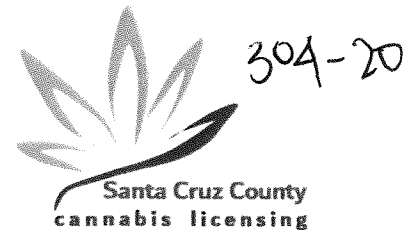




County of Santa Cruz  
 Cannabis Licensing Office  
 701 Ocean Street, Room 520  
 Santa Cruz, CA 95060  
 831-454-3833  
[Cannabisinfo@santacruzcounty.us](mailto:Cannabisinfo@santacruzcounty.us)



## 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-C-0040  
 Assessor Parcel Number: 050-401-01, 050-111-06, 050-111-07  
 Project Location: 600 Amesti Road. (see attached map)

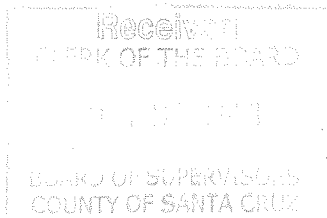
**Project Description:** Cannabis cultivation outdoors (see attached "Project Description Details on the Site Map")

**Person or Agency Proposing Project:** DNA Organics, Inc.

**Contact Phone Number:** 864.979.4797

- 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; 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 10/21/2020  
 AND ENDING 11/20/2021



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)




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.

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

  
\_\_\_\_\_  
Sam LoForti, Cannabis Licensing Manager

Date: 10/20/20

ATTACHMENTS: Site plan and map with project description details

## Project Description Preparation Form

**Lead Agency:** County of Santa Cruz Cannabis Licensing Office

**Applicant Entity/Business Name:** DNA Organics

**License Type(s):** Cultivation

**Date:** October 15, 2020

---

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

**Identify Sources:** DNA Amesti Site Plan, Security Site Plan, Security Plan Narrative and Santa Cruz County License Application Submission.

### 2. Project Location:

**Describe Project Location:** 600 Amesti Road, Watsonville, CA 95076. 36.9612, -121.7827

**Maps Included:** Site Plan Sheets A11 and A13 included

### 3. Description of Project Site:

**General Topographic Features (slopes and other features):** Large agricultural parcels mainly flat lands with hills to the northeast. No commercial cannabis activities will occur on sloped portions of the parcels. The parcels total 50 acres in size.

**Natural Features (general vegetation types, presence of streams and wetlands, forested areas):** Hilly portion of the site includes a riparian area associated with Pinto Creek tributary number 2 as labeled by the US EPA.

**Existing Land Uses/Zoning:** Commercial agricultural (CA) zoning for berry, row crops and orchards. Cannabis cultivation is defined as agricultural and is a principally-permitted use with the CA zone.

**Existing Constructed Features (buildings, facilities, and other improvements):** Two residential structures and an agricultural barn structure.

**Surrounding Land Uses (including sensitive uses):** Commercial agriculture with residences.

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

**Site Improvements:** The project consists of cannabis cultivation outdoors. Site improvements include fencing for securing the site and securing the compost area, addition of a small permit exempt accessory structure, and security cameras.

**Construction Activities:** installation of fencing, the permit exempt accessor structure, no tree removal, grading or excavation.

### 5. Operation and Maintenance Activities:

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

**Number of employees (total and by shift):** two full time staff with an influx of employees for harvest operations anticipated.

**Estimated Daily Trip Generation:** 8 or fewer round trips per day on average with potentially 16 during harvest operations.

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

**Wastewater Treatment Facilities:** Portable toilet facility. No runoff anticipated from cultivation operations, and coverage from the Regional Water Quality Control Board is on-going.

**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:

BMOP “Siting Criteria” (Section A) and “Site Design” (Section B) measures to avoid and minimize impact to land and biotic resources include: Avoidance of Excessive Grading (A.1.), Minimizing Site Disturbance (A.2.), Fencing and Security (B.1.), and Water Storage (B.5.)

BMOP Section D. “Operational Requirements” adopted by GFC and approved by the Cannabis Licensing Office include: Herbivory Prevention Plan (Section D.2.), Riparian Buffer Protection (D.3.), Storage of Pesticides, Fuel, and Hazardous Materials (D.5.), Water Supply and Quality (D.7.), Waste (D.8.), Access Roads (D.11.)

Exceptions to categorical exemptions cited for the proposed non-retail cannabis project include: Class 1 “Existing Facilities”, Class 4 “Minor Alterations to Land”, Class 11 “Accessory Structures”. 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.

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

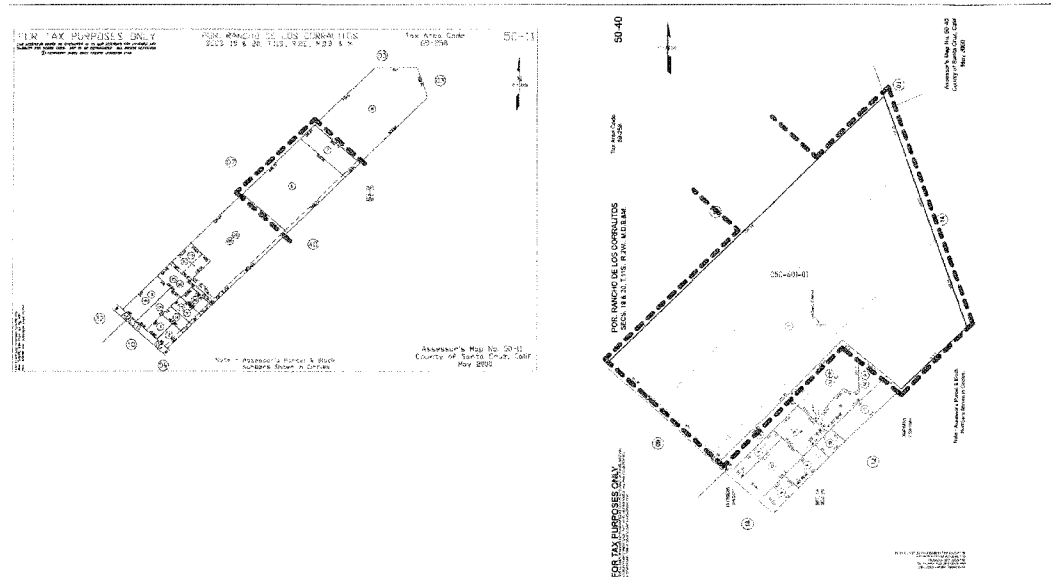
Agency	Permit	Status
California Department of Food and Agriculture, CalCannabis	Annual Cultivation License	Pending Approval
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	EPIMS-SCR-13239-R3
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	WDID 3_44CC429012

**Agency**

**Permit**

**Status**


ASSESSOR'S MAPS



PROGRAM STATEMENT

**Program Statement**  
DNA Organics Inc.  
400 Amesti Road, Watsonville, CA 95076  
APN: 050-401-01, 050-111-06, 050-111-07

DNA Organics, Inc. ("DNA") plans to conduct outdoor cultivation of cannabis at 400 Amesti Rd, an unincorporated Santa Cruz County (SACN) 050-401-01, 050-111-06 & 050-111-07 (the "Subject Parcel"). The proposed site is 50.316 acres and it is zoned Commercial Agriculture with a General Plan designation of AG.

**PROPOSED CULTIVATION CAPABILITY SUMMARY CLASS 2A**  
Cannabis cultivation operations are proposed in 37,200 SF of mature outdoor canopy as detailed on Sheet A-1. This represents the maximum of 2 acres or 5% of the size of the 50.316 acre parcel (2,272,555 SQ FT per Santa Cruz County Code 7.10B (B)(2)(C)(3)(4)). An additional 42,860 SQ FT will be utilized for immature plant growth areas. This represents the maximum of 1 acre or 2.5% of the size of the parcel per Santa Cruz County Code 7.52E (D)(3)(A)(ii).

DNA's total canopy will be 39,000 SF. The maximum permitted total canopy is 7,020 SF. This means to the 32,980 SF of canopy as allowed by Santa Cruz County Code.

The Subject Parcel has a long history of commercial farming. For many decades it has been organically farmed with berries and vegetables. The nature of the Subject Parcel will continue organic berry and vegetable cultivation on the east of the property (approximately 22 acres) not zoned by DNA. DNA's plan has been carefully developed to not disturb or impede the existing berry/vegetable cultivation on the property, while maintaining maximum commercial farming viability and efficiency. DNA will not use or have access to the houses on the Subject Parcel. DNA will have access to the existing approximately 1,000 SF barn. But will be used as dry storage for standard ag equipment and materials (such as fertilizers, pesticides, tractor implements, irrigation supplies, etc.). Cannabis or any form of cannabis products will never be stored in the barn. All cannabis cultivation operations will be conducted and scheduled within the existing viable cultivation core areas in order to minimize conflicts and manage traffic, and use of the site. No access will be shared between cannabis cultivation operations and berry/vegetable cultivation operations. Details for the berry/vegetable cultivation operations and coordination are included in the relevant section below.

**PROPOSED CULTIVATION CULTIVATION DETAILS**  
Cannabis will be cultivated outdoors under temporary hoop houses. Cannabis cultivation will be full sun, organic, planted directly in the native soil, and there will be two harvests a year. See below for detailed crop rotation schedule.

**Spring Crop Rotation**  
In the Spring, 47,200 SF of cannabis canopy will be planted. The plant stock for this crop will be sourced from licensed third party nurseries.

The Spring Crop will be planted in the ground in early April, weather permitting. The Spring Crop will be comprised of auto-flower cannabis genetics, which flower based on a time schedule. The auto-flower genetics will flower from 25 days to 90 day flower cycle, meaning the plants will be ready to harvest in 75 to 90 days from the day the seeds are germinated. Depending on the length of flower cycle, the auto-flower Spring Crop will be harvested between July to early July (please see Harvest Details section below for more information on harvesting).

The Spring Crop will be planted directly in the ground in raised beds covered with plastic mulch and irrigated with drip lines. The beds will be 30 inches wide, with 33" inch spaces between each bed. Because auto-flowers are shorter plants, irrigation will not be required. The canopy is calculated based on the area of the raised beds, which take in ease of measuring and calculating canopy compliance. Please see the Hoop House & Aisle Layout on Sheet A13 for an illustration of the raised beds and canopy calculation.

Planting for the Spring Crop will be scheduled and coordinated with the berry/vegetable cultivation, as this is a large labor push. Scheduling will be in a way to avoid excessive traffic to the Subject Parcel.

**Fall Crop Rotation**  
In the Fall, 47,200 SF of cannabis canopy will be planted. The plant stock for this crop will be sourced from licensed third party nurseries.

The Fall Crop will be planted in the ground in early July. The Fall Crop will be comprised of full sun cannabis genetics, which flower based on a photoperiod schedule. Depending on the strain and the flower cycle, the Fall Crop will be harvested between mid-September and December (please see Harvest Details section below for more information on harvesting).

The Fall Crop will be planted directly in the ground in raised beds covered with plastic mulch and irrigated with drip lines. The beds will be 30 inches wide, with 33" inch spaces between each bed, and irrigation will be used to ease of measuring and calculating canopy compliance. Please see the Hoop House & Aisle Layout on Sheet A13 for an illustration of the raised beds and canopy calculation.

Planting for the Fall Crop will be scheduled and coordinated with the berry/vegetable cultivation, as this is a large labor push. Scheduling will be in a way to avoid excessive traffic to the Subject Parcel.

**Cultivation Labor**  
We anticipate having 2 full time employees on the farm tending to daily tasks and managerial duties. During planting and harvesting times, there will be additional seasonal workers on site. Most for all employees will be between 7 am to 7 pm.

**Other**  
The water source for the cultivation activities is an onsite agricultural well (Sheet A11).

DNA's due to outdoor cannabis cultivation at the Subject Parcel has been mitigated to the maximum extent possible given the topography of the site and neighboring sensitive receptors. Seasonal temporary cannabis harvest and plant stock piles are located far away from any neighboring sensitive receptors. The cultivation site has been carefully selected to minimize noise and the cultivation area is located far away from any neighboring sensitive receptors.

Noise at the Subject Parcel due to cannabis operations will be minimal and only come from occasional, medium sized tractor operation and occasional small machine operation (such as weed whacker, hand held tiller, etc.). Noise levels shall be consistent with the requirements of the General Plan Noise Element and consistent with normal agriculture activities taking place on commercial agriculture land with a General Plan designation of AG.

Visual screening at the Subject Parcel will be provided by a 8' tall standard high tensile agriculture fence with opaque weed mat affixed to the fence, blocking all view of the canopy. Furthermore, the hoop houses covering the cannabis cultivation site provide additional visual screening from any viewing angles higher than the fence line. The cultivation site is not visible over 100' east from Amesti Road.

The site plan has been located specifically to minimize loss of cultivable soils. Any proposed structures are temporary and are sited in such a manner to remove as little land as possible from agricultural production through planting and promoting operations.

**HARVEST DETAILS-DATE/LOCATION**  
Harvested cannabis will be air-dried under a temporary worker shade structure and sold to a local grower or dried to biomass to a licensed third party distributor. Dry cannabis will be dried on site in several, temporary hot-dry-only tents as shown on Sheet A13. The facility is intended for long-term use of wheels and will only be present on site during harvest. Harvest takes approximately 4 weeks and takes place 2 times per year. No work will take place within the facilities, as the facilities are used strictly for drying and storage.

Harvest operations will include an anticipated volume of 15-20 seasonal employees. Harvest employees will be brought in via vanpool for 4 weeks at a time 2 times per year to assist with harvesting and processing the cannabis. DNA and the co-location partner will have their own harvest storage facilities shown on Sheet A13. Harvested cannabis may be weighed and stored on site in the secure harvest cannabis storage areas in one of the temporary trailers or removed from the site immediately upon harvest by a licensed distributor.

Harvesting for the Spring and Fall Crops will be scheduled and coordinated with the berry/vegetable operation, as this is a large labor push. Scheduling will be in a way to avoid excessive traffic to the Subject Parcel.

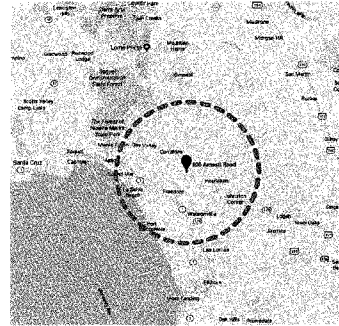
**CANNABIS WASTE**  
Cannabis waste from cultivation operations will be composted on site in the designated secure compost area. As required by State Cultivation regulations, DNA and the co-location partner will have separate compost areas.

**PARKING AND PUBLIC SUMMARY COLLOCATION**  
Cannabis cultivation operations are anticipated to require a total of 2 full time employees. This staff may work at the same time or work in staggered shifts in order to comply with parking limits at the site. All new arrivals may occur up to seven days per week from 7 am to 7 pm. If the parking will be limited to a business for full-time employees, and there will be a seasonal labor overflow parking available as well. Seasonal labor employees will be brought in via vanpool in a multi-vehicle as described in the Harvest Details section above. Parking will not be shared between the cannabis operations and the berry/vegetable operations. The proposed parking shown on Sheet A13 is solely for cannabis cultivation operations only.

Any vehicle trips to the site for cannabis activities are anticipated to include up to 6

**DNA : AMESTI  
NON-RETAIL CANNABIS CULTIVATION  
LICENSE APP**  
600 Amesti Rd  
Watsonville, CA 95076  
APN's: 050-401-01 , 050-111-06 & 050-111-07

PROJECT VICINITY



SHEET INDEX

#	TITLE	ISSUE DATE	CURRENT REVISION	REVISION DATE
A-01	COVER SHEET	9/5/2020		
A-02	PROSPECTY IMPROVEMENT	9/5/2020		
A-05	BM01	9/5/2020		
A-10	SITE PLAN OF ENTIRE PARCEL EXISTING	9/5/2020		
A-11	SITE PLAN OF ENTIRE PARCEL PROPOSED	9/5/2020		
A-13	ENLARGED SITE PLAN PROPOSED	9/5/2020		

NOTICE SECURITY PLAN SUBMITTED SEPARATELY

PROJECT DATA

PERMITTING FOR:  
NON-RETAIL CANNABIS CULTIVATION LICENSE APPLICATION  
SANTA CRUZ COUNTY CANNABIS LICENSING OFFICE: CANNABIS CULTIVATION LICENSE

LOCATION:  
600 AMESTI ROAD, WATSONVILLE, CA 95076  
THREE (3) CONTINGUOUS PARCELS  
APN'S 050-401-01, 050-111-06 & 050-111-07  
WE OWNED ON SAME LEASE

CONTACTS

**OWNERS**  
BFB Ranch, LLC  
Mike Madris  
P.O. Box 426, Heskell Avenue, CA 95022  
mjma@scourtsfarm.com  
831.733.3700

**ARCHITECT**  
WHITFIELD ARCHITECTS  
J DAVID WHITFIELD  
3626 FOLGOM ST, SF/CA 94100  
DAVID.WHITFIELD.AIA@GMAIL.COM  
415.724.6279

**APPLICANT**  
DNA ORGANICS INC  
361 WEBER ROAD  
WATSONVILLE, CA 95076  
MATT GARVES  
MATT@DNAORGANICS.COM  
844.979.4797  
4322 NASHAT  
JAZZ@DNAORGANICS.COM  
831.487.6787

APPLICABLE CODES

- SANTA CRUZ COUNTY CODE (SACC)
  - A Collection of the General Ordinances of Santa Cruz County, California
- 2019 CALIFORNIA BUILDING CODE & AS ADOPTED BY THE COUNTY OF SANTA CRUZ 10.00.0155.CCC
- 12.16.21 SCC Appendix 2 of the 2019 California Building Code adopted.
- 2019 CALIFORNIA MECHANICAL CODE & AS ADOPTED BY THE COUNTY OF SANTA CRUZ
- 2019 CALIFORNIA ELECTRICAL CODE & AS ADOPTED BY THE COUNTY OF SANTA CRUZ
- 2019 CALIFORNIA FIRE CODE & AS ADOPTED BY THE COUNTY OF SANTA CRUZ
- 2019 CALIFORNIA ENERGY CODE & AS ADOPTED BY THE COUNTY OF SANTA CRUZ
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE & AS ADOPTED BY THE COUNTY OF SANTA CRUZ



WHITFIELD ARCHITECTS  
3626 FOLGOM STREET  
SF/CA 94110  
415-724-6279

DNA : AMESTI FACILITY

600 Amesti Rd  
Watsonville, CA 95076  
APN: 050-401-01, 050-111-06 & 050-111-07

9 SEPT 2020

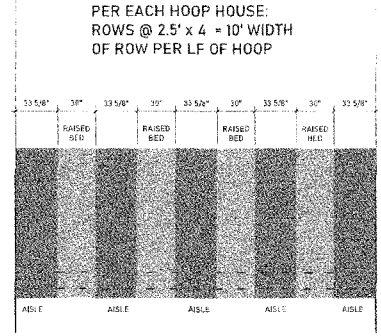
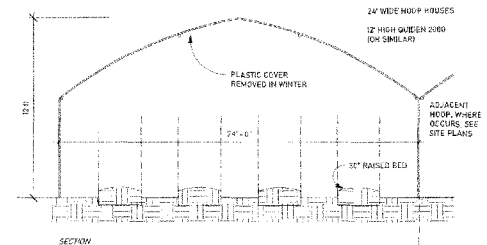
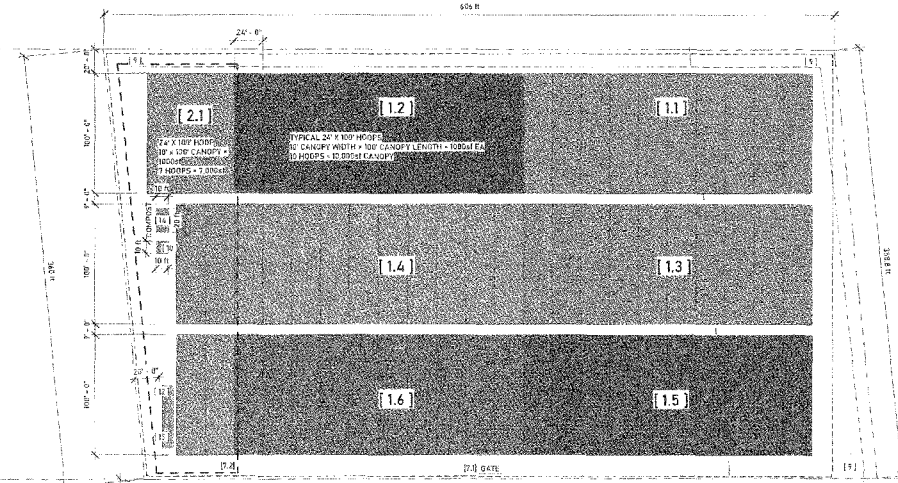
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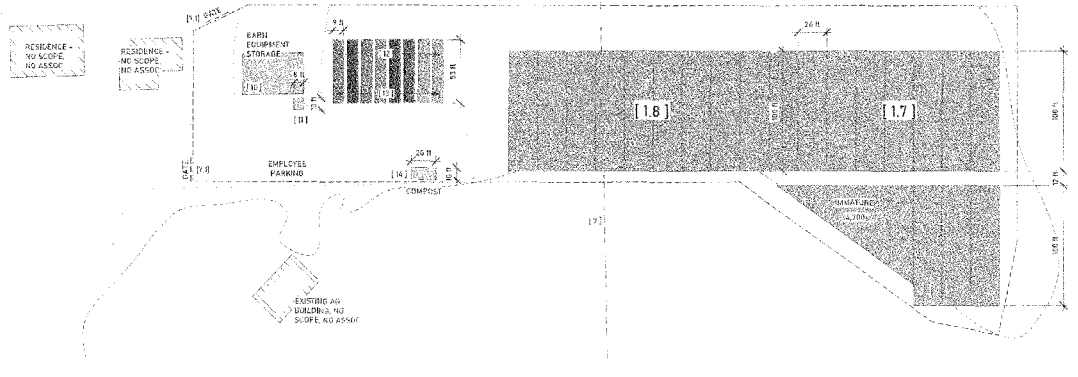
**SITE PLAN LEGEND**

- PROPERTY LINE
- SETBACK LINES (PLANNING)
- SETBACK LINES (CANNABIS)
- TREE DROP LINE
- FENCING
- CULTIVATION AREAS
- SECURE WASTE AREA (SWA) - COMPOST
- SECURE HARVEST AREA (SHA) - TEMPORARY TRAILERS
- CULTIVATION - OUTDOOR ROW CROP DINA ORGANICS
- CULTIVATION - OUTDOOR ROW CROP DINA ORGANICS
- CULTIVATION - OUTDOOR ROW CROP DINA ORGANICS
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- CULTIVATION - OUTDOOR ROW CROP DINA ORGANICS
- CULTIVATION - OUTDOOR ROW CROP DINA ORGANICS
- SHARED BETWEEN LICENSEES (NOT LICENSEES)
- ACCESSORY STRUCTURES - UNRELATED TO CULTIVATION

- 131 PROPERTY  
600 Amesti Rd, Watsonville, CA 95076  
APNs: 050-01-01, 050-01-06 & 050-01-07  
ACTIVE USE PORTION OF SITE: 7444 x 2011 = 149,240 sq ft
- 141 ENTRY / EXIT TO THE PROPERTY  
34°57'32.21" 121°-7'09.41"W
- 1211 ENTRY / EXIT TO THE PREMISES (DINA)  
1221 ENTRY / EXIT TO THE PREMISES (DINA)
- 81 LOCATION OF BENEFICIAL WATER SOURCE (SUSTAINABLE WELL) TO BE USED FOR FAMILIES (SUSTAINABLE) COORDINATES OF WELL  
34°57'41.21" 121°49'51.51"W
- 181 WATER DISTRIBUTION  
BELOW-GROUND WATER LINES  
IRRIGATION PUMPED FROM WELL DIRECTLY  
NO WATER STORAGE
- 132 PESTICIDE STORAGE - (ONE FOR EACH OPERATOR)  
ONE LOCATED IN EXISTING STORAGE BARN  
IN FIRE-MANUFACTURED STORAGE LOCKER (6'7" x 10' x 13')  
MCCUEN LOCATED IN NEW SHED (21' x 12')  
IN FIRE-MANUFACTURED STORAGE LOCKER (6'7" x 10' x 13')
- 171 CARTRIDGE CONTAINER (EQUIPMENT SAFETY 8" x 12" VERTICALLY)
- 182 SECURE HARVEST STORAGE AREA (SHA)  
LOCATED IN TEMPORARY SEASONAL REFRIGERATED TRAILERS 8' x 24' EACH (407 sq ft)  
EIGHT (8) 12' x 20' (240 sq ft) EACH FOR MCCUEN (3048 sq ft)
- 191 ADMINISTRATIVE HOLD AREA (SHA)  
LOCATED IN TRAILER (20' x 8' - EACH, E.A.)
- 142 SECURE WASTE AREA (SWA)  
10' x 20' CROP COMPOST (ONE FOR EACH OPERATOR)



2 HOOP HOUSE & AISLE LAYOUT  
1/4" = 1'-0"



8 EXISTING AG BUILDING  
1" = 50'-0"

17 ENLARGED SITE PLAN - PROPOSED  
1" = 50'-0"

**WA**  
WHITFIELD ARCHITECTS  
3626 FOLSOM STREET  
SF/CA 94110  
415-724-6279

**DNA : AMESTI FACILITY**  
600 Amesti Rd  
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APN: 050-401-01, 050-011-06 & 050-011-07

9 SEPT 2020

ENLARGED SITE PLAN PROPOSED

**A 13**