

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County CDI-Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 241320

Assessor Parcel Number: 025-351-19

Project Location: Property located on the northeast corner of the intersection of Soquel Drive and Thurber Lane in the Live Oak Planning Area (no situs).

Project Description: Proposal to construct a 100 percent affordable rental housing development. Project consists of construction of five individual structures with heights ranging from 38 feet to 69 feet containing 173 residential units and service amenities (e.g. fitness room, maintenance room, breakroom, management/resident services/leasing office, club room, and laundry room). Project includes construction of approximately 1,800 square feet of ground floor neighborhood commercial space at the corner of Soquel Drive and Thurber Lane, outdoor common area with tot lot, avoidance and potential restoration of riparian woodland, several parking areas containing a total of 257 parking spaces, drainage improvements, right of way improvements along Soquel Drive and Thurber Lane, removal of 13 trees, and installation of associated site improvements.

Person or Agency Proposing Project: Anton-Thurber LLC, attn Trisha Malone

Contact Email: tmalone@antondev.com

- 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 (CEQA Guidelines Section 15260 to 15285).
- E. **Categorical Exemption**
- F. **Reasons why the project is exempt:**

The County's Sustainability Policy and Regulatory Update (comprehensive update to the County's General Plan/Local Coastal Program [LCP]) EIR has adequately addressed potential environmental impacts associated with the development of the project site. Site-specific impacts have been analyzed and determined to be less than significant due to substantial mitigation resulting from General Plan/LCP policies, zoning regulations and/or development standards that are uniformly applied to development projects throughout the County. Pursuant to Public Resources Code section

21083.3 and State CEQA Guidelines section 15183, no further environmental analysis is required. See Environmental Checklist for supportive analysis on file with the Department.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Nathan MacBeth
Nathan MacBeth, Project Planner

Date: 09/24/25