



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



44-12032025-182
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
153-25

The Santa Cruz County Cannabis Licensing Office 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-2025-54 and Submission 2023-97

Assessor Parcel Number: 109-201-16

Project Location: 353 Webb Rd., Watsonville CA

RECEIVED
CLERK OF THE BOARD

DEC 03 2025

BOARD OF SUPERVISORS
COUNTY OF SANTA CRUZ

Project Description: Cannabis cultivation in hoop houses and cannabis farm stand – allow retail sales of cannabis goods grown by the applicant in the County (see attached “Program Statement – Description form provided by Root 1 Research”)

Person or Agency Proposing Project: Jody Pemberton (Root1 Research LLC)

Contact Phone Number: 831-207-8740

- 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. X **Categorical Exemption**

Specify type: Class 1: Use of existing facilities; Class 4: Minor Alterations to Land; Class 11: Accessory Structures.

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



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Class	Category	Description
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.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 11	Accessory Structures	Consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities (Cal. Code Regs., tit. 14, § 15311.)

F. Reasons why the project is exempt:

Cultivation on an existing commercially-farmed property. Farm stands on an existing commercially-farmed properties are allowed as a principally permitted use within Santa Cruz County. This farm stand proposes to utilize a pre-fabricated metal building which does not require a land use entitlement. This building will be placed on pier blocks to prevent a permanent taking of any agricultural soils at the site.. Retail sales at the proposed farm stand will be limited to agricultural products, grown by the owner at this site and potentially any other site under their ownership located within the County of Santa Cruz. These sales restrictions will be applied under Santa Cruz County Code Chapter 7.138 and 13.10.640.

In addition, none of the conditions described in Section 15300.2 apply to this project. The CEQA evaluation process has been completed for all commercial activities at the site. Previous determinations are no longer applicable to this property.

Sam LoForti, Cannabis Licensing Manager

Date: 12/3/2025

ATTACHMENTS: "Program Statement , Project Description Preparation Form_Root1 Farms"
(includes vicinity map and site diagram)