



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



076-21

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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: License CNR-D-0046
 Assessor Parcel Number: 072-163-07
 Project Location: 7932 Highway 9, Unit B, Ben Lomond (see attached map)

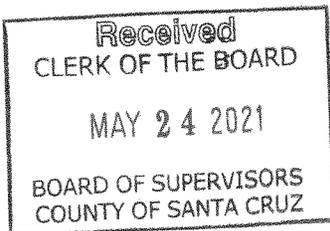
Project Description: Cannabis distribution indoors in an existing commercial/industrial building (see attached "Project Description Preparation Form")

Person or Agency Proposing Project: Herb Tee, Inc. (Nathan Madani)

Contact Phone Number: 323-533-5880

- 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**

Specify type: Class 1: Use of existing facilities



THIS NOTICE HAS BEEN POSTED AT THE CLERK OF THE BOARD OF SUPERVISORS OFFICE FOR A PERIOD COMMENCING 5/24/2021 AND ENDING 6/22/2021



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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.)

F. Reasons why the project is exempt:

Non-retail commercial cannabis distribution within an existing industrial/commercial building.

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

Sam LoForti, Cannabis Licensing Manager

Date: 5/20/21

ATTACHMENTS: location map, BMOP, project description preparation form

Project Description Preparation Form

Lead Agency: County of Santa Cruz Cannabis Licensing Office

Applicant Entity/Business Name: Herb Tee, Inc. DBA BUDD

License Type(s): Class 2 Distribution

Date: January 19, 2021

1. Source(s) of Information:

Identify Sources: SC County License Application Submission, Best Management and Operational Practices Plan, Site Diagram and Security Plan

2. Project Location:

Describe Project Location: 7932 Highway 9, Unit B, Ben Lomond LAT 37.07207, LONG 1-122.08383

Maps Included: Site Diagram (Sheet A1) and BMOP

3. Description of Project Site:

General Topographic Features (slopes and other features): 0.493 Acre flat developed site

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): The entire site is covered in hardscape with the exception of approximately 2,700 square feet of permeable soil adjacent to the residential structure behind the commercial structure.

Existing Land Uses/Zoning: Commercial Services (C-4) this is the highest intensity commercial zone district in Santa Cruz County. Other uses on the site include an automotive repair shop, a retail cannabis dispensary and a residential structure.

Existing Constructed Features (buildings, facilities, and other improvements): A commercial building, a storage shed for the automotive repair shop and a residential building.

Surrounding Land Uses (including sensitive uses): Empty field south of the property, a commercial nursery to the west of the property (across Highway 9), a grocery store/deli to the north of the property and a single family home to the east of the property.

4. Required Site Improvements and Construction Activities:

Site Improvements: The interior of the existing building must be retrofitted to meet security requirements but not expansion of the existing building is proposed.

Construction Activities: Improvements to the existing structure including framing walls and meeting current building code as well as installing security cameras.

5. Operation and Maintenance Activities:

Hours of Operation/Work Shifts: 7:00am to 7:00pm

Number of employees (total and by shift): 2-6 regular employees. Staff may work at the same time or in shifts.

Estimated Daily Trip Generation: 10 or fewer round-trips per day on average.

Source(s) of Water: Site Served by San Lorenzo Water District per letter dated 12/17/19

Wastewater Treatment Facilities: N/A – this is not a cultivation or manufacturing business.

Source(s) of Power: PG&E service

- 6. Environmental Commitments:** “Best Management and Operational Practices” (BMOP) requirements apply to all non-retail commercial cannabis businesses to reduce the environmental impacts of cannabis operations (Santa Cruz County Code Ch. 7.128.090.(A)(1)(a)(xi). A BMOP plan for this project was reviewed by the Cannabis Licensing Office and is kept on file with the license application. BMOP requirements for this project are noted below:

Exceptions to categorical exemptions cited for the proposed non-retail cannabis project include: Class 1 “Existing Facilities”. The County of Santa Cruz Cannabis Licensing Office has determined that the proposed project 1) is not visible from scenic highways and/or impactful to scenic resources, 2) is not located on a “Cortese List” site, 3) does not substantially change a historic resource, 4) is likely to not contribute to a significant cumulative environmental impact, 5) is not subject (by location and/or design) to unusual circumstances that would reasonably contribute to a significant environmental impact.

This project is limited to interior renovations of an existing building.

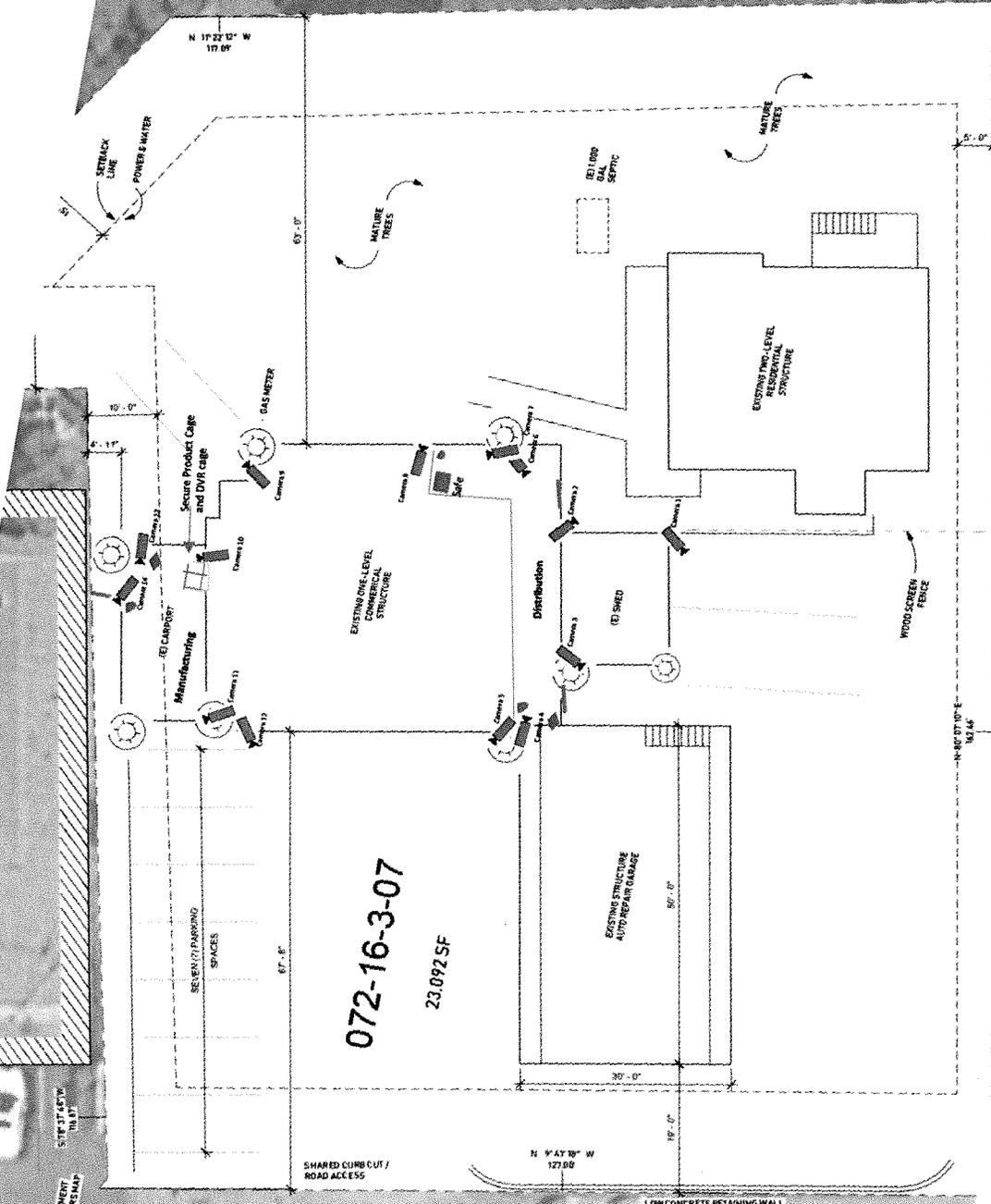
- 7. Environmental Permits Required** (List all required federal, state, and local permits required):

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

VVE

-  Motion Sensor Light
-  Camera
-  Secure Cage
-  Safe
-  Alarm Keypad
-  Motion Sensor

072-16-3-02



072-16-3-07

23,092SF

NOTE PL ALUMINUM STEP AT CURB FROM ASSESSORS MAP

CALIFORNIA STATE HWY 9

SAN LORENZO RIVER DR

