

Notice of Exemption

Appendix E

116-25

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Cruz

Governmental Center

701 Ocean St, Santa Cruz, CA 95060

From: (Public Agency): City of Santa Cruz
Planning Dept., 809 Center St, Room 101
Santa Cruz, CA 95060

(Address)

Project Title: 1811, 1815, 1819 Mission St

Project Applicant: Workbench

Project Location - Specific:

1811, 1815, 1819 Mission St

Project Location - City: Santa Cruz

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of a residential demolition authorization permit, lot line adjustment, design permit, and density bonus request to demolish three residential dwelling units, combine three lots into one lot, and construct a 67-unit six-story mixed-use development consisting of ground floor commercial space. The project includes a density bonus request pursuant to California Government Code sections 65915-65918, and the applicant requested the granting of eleven waivers and two incentive/concessions pursuant to provisions of state and local regulations.

Name of Public Agency Approving Project: City of Santa Cruz

Name of Person or Agency Carrying Out Project: Stanford@Water Development LLC

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: Section 15305, Class 5; Section 15332, Class 32, Infill Development Projects

☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The lot line adjustment associated with the project qualifies for a Class 5 categorical exemption from CEQA for minor alterations to land use limitations pursuant to CEQA Guidelines Section 15305. The proposed project complies with all of the foregoing criteria and demonstrates eligibility for a Class 32 Categorical Exemption as afforded by CEQA. The application exhibits consistency with General Plan and zoning designations, policies, and regulations, with a project site comprising 14,681 square feet (34 acres) in size, below the maximum threshold of five (5) acres, located within city limits and surrounded by existing residential and commercial urban uses. As a previously-developed urban infill site, the subject lot holds no value as habitat for endangered, rare, or threatened species, with none known to exist on the site; development of the project would not result in any significant impact relating to traffic, noise, air quality or water quality as supported by the submitted information, and the site can be adequately served by all required utilities and public services. Therefore, the proposal qualifies for the Categorical Exemption found in CEQA Guidelines Section 15332, Infill exemption. 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.

Lead Agency

Contact Person: Rina Zhou

Area Code/Telephone/Extension: 831-420-5104

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:



Date: September 9, 2025

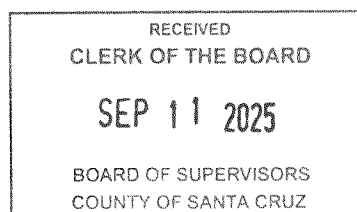
Title: Senior Planner

☒ 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:

THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 9/11/2025
AND ENDING 10/14/2025



Revised 2011