

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Public Resources Code, Section 21159.25, relating to environmental quality (AB 1804), for the reason(s) which have been specified in this document.

Application Number: 181579
Assessor Parcel Number: 026-741-12, 13, 14 & 15
Project Location: 1412, 1438, 1500 & 1514 Capitola Road, Santa Cruz

Project Description: Construct a mixed-use development consisting of a two-story commercial building and four three-story residential buildings containing 56 affordable residential apartments, a manager's unit and a community center.

Person or Agency Proposing Project: MidPen Housing

Contact Phone Number: (831) 707-2134

- 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 - Exemption for Multi-Family and Mixed-Use Housing Projects (Public Resources Code, Section 21159.25, relating to environmental quality [AB 1804]).
- E. **Categorical Exemption**

F. Reasons why the project is exempt:

Construction of a mixed-use housing project on a less than 5-acres site located within an unincorporated area of Santa Cruz County that is substantially surrounded by qualified urban uses and where all public utilities are available. The project is consistent with the current General Plan and the applicable zoning designation and regulations and will consist of a mix of multi-family and commercial uses where at least two-thirds of the square footage of the development will be designated for residential use and where the density of the project will exceed the average density of adjoining residential properties. No significant effects relating to traffic, noise, air quality, greenhouse gas emissions would result from project implementation and the project site has no value as habitat for endangered, rare or threatened species.

In addition, none of the conditions described in Section 21159.25(c) apply to this project.

Lezanne Jeffs, Project Planner

Date: _____