

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: 251455

Assessor Parcel Number: 040-411-04

Project Location: 4400 Johanna Road, Aptos, CA 95003

Project Description: Proposal to renew Vacation Rental Permit 111368 for a three-bedroom Vacation Rental in an existing single-family dwelling for the purpose of overnight lodging a period of not more than 30 days at a time. Extending the permit expiration date from December 15, 2025, to December 15, 2030. Requires a Vacation Rental Permit.

Location: Property is located on the west side of Johanna Road, approximately 780 feet north of the intersection of Porter Gulch Road and Johanna Drive (4400 Johanna Road).

Person or Agency Proposing Project: Monica Schwenne

Contact Phone Number: (831) 345-3705

- 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**

F. Reasons why the project is exempt:

Class 1 – Existing Facilities: 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.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

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

Donovan Arteaga, Project Planner

Date: _____