

NOTICE OF EXEMPTION

032-26

To: File

From: City of Capitola
Community Development Department
420 Capitola Avenue
Capitola, CA 95010

Project Title: Capitola Mall Zoning Code and General Plan Amendments

Project Address: Citywide **Assessor's Parcel No.:** _____

Project Location: **City of:** Capitola **County of:** Santa Cruz

Project Description: Zoning Code and General Plan Land Use Element amendments to implement Housing Element programs to facilitate housing production on the Capitola Mall property.

Project Applicant: N/A

Lead Agency: City of Capitola

The project is exempt as follows:

- Statutorily exempt (PRC 21080.85).
- No physical change in the environment (CEQA Guidelines 15060(c)(2))
- No significant effect on the environment (CEQA Guidelines 15061(b)(3))

Reasons why project is exempt:

The Capitola Mall Zoning Code Amendments is a rezoning to implement the certified Housing Element and is statutorily exempt under PRC Section 21080.85. The General Plan Land Use Element Amendment is needed for Housing Element consistency and was analyzed and considered as part of the City's adoption of the Addendum to the General Plan EIR for the Housing Element. The Zoning Code Amendments that apply objective design standards in the MU-V and I zoning districts are exempt pursuant to CEQA Guidelines Sections 15060(c)(2) as these amendments regulate the design and form of development and do not change the allowed land uses or density/intensity of land uses already permitted in these zoning districts.

Lead Agency Contact Person: Katie Herlihy **Phone:** (831) 475-7300

Department: Community Development **Address:** 420 Capitola Avenue, Capitola, CA 95010

If filed by applicant:

1. Attached certified document of exemption finding.
 2. Has a notice of exemption been filed by the public agency approving the project? Yes No _____
- Filer's Signature:  Title: CED

Signed by Lead Agency
 Signed by Applicant

THIS NOTICE HAS BEEN POSTED AT THE CLERK
 OF THE BOARD OF SUPERVISORS OFFICE FOR A
 PERIOD COMMENCING 04/15/2026
 AND ENDING 05/20/2026