

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: 211130

Assessor Parcel Number: 098-171-01

Project Location: 500 Hawk Crest Rd., Los Gatos, CA 95033

Project Description: Proposal to cultivate cannabis outdoors (6000 sf. canopy area)

Person or Agency Proposing Project: Matthew Huse

Contact Phone Number: 818-284-1008

- 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 - Existing Facilities (Section 15301); Class 4 - Minor Alterations to Land (Section 15304)

F. Reasons why the project is exempt:

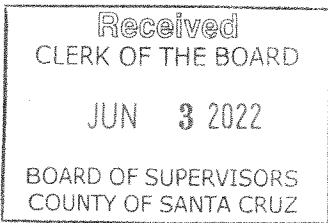
Cultivation of cannabis on a developed site with minor clearing of vegetation

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



Date: 6/3/2022

Michael Sapunor, Project Planner



THIS NOTICE HAS BEEN POSTED AT THE CLERK OF THE BOARD OF SUPERVISORS OFFICE FOR A PERIOD COMMENCING 6/03/2022 AND ENDING 7/03/2022

CEQA PROJECT DESCRIPTION FORM

Lead Agency: County of Santa Cruz Planning Department

Applicant: Matthew Huse

Project: Outdoor Cannabis Cultivation

Description of Project Site:

General Topographic Features (slopes and other features): 16.7-acre forested property with established clearings. Developed/cleared areas are flat to moderately sloped. Forested portions of the property include moderate to steep slope gradients.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): No surface water(s) or wetlands are located on the property. Undeveloped portions of the parcel are forested with redwood/mixed-conifer trees.

Existing Land Uses/Zoning: Residential "Special Use" (SU) zoning for residences, accessory structures, and small-scale agricultural operations. Cannabis cultivation requires a discretionary use permit under the "SU" zoning regulations.

Existing Constructed Features (buildings, facilities, and other improvements): (1) single-family residence, a carport, small accessory structures, (2) 5000 gallon water storage tanks.

Surrounding Land Uses (including sensitive uses): Residential

Required Site Improvements and Construction Activities:

Site Improvements: The project consists of outdoor cannabis cultivation (immature and mature/flowering plantings) on a 10,000 square-foot portion of the property. Harvested cannabis would be dried and stored in (3) unpowered shipping containers and processed under an existing carport. Improvements include minor grading and tree removal associated with (2) proposed hoop houses, enclosure of the cultivation area with a 6 ft. security fence, placement of (2) 180 square-foot shipping containers, and installation of motion-sensor lights and digital cameras for security.

Construction Activities: None.

Operation and Maintenance Activities:

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

Number of employees (total and by shift): (1) resident-operator.

Estimated Daily Trip Generation: less than 5 round-trips per day on average.

Source(s) of Water: Water well on the property

Wastewater Treatment Facilities: Septic system serving the residence.

EXHIBIT A

Source(s) of Power: PG&E service

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). The BMOP is included in the Project Plans (Exhibit D, Sheets A 1.1. to 1.4) and operational conditions for the cannabis business license.

BMOP requirements related to the CEQA determination are noted below:

BMOP “Siting Criteria” (Section A) and “Site Design” (Section B) measures to avoid and minimize impact to land and biotic resources include: A.1 Avoidance of Excessive Grading, A.2 Minimizing Site Disturbance/Reducing Forest Fragmentation, A.2.b. Limit Development Footprint, B.1 Fencing and Security, B1.a. Wildlife-Friendly Fencing and Neighborhood Compatibility, B.1.b. Lighting for Security, B.2. Use of Impermeable and Permeable Surfaces, , B.4 Water Resources-Drainage, B.5. Water Storage.

BMOP Section C. “Construction Requirements” include C.1 Active Construction Requirements, C.1.a. Seasonal Restriction, C1.c. Work Hours, C.1.d. Worker Environmental Awareness Program, C.1.e. Prevention of Spread of Nonnative Invasive Plants and Noxious Weeds, C.1.f. Sediment Control Measures.

BMOP Section D. “Operational Requirements” include: D.2. Herbivory Prevention Plan, D.5.Pesticides, Fuel Storage, and Hazardous Materials, D.6. Odor Abatement, D.7. Water Supply and Quality, D7.a. SWRCB Certification, D.7.b. CDFW Certification, D.7.d. Irrigation efficiency, D.8. Waste Management, D.12. Site Closure and Clean-up Plan.

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.

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

Agency	Permit	Status
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	pending
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	WDID 3_44CC403855