

040-24
CDFW# 44-02122024-044

CITY OF SANTA CRUZ
Notice of Exemption

To: Clerk of the Board
County of Santa Cruz
Governmental Center
701 Ocean Street
Santa Cruz, CA 95060

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Brittany Whitehill, Senior Planner
City of Santa Cruz, Planning and Community Development Department
809 Center Street, Room 101, Santa Cruz, CA 95060

Project Address: 136 River Street

Assessor's Parcel No.: 008-311-06 and -07

Project Location: City of: Santa Cruz – see Figure 1. **County of:** Santa Cruz

Project Description: The project proposes to demolish the existing commercial building and combine the two contiguous lots. The project will construct a six-story, 51,089 square foot mixed-use building consisting of a 51- unit, 100% affordable apartment complex with one 1,970 square foot commercial tenant space on the ground floor. The development will provide 23 one-bedroom units, 15 two-bedroom units, and 13 three-bedroom units.

Name of Person or Agency Carrying Out Project: Jim Rendler, 136 River Partners, LLC

Name of Public Agency Approving Project: City of Santa Cruz

Exempt Status: (check one)

- Ministerial Project (Section 21080(b)(1); 15268).
- Statutory Exemption (Code/Section 21083.3).
- Categorically Exempt (Section 15305 and Section 15332).
- Declared Emergency (Section 21080(b)(3); 15269(a)).
- Emergency Project (Section 21080(b)(4); 15269(b)(c)).
- The project clearly will not have a significant effect on the environment (15061(b)(3)).

Reasons why project is exempt: The project qualifies for Categorical Exemptions under CEQA guidelines Section 15332, Class 32 for an infill development project. It is consistent with the General Plan and is also consistent with zoning regulations except as modified by State Density Bonus Law. The project site is less than five acres in size and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species as it does not contain any natural open space and is not mapped for sensitive habitat under the general plan. The project would not result in significant effects related to traffic, noise, air quality, or water quality, and the site is within the urban services area and will be served by all utilities and public services. None of the exceptions to the exemptions under Section 15300.2 apply to the project in that the

project is not part of a larger project that could result in a cumulative impact, there are no unusual circumstances associated with the project or subject parcel, the project will not result in damage to resources associated with an officially designated scenic highway, the project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code related to Hazardous Waste Sites, and the project will not result in substantial adverse changes in the significance of a historical resource site in that there are no known historic resources on the property. The site is in an area mapped as sensitive for archaeological resources; however, an archaeological report prepared by SWCA did not uncover intact resources and recommended archaeological and tribal monitors to observe all ground disturbance work, and that work be stopped, and appropriate authorities be notified if archeological resources or human remains are inadvertently discovered during construction activities. These recommendations are consistent with commonly applied conditions of approval for projects of this scale in archeologically sensitive locations.

Lead Agency

Contact Person: Brittany Whitehill

Phone: (831) 420-5134

Department: Planning & Community Development

Address: 809 Center Street, Room 101
Santa Cruz, CA 95060

Signature: _____



Date: February 5, 2024

- Signed by Lead Agency
- Signed by Applicant

Title: Senior Planner

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

Date Received for filing at County Clerk: _____

Date Received for filing at OPR: