

Notice of Exemption

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044
 County Clerk, County of _____

From: University of California
Physical & Environmental Planning
1111 Franklin Street, 7th Floor
Oakland, California 94607-5200

Project Title: Master Residential Lease of the Delaware Addition Apartment Project

Project Location: 2120 Delaware Avenue, Santa Cruz

Project Location – City: Santa Cruz

Project Location – County: Santa Cruz

Description of Nature, Purpose, and Beneficiaries of Project (Project Description): The University seeks to approve a residential master lease of a mixed-use apartment complex in a 20-acre master planned community known as the Delaware Addition Apartment Project, which is fully entitled with the City of Santa Cruz.

Name of Public Agency Approving Project: University of California

Name of Person or Agency Carrying Out Project: Redtree Partners LP, Palisade Builders, Inc., RTP-Delaware Avenue 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 (15301)
- Statutory Exemptions. State code number:
- Common Sense Exemption (Sec. 15061(b)(3)).

Reason Why Project is Exempt: The Project was previously entitled under the jurisdiction of the City of Santa Cruz and the environmental effects of construction and operation of the project have already been evaluated pursuant to CEQA. The proposed lease agreement would not result in substantial changes in the project as previously entitled by the City and none of the circumstances that would trigger subsequent or supplemental environmental review under Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 or 15163 have occurred or are present. Any future building permits issued by the City of Santa Cruz are ministerial, and not discretionary actions as defined by CEQA and therefore not subject to additional environmental review. On a separate and independent basis, the project is categorically exempt under CEQA Guidelines Section 15301 (Class 1, Existing Facilities), because it involves the lease of buildings previously entitled under the jurisdiction of the City of Santa Cruz with no expansion of use beyond the permitted conditions; none of the exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Ha Ly
Area Code/Telephone/Extension: (510) 987-9146

Signature: Ha Ly
Ha Ly

Title: Associate Director, Physical and Environmental Planning

Date: July 12, 2023

- Signed by Lead Agency
- Signed by Applicant