

To: Office of Planning and Research
 PO Box 3044
 1400 Tenth Street, Room 113
 Sacramento, CA 95812-3044

From: California Energy Commission
 1516 Ninth Street, MS-48
 Sacramento, CA 95814

Project Applicant: Electric Power Research Institute, Inc.

Project Title: Net Positive Resilient All-Electric Affordable Housing at Pacific Station North Transit Center in Downtown Santa Cruz

Project Location – Specific: 902 Pacific Avenue

Project Location – City: Santa Cruz 95060 **Project Location – County:** Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project:

Pacific Station North is designed to push the envelope and will set a new regional standard for sustainable development on the Central Coast. The seven-story building, with 94 centrally located affordable apartment units, mixed office, and retail commercial, as well as public spaces and a new state of the art METRO transit hub, will be the focal heart of a once in a generation transformation of Downtown Santa Cruz. Redevelopment of the regional bus transit complex (Pacific Station) will revitalize a long-depressed area linking Downtown with the Beach Area tourism district and will co-locate disadvantaged and at-risk residents in a highly walkable, transit connected, amenity and jobs rich area. The Project's baseline design already exceeds code requirements and contemporary construction practices, with LEED Platinum, Net Zero Energy mixed-use affordable housing, and will be the first of its kind multifamily housing project in the Central Coast to use mass timber construction methods. These features comprise a holistic decarbonization approach reducing operational, embodied, and transportation emissions by design. If awarded, the proposed Project will allow the team to further enhance its sustainability, efficiency, and resilience features. The Project team will evaluate the financial feasibility and benefits of various emerging technologies that are used for the envelope, HVAC, water heating, lighting, plug loads, solar, laundry and commercial space and resiliency strategies, to create a design that will be replicable, scalable and marketable statewide - reducing risks to adopting these new technologies and creating a model to follow to reduce barriers to adopting advanced mixed-use buildings.

Name of Public Agency Approving Project: California Energy Commission

Name of Person or Agency Carrying Out Project: Electric Power Research Institute, Inc.

Exempt Status: *(check one)*

- Ministerial Exemption (Pub. Resources Code § 21080(b)(1); Cal. Code Regs., tit. 14, § 15268);
- Declared Emergency (Pub. Resources Code § 21080(b)(3); Cal. Code Regs., tit. 14, § 15269(a));
- Emergency Project (Pub. Resources Code § 21080(b)(4); Cal. Code Regs., tit. 14, § 15269(b)(c));
- Categorical Exemption. State type and section number

- Statutory Exemptions. State code number.
- Common Sense Exemption. (Cal. Code Regs., tit. 14, §15061(b)(3))

Reasons why project is exempt:

This project will be the design of a mixed-use development. This will include economic analysis, conceptual drawings, performance modeling, and construction feasibility analysis. No construction or changes to the physical environment will occur during this project. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Lead Agency

Contact Person: Molly O'Hagan **Area code/Telephone/Ext:** 916-776-0799

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: Molly O'Hagan **Date:** 5/7/22 **Title:** ECS I

Signed by Responsible Agency

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____