

# Notice of Exemption

# Appendix E

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

County Clerk  
 County of: Santa Cruz  
 701 Ocean Street  
 Santa Cruz, CA 95060

**From:** (Public Agency): City of Santa Cruz  
 809 Center Street, Room 108  
 Santa Cruz, CA 95060

(Address)

Project Title: 2020 N. Pacific Avenue

Project Applicant: Workbench, c/o Clay Toombs

Project Location - Specific:  
2020 North Pacific Avenue, 113-115 Knight Street

Project Location - City: Santa Cruz Project Location - County: Santa Cruz

**Description of Nature, Purpose and Beneficiaries of Project:**

The project comprises redevelopment of 2020 North Pacific Avenue and 113-115 Knight Street, including construction of a new, eight-story 169,791 square-foot mixed-use project including 178 residential units, approximately 2,727 square feet of commercial/residential amenity space, and 100 parking spaces on the approximately 0.64-acre project site located in the CBD/FP-O (Central Business District/Floodplain Overlay) zone district and the North Pacific subarea of the Downtown Plan. On June 5, 2025, the City of Santa Cruz Planning Commission approved a Nonresidential Demolition Authorization Permit, Administrative Use Permit, Design Permit, Boundary/lot-Line Adjustment, Density Bonus Request, and Heritage Tree Removal Permit, granting entitlement of the project with conditions of approval included. The development includes a Density Bonus request pursuant to Government Code Sections 65915 – 65918, including seven waivers and two incentives/concessions.

Name of Public Agency Approving Project: City of Santa Cruz

Name of Person or Agency Carrying Out Project: Workbench

**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:** Government Code Section 15332 (Class 32, Infill Development Projects)
- Statutory Exemptions. State code number:** \_\_\_\_\_

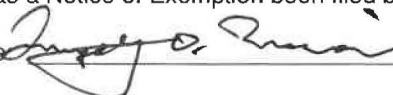
**Reasons why project is exempt:**

The City documents that the project qualifies for the Categorical Exemption found in CEQA Guidelines section 15332, the infill exemption. The approximately 0.64-acre site is situated within city limits, totals less than five acres in size, and is surrounded by urban residential and commercial development. As a previously-developed urban infill site, 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 proposed project is not expected to result in significant impacts relating to traffic, noise, air quality or water quality. The subject site can be adequately served by all required utilities and public services, as existing utility infrastructure currently serves the project area and is sized sufficiently to accommodate the proposed use. The cultural resources investigation conducted for the project did not identify cultural resources, and the project would thus not affect an historic resource. 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 an historical resource site.

Lead Agency Contact Person: Timothy Maier Area Code/Telephone/Extension: 831-420-5129

**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: 6/9/25 Title: Senior Planner

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.      Date Received for filing at OPR: \_\_\_\_\_  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

