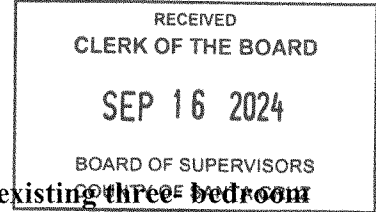


44-09162024-231

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION 215-24

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: 241069
Assessor Parcel Number: 046-181-08
Project Location: 72 Sunset Drive, Watsonville, CA 95076



Project Description: Proposal to operate a new vacation rental in existing ~~three bedroom~~ single family residence. Requires a vacation rental permit. Property is located on the north side of Sunset drive at the intersection of where Sunset Drive intersects with Gray Way (72 Sunset Drive)

Person or Agency Proposing Project: Bailey Property Management

Contact Phone Number: 831-688-7009

- 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**

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.

Nicholas Brown
Nicholas Brown, Project Planner

Date: 9/16/2024

THIS NOTICE HAS BEEN POSTED AT THE CLERK OF THE BOARD OF SUPERVISORS OFFICE FOR A PERIOD COMMENCING 09/16/2024 AND ENDING 10/21/2024