

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department 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:** Submission-2021-629  
**Assessor Parcel Number:** 032-022-23  
**Project Location:** 1051 41<sup>st</sup> Ave. Santa Cruz, CA 95062

**Project Description:** Cannabis Retailer ownership change, site remaining in existing location.

**Person or Agency Proposing Project:** Jennifer S. Rosenthal, ESQ. for PR Retail SC LLC

**Contact Phone Number:** (831) 625.5193

- 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**

Received  
 CLERK OF THE BOARD  
  
 MAY 26 2022  
  
 BOARD OF SUPERVISORS  
 COUNTY OF SANTA CRUZ

THIS NOTICE HAS BEEN POSTED AT THE CLERK  
 OF THE BOARD OF SUPERVISORS OFFICE FOR A  
 PERIOD COMMENCING 5/26/2022  
 AND ENDING 6/25/2022

**Specify type: See below**

<b>Class</b>	<b>Category</b>	<b>Description</b>
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)

**F. Reasons why the project is exempt:**

Existing retail building used as a cannabis retail, the project includes a change of ownership with no development requiring a permit of the existing site. This is an allowed use per Santa Cruz County code. Upgrades are minimal in nature and qualify as a a categorical exemption per class 1.

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

DocuSigned by:



6687637D88714E7...  
 Samuel LoForti, Cannabis Licensing Manager

Date: 5/25/2022



County of Santa Cruz  
Cannabis Licensing Office  
701 Ocean Street, Room 520  
Santa Cruz, CA 95060  
831-454-3833  
[Cannabisinfo@santacruzcounty.us](mailto:Cannabisinfo@santacruzcounty.us)



## Project Description Preparation Form

**Lead Agency:** County of Santa Cruz

**Applicant Entity/Business Name:** PR Retail SC LLC

**License Type(s):** Retail

**Date:** 05/25/2022

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### 1. Source(s) of Information:

Identify Sources: [Retailer Amendment Application and Site Plans](#)

### 2. Project Location:

Describe Project Location: The project is located at 1051 41st Ave, in an unincorporated area of Santa Cruz County, bordering the City of Capitola. The project is located in a commercial corridor and the parcels immediately adjacent to it on 41st Ave. are all commercially zoned.

Maps Included: [Location Map](#) and [Premise Map](#) are attached

### 3. Description of Project Site:

General Topographic Features (slopes and other features): The site is flat, on the first marine terrace which most of the City of Santa Cruz and residential areas of mid-county are developed upon.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): The site has been developed for decades and the site is entirely hardscaped from past development.

Existing Land Uses/Zoning: Community Commercial zone district which allows for light commercial uses such as retail stores, restaurants, salons/barbershops, etc.

Existing Constructed Features (buildings, facilities, and other improvements): The existing buildings on the site have not and are not proposed to be altered at this time. They include the existing retail building and storage building adjacent to it. Prior uses of the retail building included a salon and the storage building was used for sewing (alterations).

Surrounding Land Uses (including sensitive uses): Surrounding uses on 41st Ave. include commercial uses, including professional offices (insurance agency, financial planner, real estate office) a brewery and tasting room, retail stores and a juice bar. There is a mobile home park to the west of the site which is accessed from a road to the west of the site.

**4. Required Site Improvements and Construction Activities:**

Site Improvements: [No site improvements proposed at this location.](#)

Construction Activities: [No construction activity at this location](#)

**5. Operation and Maintenance Activities:**

Hours of Operation/Work Shifts: [0800-2200](#)

Number of employees (total and by shift): [4 to 10](#)

Estimated Daily Trip Generation: [Daily trips from this operation are unknown but due to this being a cannabis retailer previously trips are not anticipated to increase.](#)

Source(s) of Water: [City of Santa Cruz Water Service Area](#)

Wastewater Treatment Facilities: [Santa Cruz Sanitation District Service Area](#)

Source(s) of Power: [Central Coast Community Energy](#)

**6. Environmental Commitments:** [No environmental commitment required of this site](#)

**7. Environmental Permits Required** (List all required federal, state, and local permits required):

Agency	Permit	Status
California Department of Food and Agriculture, CalCannabis	Annual Cultivation License	N/A
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	N/A
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	N/A

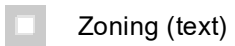
# PR Retail SC LLC



May 25, 2022

**Zoning (text)**

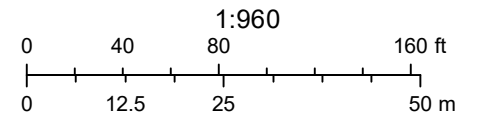
**City Sphere of Influence**



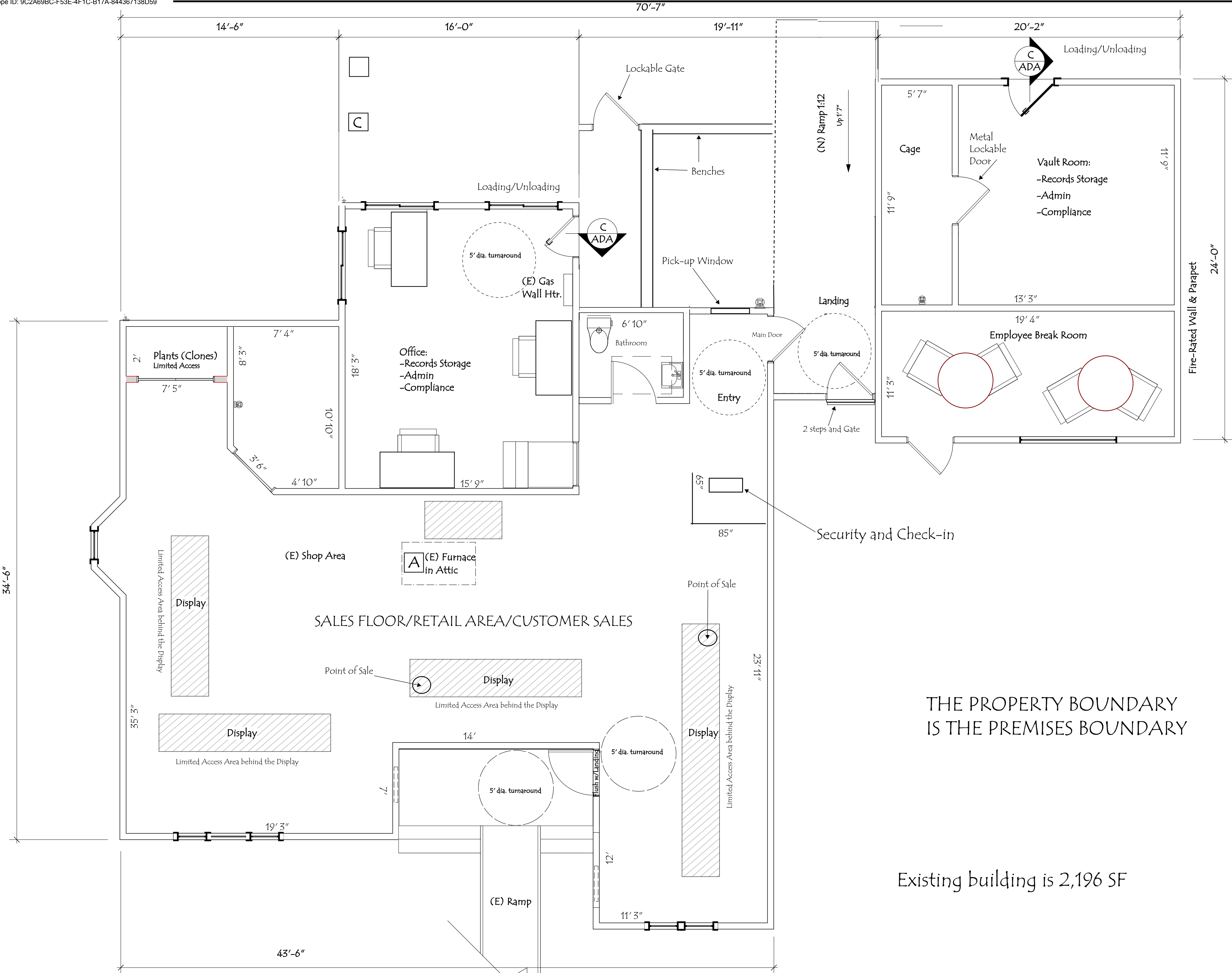
Zoning (text)



City Sphere of Influence

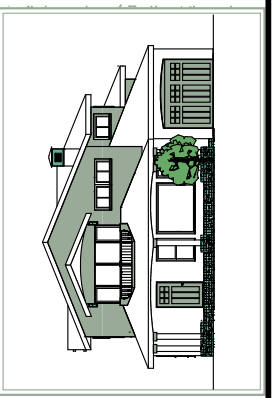
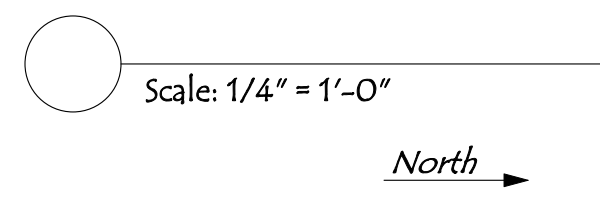


County of Santa Cruz



THE PROPERTY BOUNDARY IS THE PREMISES BOUNDARY

Existing building is 2,196 SF



1051 41st Ave.  
Santa Cruz, Ca 95060

A3-1