

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION** 44-12032025-179  
150-25

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

RECEIVED  
CLERK OF THE BOARD

DEC 03 2025

BOARD OF SUPERVISORS  
COUNTY OF SANTA CRUZ

**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. ☒ 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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Alexandra Corvello, Project Planner

Date: 11/7/2025

THIS NOTICE HAS BEEN POSTED AT THE CLERK  
OF THE BOARD OF SUPERVISORS OFFICE FOR A  
PERIOD COMMENCING 12/3/2025  
AND ENDING 1/8/2026

**EXHIBIT A**