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# CALIFORNIA ENVIRONMENTAL QUALITY ACT
# NOTICE OF EXEMPTION 44.11172026-122

The Santa Cruz County 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.

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Application Number: 261119
Assessor Parcel Number: 032-223-23
Project Location: 320 35th Avenue, Santa Cruz CA 95062

**Project Description:** Proposal to remodel and construct an addition to an existing nonconforming single-family dwelling. The project includes a 162 square-foot addition to the second story, a new 534 square-foot first-story rooftop deck, and replacement of the existing flat roof with a gable/hip roof, increasing the building height from 18 feet to 27 feet.

**Person or Agency Proposing Project: Valerie Hart**

**Contact Phone Number: (831) 339-0441**

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. __X__ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

**F. Reasons why the project is exempt:**

Exterior improvements to an existing single-family dwelling in an area designated for residential uses; a 162 square-foot addition to an existing structure that does not result in an increase of more than 50 percent of the existing floor area.

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

Signed by:
Michael Lam
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Date: September 18, 2026

Michael Lam, Project Planner

THIS NOTICE HAS BEEN POSTED AT THE CLERK OF THE BOARD OF SUPERVISORS OFFICE FOR A PERIOD COMMENCING 11/17 2026 AND ENDING 12/22 2026

**EXHIBIT A**