

NOTICE OF EXEMPTION

EXHIBIT "D"

TO: ☒ Office of Planning and Research
State Clearinghouse Unit
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
Submitted via CEQA Submit online portal

FROM: City of Watsonville
Community Development Dept.
250 Main Street
Watsonville, CA 95076

☒ Clerk of the Board
Santa Cruz County
701 Ocean Street, Room 500
Santa Cruz, CA 95060

FILE NO.: PP2026-10564

Project Title: Major Variance for SFD

Project Location - Specific: 213 Brennan Street

Project Location - City: Watsonville

Project Location - County: Santa Cruz

Description of Nature, Purpose, and Beneficiaries of Project: The project proposes a setback that is greater than twenty-five percent of the base build-to-range requirements.

Name of Public agency Approving Project: City of Watsonville

Name of Person or Agency Carrying Out Project: Brian Spector, 54 Penny Lane Suite C, Watsonville CA 95076

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: 15303(a) – New Construction or Conversion of Small Structures _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: The proposed project is categorically exempt from review under an exemption per Section 15303(a) – New Construction or Conversion of Small Structures of the State CEQA Guidelines as it involves the variance of development standards for development of a new single-family residence. The deviation from required DWSP front street buildout and build-to-range requirements will not result in significant impacts to the environment.

Lead Agency Contact Person: Matt Orbach

Telephone: 831-768-3075

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:** 6/17/2026 | 12:21 PM PDT **Title :** CDD Director

- ☒ 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