highway 35/Skyline Boulevard and Las Cumbres Road.

Project Description: Proposal to amend the Open Space Contract adopted under the Las Cumbres Planned Unit Development (4286-U), to add six undeveloped parcels (APN's 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, 088-241-25) totaling approximately 51 acres, and to rezone those parcels to include the Open Space Easement combining district Zoning overlay.

Person or Agency Proposing Project: Las Cumbres Homeowners Association-Arnie Wernick

Contact Phone Number: 408-838-7718

- 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.
E. ☒ **Categorical Exemption**

Specify type: Class 17 (Section 15317)-Open Space Contract or Easements; Section 15183

F. Reasons why the project is exempt:

Open space contracts and easements are categorically exempt under Section 15317 of the California Environmental Quality Act (CEQA) Guidelines.

Section 15183 of the CEQA Guidelines mandates projects aligning with the development density defined by existing zoning, community plans, or general plan policies—provided an Environmental Impact Report (EIR) has been certified—do not necessitate further environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. According to Santa Cruz County Code 13.10.462, parcels under open space contracts must be zoned within the Open Space Combining District. Given that this rezoning is mandated by County Code, which has undergone environmental review, and that the project complies with the development density established by existing policies, the rezoning is exempt from additional environmental review. In addition, none of the conditions described in Section 15300.2 apply to this project.

Evan Ditmars, Project Planner

Date: _____