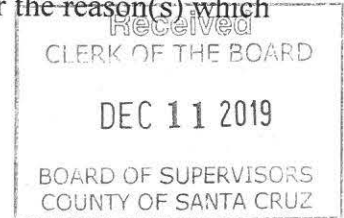


NOTICE OF EXEMPTION

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.

Project Title: Pleasure Point Plaza
Application Number: 181263
Assessor Parcel Number: 032-051-36
Project Location: 3911 Portola Drive, Santa Cruz



Project Description: Construct a 31,560 square foot two and three-story mixed-use building containing five retail spaces and 33 residential apartments (subject to a residential density bonus) and two one-story residential carports.

Person or Agency Proposing Project: Abbas Haghshenas

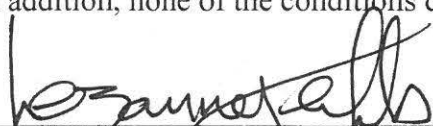
Contact Phone Number: (408) 364-0888

- 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: December 10, 2019

Governor's Office of Planning & Research

DEC 11 2019

STATE CLEARINGHOUSE

EXHIBIT A