



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



Received
 CLERK OF THE BOARD
 JUL 17 2023
 BOARD OF SUPERVISORS
 COUNTY OF SANTA CRUZ

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 NR-M-0090
 Assessor Parcel Number: 030-111-43
 Project Location: (see attached map)

Project Description: Cannabis Manufacturing (see attached "Project Description Preparation Form_Santa Cruz Mountain Tops")

Person or Agency Proposing Project: Santa Cruz Mountain Tops

Contact Phone Number:

- 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 7/17 2023
 AND ENDING 8/16 2023



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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:

The site is zoned light manufacturing and the general plan designation for this site includes service commercial and light manufacturing. An adjacent parcel with the same land use and general plan designation is a commercial kitchen. The proposed use for this site is a commercial kitchen which is allowed by statute for this site. No alterations to the building or the land are proposed therefore, this meets the requirements for a class 1 categorical exemption

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



Sam LoForti, Cannabis Licensing Manager

Date: 7/17/2023

ATTACHMENTS: Site plan and map, project description preparation form



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Cannabis Licensing Office
701 Ocean Street, Room 520
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Lead Agency: County of Santa Cruz – Cannabis Licensing Office

Applicant Entity/Business Name: Santa Cruz Mountain Tops – David Faulkner

License Type(s): Manufacturing Type 1 - Infusions

Date: July 17, 2023

1. Source(s) of Information:

Identify Sources: Cannabis Business Licensing Application including: Project Description, Best Management and Operational Practices, Site Plans, and Use Permit

2. Project Location:

Describe Project Location: The proposed project is located in the Rodeo Gulch Zoning Area of Santa Cruz County. The proposed project is planned for in an existing warehouse-style building in the M-1 (light industrial) zone district.

Maps Included: The site plans for the proposed project are attached. The address is 2851 Research Park Drive, Unit A Soquel.

3. Description of Project Site:

General Topographic Features (slopes and other features): The site is over 90% impervious with vegetation along the eastern, southern and western portions. The site is flat.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): The site was previously developed for light industrial uses, with a permit history dating back to 1987.

Existing Land Uses/Zoning: The site is zoned M-1 for light industrial uses. This zone district allows for: Agricultural service establishments, poultry hatcheries, light manufacturing, assembly, or processing. The general plan designation for this site is C-S which stands for Service commercial and light manufacturing. The site is located within the urban services line.

Existing Constructed Features (buildings, facilities, and other improvements): The site is paved with hardscape and has nine parking stalls. There are two commercial buildings on site. During a site visit in June 2023 neither of the buildings appeared occupied. A sign at the parcel included one business name: Kinetic Studios.

Surrounding Land Uses (including sensitive uses): The land uses surrounding this site are all M-1, which is the same zone district. Tenants surrounding this site include another cannabis business, a commercial kitchen, a bus facility for Santa Cruz Metro, and a radio transmission company.

4. Required Site Improvements and Construction Activities:

Site Improvements: No site improvements are required for the proposed project.

Construction Activities: No construction activities are required or proposed for this site.

5. Operation and Maintenance Activities:

Hours of Operation/Work Shifts: Hours are proposed from 1:00PM to 8:00PM

Number of employees (total and by shift): up to four employees are proposed

Estimated Daily Trip Generation: Up to 2 trips a day are anticipated

Source(s) of Water: Water will be provided by the City of Santa Cruz

Wastewater Treatment Facilities: Wastewater will be treated by the city of Santa Cruz via the sanitary sewer

Source(s) of Power: Central Coast Community Energy

6. Environmental Commitments: No environmental commitments are required for this operation

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	NA
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	NA
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	NA

Program Statement

Santa Cruz County Mountain Tops

Santa Cruz Mountain Tops (SCMT) plans to manufacture cannabis products at 2851 Research Park Dr, in unincorporated Santa Cruz County. The proposed site is 1 acres and it is zoned M1 with a general plan designation of C8. Manufacturing operations will include infusion style extraction, equivalent to a Class S manufacturer per Santa Cruz County 7.128.130(A). Manufacturing operations will occur within the 1270 square foot building as shown on the site plan. Distribution operations will involve 3rd party distribution.

Cannabis waste from cultivation operations will be disposed of offsite at Buena Vista Landfill.

PARKING AND PEOPLE SUMMARY

Manufacturing employees may include up to 4 employees. All operations may occur Thursdays 1-8 pm. Site parking will be limited to 3 spaces, as detailed on the site plan.

Thursday vehicle trips to the site are anticipated to include up to 2. This number is very conservative as operations may share employees and the numbers projected here are assuming the site is operating at its maximum capacity.

MANUFACTURING DETAILS CLASS 3 – IMPORT OF MATERIALS

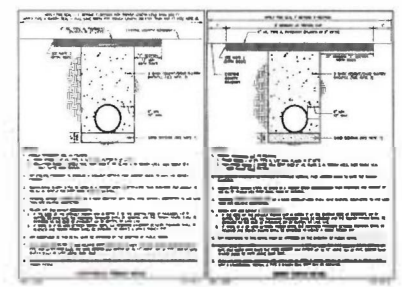
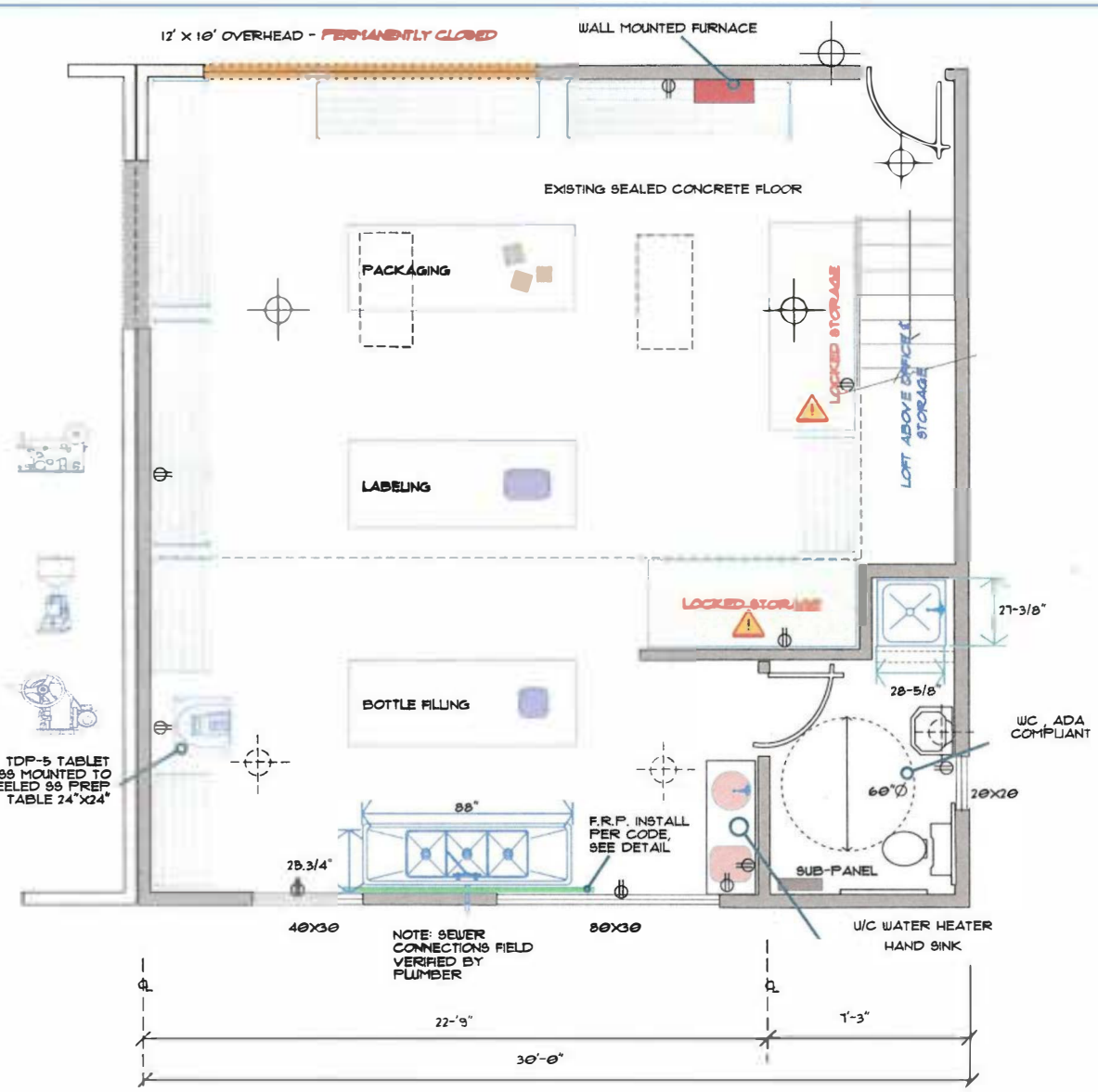
Proposed manufacturing operation will not include volatile extraction.

Manufacturing operations will include infusion of cannabis material, and packaging of material into consumer ready containers. The layout of the manufacturing operations is detailed on the site plan. Manufacturing operations are anticipated to be year-round and will require the import of cannabis oil from various sources. We anticipate an average of 4 deliveries of cannabis oil per year. Deliveries will originate from other distribution licenses.

Cannabis waste from the manufacturing operations is anticipated to be non-hazardous and we are working with the Buena Vista Landfill to dispose of all post extraction waste.

DISTRIBUTION CLASS 2 – INDEPENDENT DISTRIBUTION

Proposed future use of distribution operations will include storage of cannabis products for analytical testing, final packaging of products post testing and transportation of product from the site to another licensed distributor, manufacturer or retailer. This operation will require a commercial vehicle as such there will be one space designated for the distribution vehicle as noted on the site plan.



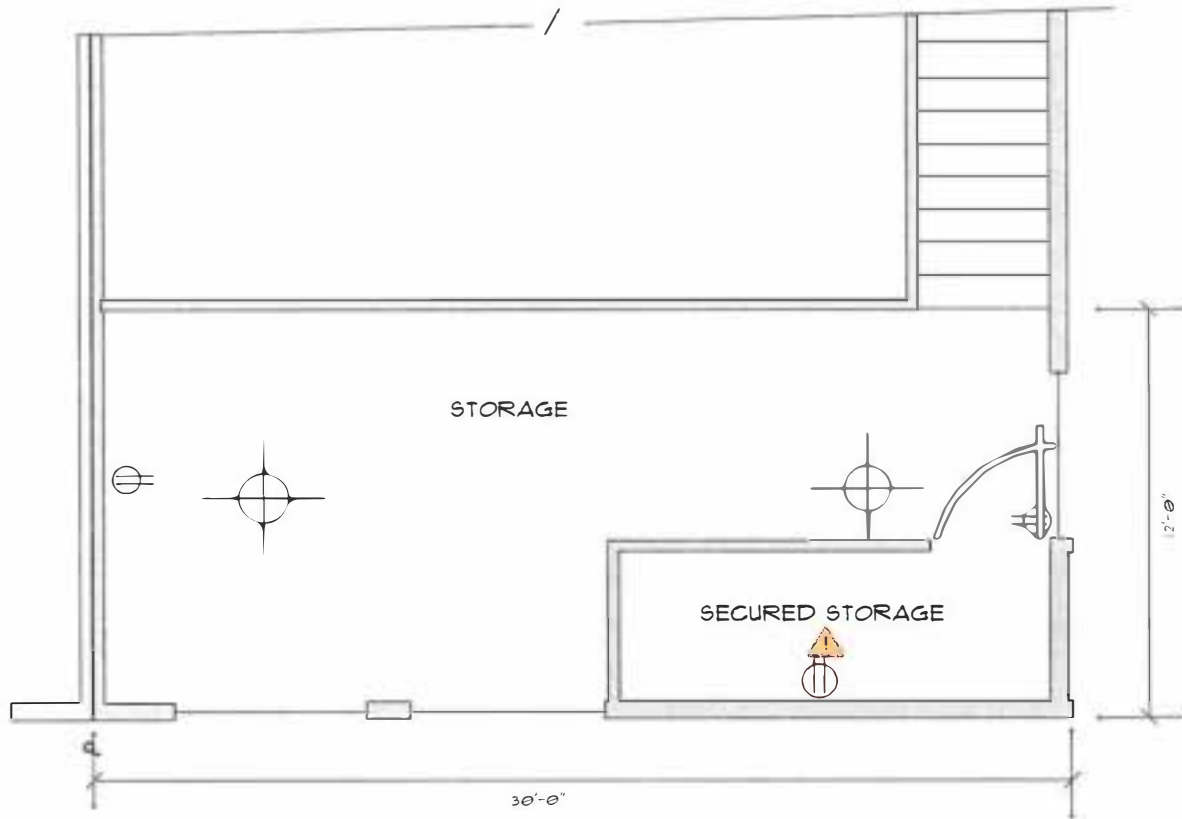
TRENCH REQUIREMENTS

SUPPLEMENT PACKAGING FACILITY
 5,650 SF
 BUILT 1989
 36.925880, -121.984522

AmperLand Co
 LAKE PHILLIPS, AIA, CRE

2851 RESEARCH PARK
 LOT 20 SUITE E
 SUPPLEMENT PACKAGING
 FACILITY
 MINOR IMPROVEMENTS FOR
 D FAULKNER
 05/08/2023

FLOOR PLAN



LOFT FLOOR PLAN 1"=10'

AmperLand Co
LAKE PHILLIPS, AIA, CRE

APN 030-111-43
AC 0.328
SF 14,281.68
USE 353-LIGHT INDUSTRY
ZONING M-1 SERVICE COMMERCIAL
GP: C-5

2851 RESEARCH PARK
LOT 20 SUITE E

PROPOSED
IMPROVEMENTS FOR
D FAULKNER
05/08/2023

PLANNING REVIEW - SITE PLAN 1:10'

N11°07'35"W

N11°05'51"W
27.74'

12678

LANDS OF BENNETT
(28 TO OR 69)

D 3/4" PIPE NO TAG
6" PIPE

REPLACED 3/4" PIPE LS 4234
WITH 1 1/2" PIPE

15.86'

70.00'

N11°05'51"W

N11°05'09"E

N11°05'09"E

N11°05'09"E

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PLANNING REVIEW - SITE PLAN 1:10'

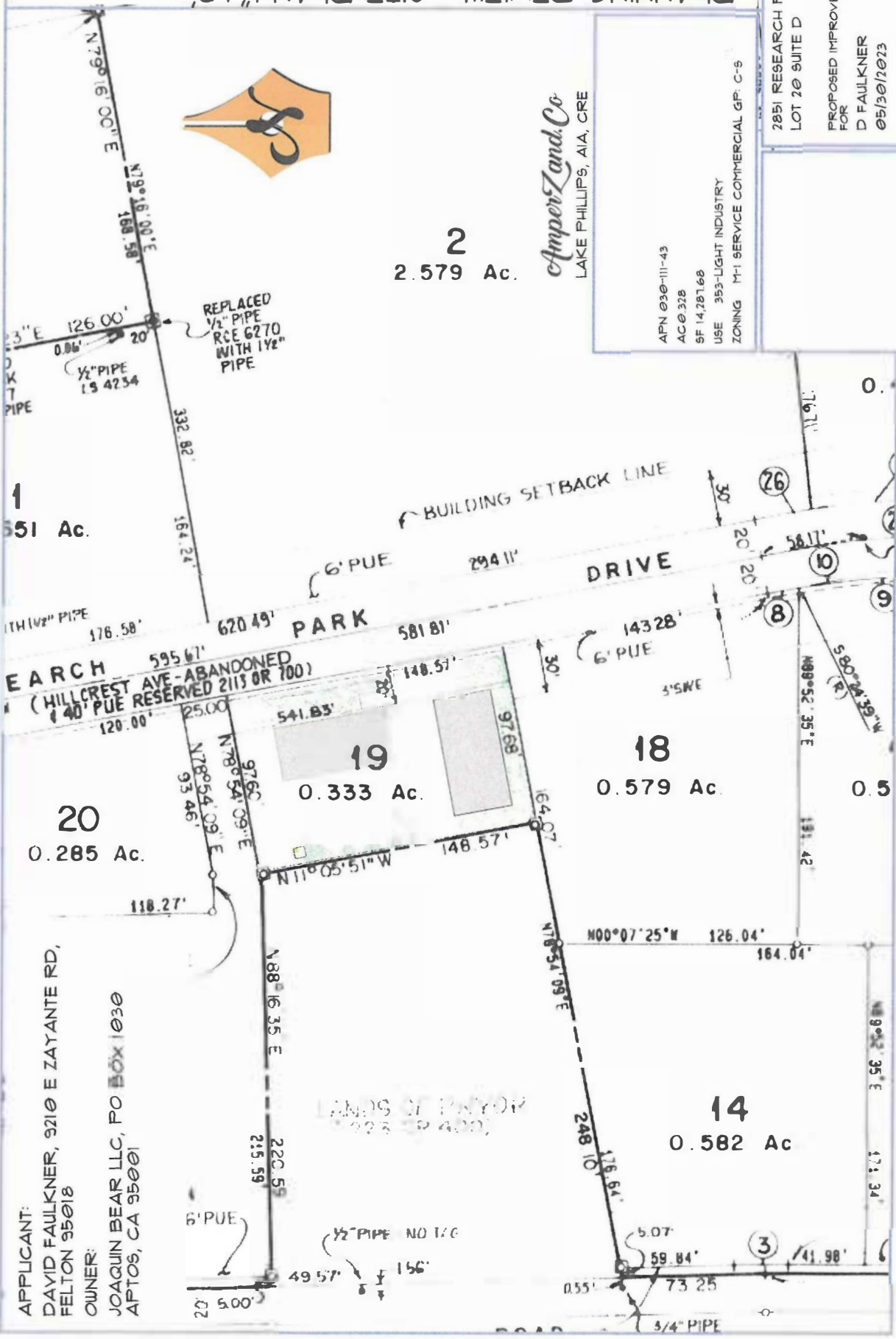


2
2.579 Ac.

AmperLand Co.
LAKE PHILLIPS, AIA, CRE

APN 030-111-43
AC 0.328
SF 14,281.68
USE 353-LIGHT INDUSTRY
ZONING M-1 SERVICE COMMERCIAL GP. C-5

2851 RESEARCH PARK
LOT 20 SUITE D
PROPOSED IMPROVEMENTS
FOR
D FAULKNER
05/30/2023



APPLICANT:
DAVID FAULKNER, 9210 E ZAYANTE RD,
FELTON 95018
OWNER:
JOAQUIN BEAR LLC, PO BOX 1030
APTOS, CA 95001

LANDS OF PLYOR
(223 SP 400)

0.5
0.5
0.5