

**NOTICE OF EXEMPTION**

**TO:**  Office of Planning and Research  
1400 Tenth Street, Room 12  
Sacramento, CA 95814

**FROM:** City of Watsonville  
Community Development Dept.  
250 Main Street  
Watsonville, CA 95076

Clerk of the Board  
Santa Cruz County  
701 Ocean Street, Room 500  
Santa Cruz, CA 95060

**FILE NO.:** PP2019-123

**Project Title:** Freedom Mini-mart

**Project Location - Specific:** 1428 Freedom Boulevard

**Project Location - City:** Watsonville

**Project Location - County:** Santa Cruz

**Description of Nature, Purpose and Beneficiaries of Project:** The proposed project involves the conversion of an existing 1,035± square-foot automobile service station into a 1,035± square-foot mini-mart on a 0.35 acre site (APNs 019-891-01). The project involves removing the auto repair lifts and converting the area to a convenience store use. Proposed site improvements include new accessible parking space and path of travel, trash enclosure, and landscaping. No changes are proposed to the existing building's exterior save for painting the building the color scheme for a Valero gas station.

**Name of Public agency Approving Project:** City of Watsonville

**Name of Person or Agency Carrying Out Project:** Mohamed (Mike) Ali (Agent: Ed Rinehart)

**Exempt Status (check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15303
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:** This project is eligible for a Class 3 Categorical Exemption per Section 15303 of the *State CEQA Guidelines* as it involves the conversion of an existing small structure from one use (auto repair service) to another (convenience store) where only minor modifications are made to the exterior of the structure. The project is located in the Crestview Shopping Center and would not increase the size of any buildings. The proposed use—a convenience store—is principally permitted in the CNS Zoning District. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

**Lead Agency Contact Person:** Justin Meek

**Telephone:** 831.768.3077

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

**Signature:** Justin Meek **Date:** June 5, 2019

**Title:** Principle Planner, AICP

**Governor's Office of Planning & Research**

- Signed by Lead Agency
- Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

**JUNE 07 2019**  
Date Received for filing at OPR: \_\_\_\_\_

**STATE CLEARINGHOUSE**