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CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

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.

Application Number: 251180
Assessor Parcel Number: 043-072-41
Project Location: 204 Beach Drive, Aptos

Project Description: Proposal to demolish existing wall, decking, and trellis at the second floor located outside the property line, remodel the existing two-story dwelling, and establish a new, four-bedroom Vacation Rental.

Person or Agency Proposing Project: Richard Brereton

Contact Phone Number: 707-480-1153

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 (15301)

F. Reasons why the project is exempt:

The proposed demolition will not result in a larger structure and will not modify more than 65% of the structure. Additionally, conversion of an existing single-family residence, to a short-term residential vacation rental, will not result in environmental impacts in that a vacation rental use is synonymous with a residential use.

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

DocuSigned by:
Alexandra Corvello
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Date: 11/7/2025

Alexandra Corvello, Project Planner

EXHIBIT A