

## 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

From: (Public Agency): City of Scotts Valley  
1 Civic Center Drive  
Scotts Valley, California 95066

(Address)

RECEIVED  
CLERK OF THE BOARD

DEC 12 2025

BOARD OF SUPERVISORS  
COUNTY OF SANTA CRUZ

Project Title: Pinnacle Pass Apartments Project

Project Applicant: CRP Affordable Housing and Community Development

Project Location - Specific:

75 Mount Hermon Road

Project Location - City: Scotts Valley

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project:

The Project proposes the demolition of all existing structures on the property and the construction of a new three-story 100% affordable apartment complex with 40 housing units that will be deed-restricted to limit rents to affordable levels. Of the 40 units, 39 units will be made available to qualifying very-low and low income households and one unit will be the manager's unit.

Name of Public Agency Approving Project: City of Scotts Valley

Name of Person or Agency Carrying Out Project: CRP Affordable Housing and Community Development

Exempt Status: (check one):

- ☒ Ministerial (Pub Resources Code Sec. 21080(b)(1); 15268); Scotts Valley Municipal Code Sec. 17.41.030
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15332 - In-Fill Development
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The project is exempt because it has been approved under the Scotts Valley Municipal Code Section 17.41 (Housing Element Opportunity Site Combining District) as a by-right project and as such it is a ministerial approval process and exempt from CEQA. The project is also exempt on Class 32 In-Fill Exemption basis.

Lead Agency

Contact Person: Taylor Bateman Area Code/Telephone/Extension: 831.440.5630

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: Taylor Bateman Date: 12/02/25 Title: Community Development Dir.

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

THIS NOTICE HAS BEEN POSTED AT THE CLERK  
OF THE BOARD OF SUPERVISORS OFFICE FOR A  
PERIOD COMMENCING 12/12 2025  
AND ENDING 1/17 2026