



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



310-20

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-C-0040
 Assessor Parcel Number: 109-201-33
 Project Location: 355 Webb Road. (see attached map)

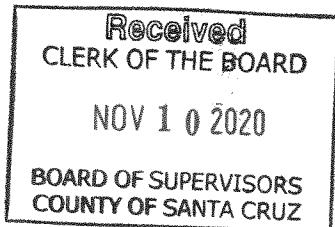
Project Description: Cannabis cultivation outdoors (see attached "Program Statement")

Person or Agency Proposing Project: Bird Valley Organics, Inc.

Contact Phone Number: 510.502.6629

- 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 11/10/ 2020
 AND ENDING 11/11/ 2020



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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.

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

Sam LoForti, Cannabis Licensing Manager

Date: 11/9/2020

ATTACHMENTS: Site plan and map with project description details

Program Statement
Bird Valley Organics - Single Operator Cultivation

355 Webb Road Watsonville, CA 95076
APN - 109-201-33

Bird Valley Organics (BVO) plans to cultivate cannabis at 355 Webb Road, in unincorporated Santa Cruz County (APN 109-201-33). The proposed site is approximately 21 acres and it is zoned Commercial Agriculture with a general plan designation of Agriculture.

The proposed operations seek a Level 3 use permit.

Cannabis waste from cultivation operations will be composted on site in the secured area, located at by the barn in the center of the parcel as designated on the site plan (A_13)

PARKING AND PEOPLE SUMMARY SINGLE OPERATOR

Cultivation operations are anticipated needing a maximum of 6 people. This staff may work at the same time or work in staggered shifts in order to comply with parking limits at the site. All operations may occur up to seven days per week from 7 am to 7 pm. Site parking will be limited to 6 spaces, as detailed on the site plan (A_13), and excess vehicles are not proposed and will not be tolerated.

Daily vehicle trips to the site from employees are anticipated to include up to 6 (this assumes a worst case scenario of each employee driving their own vehicle). This number is very conservative as the numbers projected here are assuming the site is operating at its maximum capacity.

PROJECT SINGLE OPERATOR CULTIVATION DESCRIPTION

Cannabis cultivation operations are proposed in 22,000 square feet of non-contiguous beds as on the Site Plan (A_11, A_13). This represents less than 5% of the size of the acre parcel (914,760 SF) per Santa Cruz County Code 7.128.110(C)(1)(A)(ii). Beds are 4 feet wide, 76 feet long and will range from 10 to 16 inches high depending on settling of soils and added compost and mulching throughout the year.

CULTIVATION DETAILS SINGLE OPERATOR

Cannabis will be cultivated on site in native soil, utilizing a technique of cultivation referred to as a "hugelkultur". These 'raised mounds' provide carbon sequestration, water retention, soil building, erosion/sediment control among others. Cannabis plants will initially be grown from seed or from clones purchased from a neighboring licensed nursery. Based on the total canopy size of the premises we anticipate to need 4 employees during stages of plant growth with an additional 2 employees during harvest.

HARVEST DETAILS SINGLE OPERATOR

Harvest operations will include an anticipated influx of 2 employees. The site currently has parking capacity for these employees. Harvested cannabis will be weighed on-site in a weight station shed and removed from site immediately upon harvest by a licensed distributor.

Other

The water source for the cultivation activities is an onsite agricultural well. Please see Sheet A_10 for the location of the well.

Odors due to outdoor cannabis cultivation on the site have been mitigated to the maximum extent possible given the location of the cultivation site as well as the utilization of aromatic beneficial plantings around the borders of the cultivation site. The prevailing winds are mitigated by a native oak hedgerow at the property lines. The cultivation site has been carefully selected to minimize odors while taking into account the hilly, and in places steep, topography of the parcel.

Noise at the Subject Parcel due to cannabis operation will be minimal and only come from occasional medium sized tractor operation and occasional small machine operation (such as weed whackers, handheld tillers, 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.

The site plan and all based rocked semi-impervious areas have been located specifically to have been designed to minimize loss of cultivable soils. All proposed structures are temporary and are sited in such a manner to remove as little land as possible from agricultural production thus preserving and promoting agriculture.

Project Description Preparation Form

Lead Agency: County of Santa Cruz Cannabis Licensing Office

Applicant Entity/Business Name: Bird Valley Organics

License Type(s): Cultivation

Date: November 9, 2020

1. Source(s) of Information:

Identify Sources: Bird Valley Organics Cal Can Premise Diagram, Security Plan Narrative and Santa Cruz County License Application Submission.

2. Project Location:

Describe Project Location: 355 Webb Road, Watsonville, CA 95076. 36.9803, -121.7284

Maps Included: Bird Valley Organics Cal Can Premise Diagram

3. Description of Project Site:

General Topographic Features (slopes and other features): Large agricultural parcel with gently sloped hills on the northern portions and flat lands on the Southern portions with a small drainage on the southern property boundary. No commercial cannabis activities will occur on sloped portions of the parcels. The parcel is 21 acres in size.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): Hilly portion of the site includes some oak trees in the northern portion of the site and bordering the drainage on the southern boundary. The drainage is unnamed per County and US EPA records. The remaining portions of the property are grassland. The cannabis cultivation area has previously been farmed with row crops.

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): Single residential structure with solar array and three agricultural support structures.

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 two temporary accessory structures (shipping containers), and security cameras.

Construction Activities: installation of fencing, the two accessory structures, 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): six full time staff with an influx of employees for planting and harvest operations anticipated.

Estimated Daily Trip Generation: 10 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 has been obtained.

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.) and Minimizing Site Disturbance (A.2.).

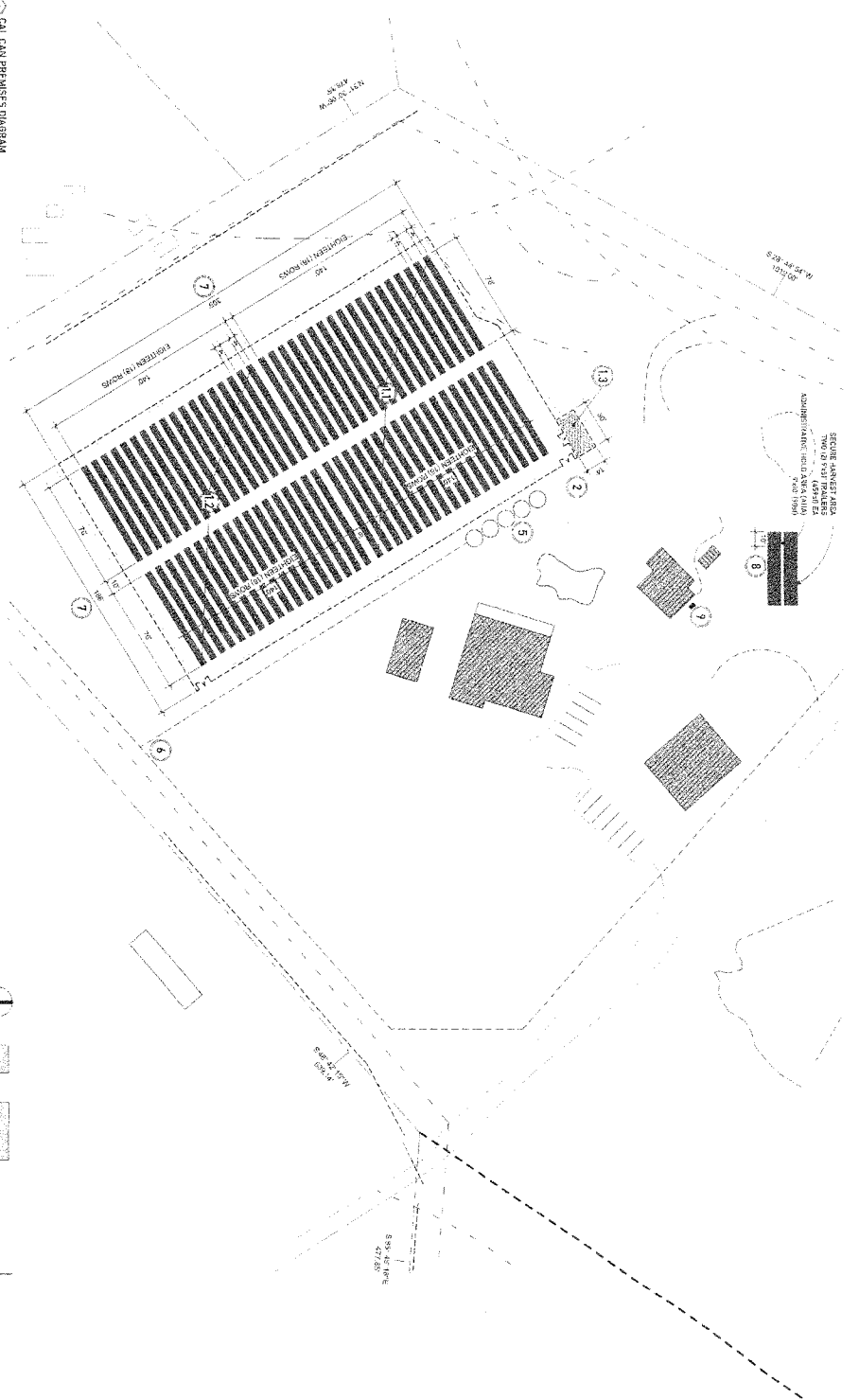
BMOP Section D. “Operational Requirements” adopted by Bird Valley Organics and approved by the Cannabis Licensing Office include: Herbivory Prevention Plan (Section D.2.), Riparian Buffer Protection (D.3.), Storage of Pesticides, Fuel, and Hazardous Materials (D.5.), Water Supply and Quality (D.7.), 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	CCL20-0000528
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	EPIMS-SCR-05899-R3
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	WDID 3_44CC402959

CAL CAN PREMISES DIAGRAM
P - 107'-0"



GRAPHIC LEGEND

- PROPERTY LINE
- SETBACK LINE (PARKING / DRIVEWAYS)
- BENCHMARK PLANNING BUFFER
- FENCING
- CAL TYPING AREA
- SECURE WASTE AREA (SMA) - COMPOST
- ADDITIONAL STRUCTURES - BUILDS / SHEDS / MW-ASSOCIATION STRUCTURES

KEY

- [10] PROPOSED LOCATION OF INTERIM HARVEST AREA (SEE PLAN FOR DIMENSIONS) 28' WIDE ROAD, WATSONVILLE, CA 95076
- [11] DABSON No. 1 VEGAN BUILD #1 MATURER COUNTRY
- [12] DABSON No. 2 28' WIDE W.V. VEGAN BUILD #2 MATURER COUNTRY
- [13] ENTRY ASPIRE TO THE BENCHMANS 31' WIDE 27' W
- [14] WATER MAIN AREA 31' WIDE 27' W
- [15] SECURE WASTE AREA (SMA) - COMPOSTING 18' X 30'
- [16] ENTRY ASPIRE TO THE BENCHMANS 31' WIDE 27' W
- [17] LOCATION OF WELL-SHARED WELL FROM NEIGHBORING PROPERTY
- [18] WATER MAIN AREA 31' WIDE 27' W
- [19] DIMENSIONS OF THE CULTIVATION AREA

NOTE: HARVEST IS QUALITATIVELY MANAGED BY REMOVING FRUIT FROM THE ENVIRONMENT AND DRYING. NO CHEMICALS ARE USED. NO CHEMICALS ARE USED. NO CHEMICALS ARE USED.



**CAL CAN
PREMISES
DIAGRAM
D 2**

10 / 01 / 2020

BIRD VALLEY ORGANICS

355 WEBB ROAD, WATSONVILLE, CA 95076
APN: 109-201-33

WVA
WHITFIELD
ARCHITECTS
ARCHITECTS
1010 S. GARDEN ST. SUITE 100
WATSONVILLE, CA 95076
TEL: 831.841.1111 FAX: 831.841.1112

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DO NOT DISTURB