



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



338-20

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-L-0041
 Assessor Parcel Number: 109-131-04
 Project Location: 65 Litchfield Lane., Watsonville CA (see attached sheet CA 1)

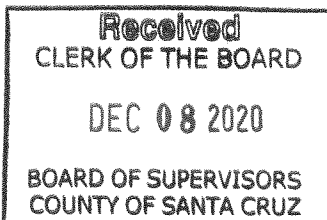
Project Description: Cannabis cultivation outdoors and in hoop houses (see attached "Project Description Preparation Form_Grow Industries LLC_Madani Farms.")

Person or Agency Proposing Project: Madani Farms

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; 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 12/09/2020
 AND ENDING 01/07/2021



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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.)
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: 12/7/13

ATTACHMENTS: Site plan and map, project description preparation form

Project Description Preparation Form

Lead Agency: County of Santa Cruz Cannabis Licensing Office

Applicant Entity/Business Name: Madani Farms

License Type(s): Class CA Outdoor Cultivation

Date: December 8, 2020

1. Source(s) of Information:

Identify Sources: Madani Farms/Grow Industries LLC SC County License Application Submission

2. Project Location:

Describe Project Location: 65 Litchfield Ln., Watsonville CA. (Lat: 36 58 40.0835; Long: -122 1 21.2146)

Maps Included: CA Property Diagram and CA Premises Diagram (Sheets CA 1 and CA 2)

3. Description of Project Site:

General Topographic Features (slopes and other features): 26-acre agricultural property sloping 10% to 15% from the western (top) portion toward the east (Litchfield Ln.). Cultivation/cannabis operations area is on a level portion of the property near its south-western corner.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): Litchfield Lane, a paved 2-lane road, bisects the property. The eastern half contains an apple orchard. The western half is comprised of remnant apple trees and disked fallowed cropland. Mature oak and eucalyptus trees are located to the south of the property.

Existing Land Uses/Zoning: Commercial agriculture (CA) zoning for annual field crops. Cannabis cultivation is a principally-permitted use under the CA zoning regulations.

Existing Constructed Features (buildings, facilities, and other improvements): (1) single-family dwelling w/ gravel parking area, (1) 1,000 sf. horse barn with paddock area

Surrounding Land Uses (including sensitive uses): Commercial agriculture w/ residences

4. Required Site Improvements and Construction Activities:

Site Improvements: The project consists of 80,000 sf. of cannabis cultivation (mature/flowering plants and nursery) within 7 hoop houses with plastic covers (removed during winter period: October 31-April 15) and placement of 1) Five 200 sf. storage containers (combined area = 1,000 sf.) for secure harvest storage, pesticide storage, and harvest weighing, 2) composting area enclosure, 3) portable toilets and handwashing stations, 4) installation of security features: motion-sensor lights, digital security cameras, 6-foot tall welded wire perimeter fence around cultivation area (Sheet CA 2).

Construction Activities: Installation/placement of storage containers and four 5,000-gallon water storage tanks. 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): 2 regular employees. Harvest and processing operations may include 4-6 additional temporary workers.

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

Source(s) of Water: Agricultural well.

Wastewater Treatment Facilities: Portable toilet facility

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:

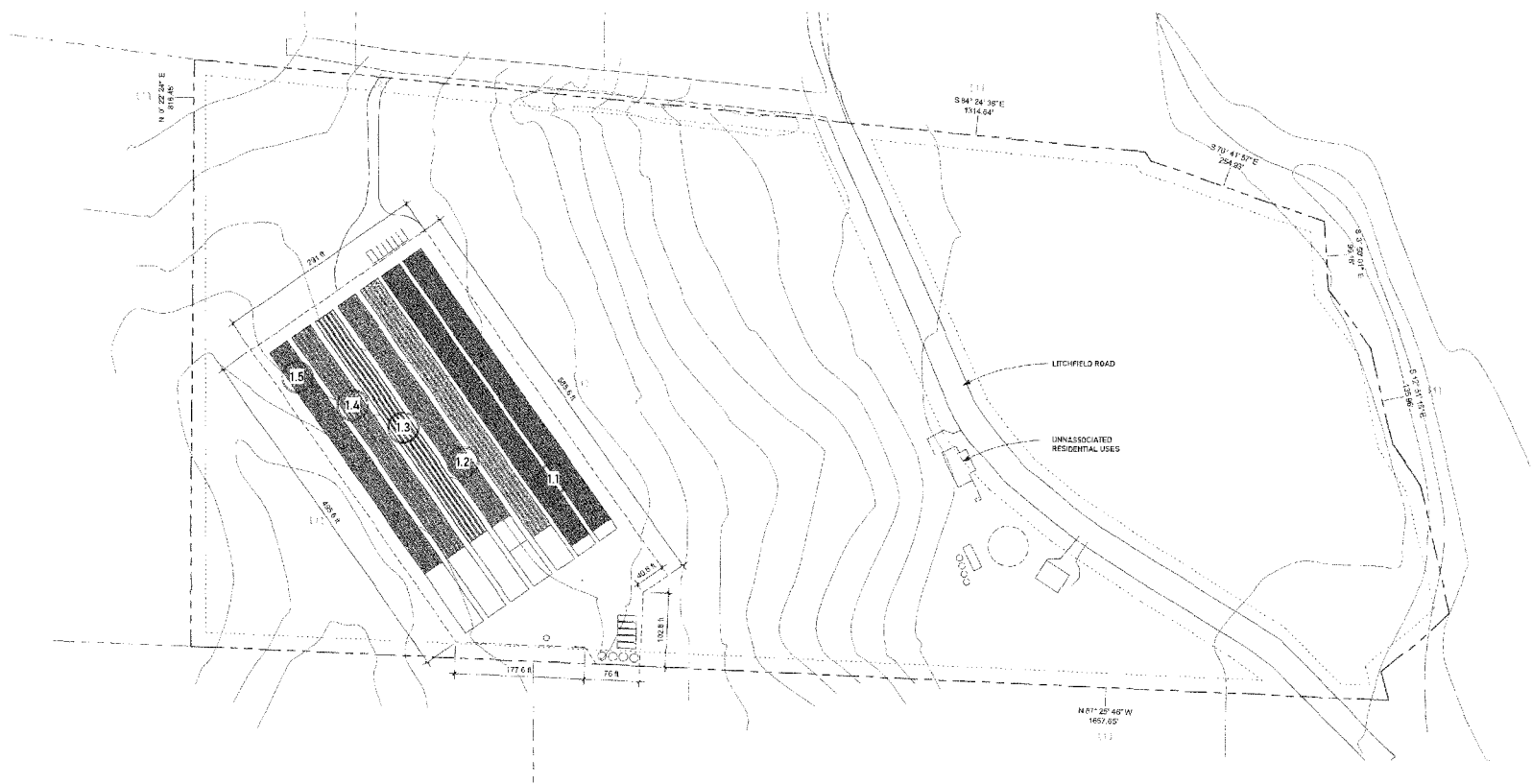
BMOP “Siting Criteria” (Section A) and “Site Design” (Section B) measures to avoid and minimize impact to land and biotic resources include: Minimizing Site Disturbance (A.2.), Fencing and Security (B.1.), Use of Impermeable and Permeable Surfaces (B.2.), Visual Screening (B.3.), Stormwater Management (B.4).

BMOP Section D. “Operational Requirements” adopted by Madani Farms and approved by the Cannabis Licensing Office include: Herbivory Prevention Plan (Section D.2.), 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
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	EPIMS-SCR-12928-R3
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	WDID# 3_44cc424583



1 CA PROPERTY DIAGRAM
1" = 80'-0"

NOT FOR CONSTRUCTION
PLS. DO NOT DISTRIBUTE

LEGEND	
	PROPERTY LINE
	SETBACK LINES (PLANNING / CANNABIS)
	FENCING
	Grow Industries LLC MED/LM INDOOR MINIATURE PLANTS
	Grow Industries LLC SMALL OUTDOOR
	Puff Industries LLC SMALL OUTDOOR
	Puff Industries LLC SMALL OUTDOOR
	Puff Industries LLC SMALL OUTDOOR
	SHARED

CANOPY PER LICENSE BREAKDOWN	
1.1	TEN (10) ROWS x 4.8 FT x 459.3 FT = 20,976.4 SF
1.2	FIVE (5) ROWS x 4.8 FT x 375 FT = 9,000 SF
1.3	FIVE (5) ROWS x 4.8 FT x 375 FT = 9,000 SF
1.4	FIVE (5) ROWS x 4.8 FT x 375 FT = 9,000 SF
1.5	FIVE (5) ROWS x 4.8 FT x 375 FT = 9,000 SF

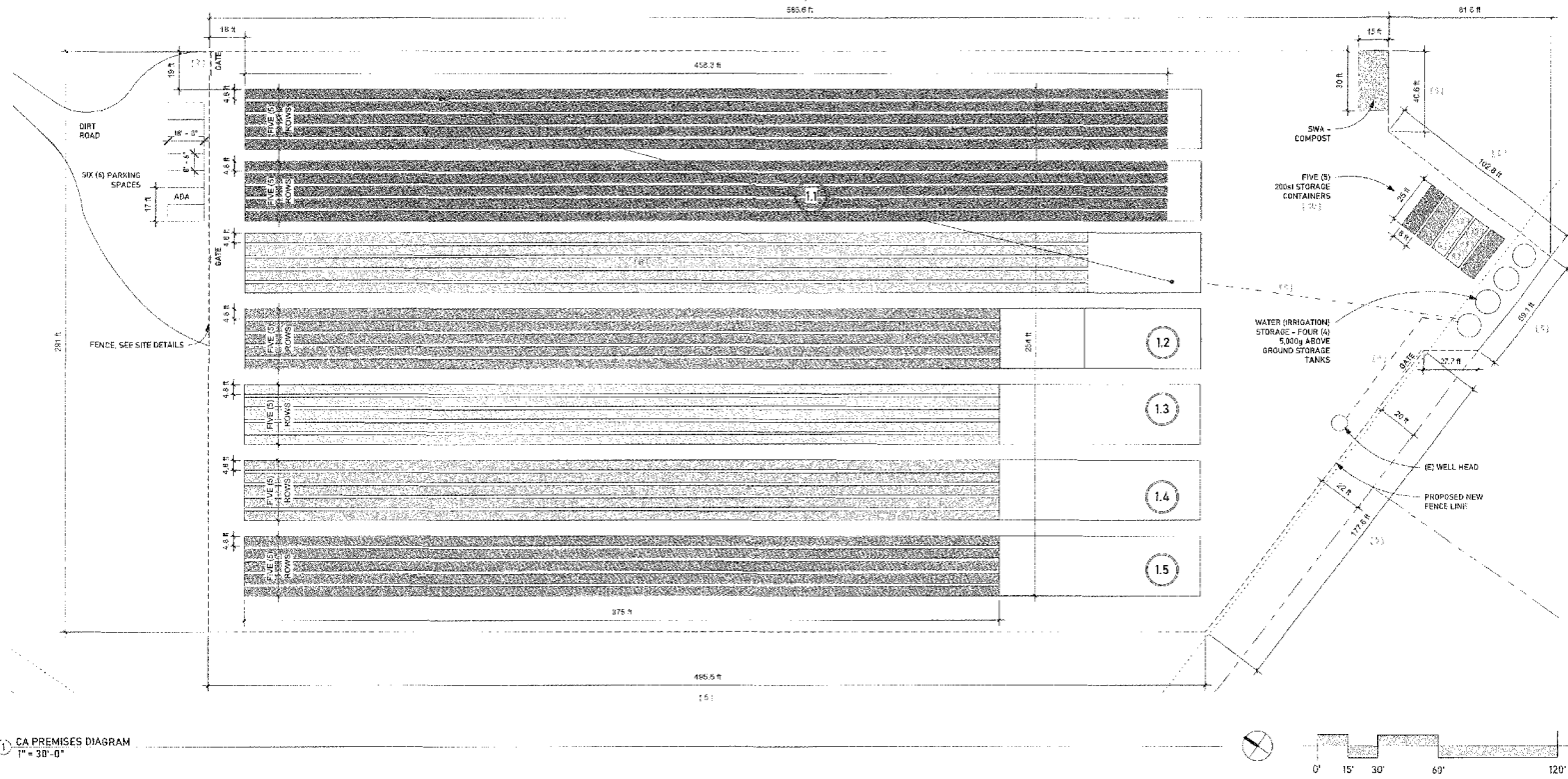
PREMISES DIAGRAM REQUIRED INFO KEY	
1.1	PROPERTY 65 LITCHFIELD LN, WATSONVILLE, CA 95076-0617 APN: 109-131-04 ACTIVE USE PORTION OF SITE - APPROX 300' x 480'
1.2	ENTRY / EGRESS TO THE PROPERTY 36°58'48.4"N 107°46'54.6"W
1.3	LOCATION OF BENEFICIAL WATER SOURCE (EXISTING WELL) TO BE USED FOR CANNABIS CULTIVATION
1.4	COORDINATES OF WELL 36°58'41.0"N 107°46'53.4"W
1.5	PREMISES DIMENSIONS
1.6	WATER DISTRIBUTION ABOVE-GROUND WATER LINES

1.7	ENTRY TO THE PREMISES
1.8	MINIATURE PLANT HOOP HOUSE
1.9	PESTICIDE STORAGE WIN PRO MANUFACTURED STORAGE LOCKERS (42" x 18" x 63")
1.10	CARGO CONTAINERS (EQUIPMENT SHEDS) 8' x 25' VEGETATION
1.11	SECURE HARVEST STORAGE AREA (SHA) LOCATED IN CARGO CONTAINERS 8' x 8' EACH (24 #) ONE AREA FOR EACH LICENSE
1.12	ADMINISTRATIVE HOLD AREA (AHA) LOCATED IN CARGO CONTAINERS (8' x 8', 16 #)
1.13	SECURE WASTE AREA (SWA) - SHARED 15' x 30', CROP COMPOST

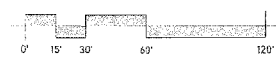
ADDITIONAL COMPLIANCE NOTES	
EPN# Number: 2023-2002	Project Name: LITCHFIELD
CULTIVATION TO TAKE PLACE OUTDOORS (NO LIGHT DEPRIVATION)	
NO PROCESSING OR PACKAGING WILL OCCUR ON SITE	
BENEFICIAL WATER SOURCE IS EXISTING WELL (S)	
BALANCE OF PROPERTY TO REMAIN AS IS: PASTURE, RESIDENTIAL, NON-CANNABIS AGRICULTURAL USES	
THERE ARE NO WATER / STREAM CROSSINGS FROM THE PUBLIC ROAD TO THE PARCEL	
ENTIRE ACTIVE PORTION OF THE SITE IS SURROUNDED BY A FENCE	

07/27/20

CA
PROPERTY
DIAGRAM
CA 1



1 CA PREMISES DIAGRAM
1" = 30'-0"



WHITFIELD ARCHITECTS

3626 FOLSOM STREET
SF/CA 94116
415-724-6279

WHITFIELD ARCHITECTS.COM

65 LITCHFIELD
65 LITCHFIELD LN, WATSONVILLE, CA 95076-0617
APN: 109-131-04

NOT FOR CONSTRUCTION
PLS. DO NOT DISTRIBUTE

LEGEND	
	PROPERTY LINE
	SETRACK LINES (PLANNING / CANNABIS)
	FENCING
	1.1 Crew Industries LLC MEDIUM OUTDOOR IMMATURE PLANTS
	1.2 Crew Industries LLC SMALL OUTDOOR
	1.3 Puff Industries LLC SMALL OUTDOOR
	1.4 Puff Industries LLC SMALL OUTDOOR
	1.5 Puff Industries LLC SMALL OUTDOOR
	SHARED

CANOPY PER LICENSE BREAKDOWN	
[1.1]	1EN (1G) ROWS x 4.8 FT x 458.2 FT = 20,198.6 SF
[1.2]	FIVE (D) ROWS x 4.8 FT x 376 FT = 9,000 SF
[1.3]	FIVE (D) ROWS x 4.8 FT x 376 FT = 9,000 SF
[1.4]	FIVE (D) ROWS x 4.8 FT x 376 FT = 9,000 SF
[1.5]	FIVE (D) ROWS x 4.8 FT x 376 FT = 9,000 SF

PREMISES DIAGRAM REQUIRED INFO KEY	
[1]	PROPERTY 65 LITCHFIELD LN, WATSONVILLE, CA 95076-0617 APN: 109-131-04 ACTIVE USE PORTION OF SITE: APPROX 300' x 400'
[2]	ENTRY / EXIT TO THE PROPERTY 34°58'41.7"N 121°46'53.4"W
[3]	LOCATION OF BENEFICIAL WATER SOURCE (EXISTING WELL) TO BE USED FOR CANNABIS CULTIVATION
[4]	COORDINATES OF WELL 34°58'41.7"N 121°46'53.4"W
[5]	PREMISES DIMENSIONS
[6]	WATER DISTRIBUTION ABOVE-GROUND WATER LINES
[7]	ENTRY TO THE PREMISES
[8]	IMMATURE PLANT HOOP HOUSE
[9]	PESTICIDE STORAGE WIN PRE-MANUFACTURED STORAGE LOCKERS (43" x 18" x 63")
[10]	CARGO CONTAINERS (EQUIPMENT SHEEDS) 8' x 29' W/WORKSTATION
[11]	SECURE HARVEST STORAGE AREA (SHA) LOCATED IN CARGO CONTAINERS 8' x 8' EACH (62 SF) ONE AREA FOR EACH LICENSE
[12]	ADMINISTRATIVE HOLD AREA (AHA) LOCATED IN CARGO CONTAINERS (8' x 8', 4450)
[13]	SECURE WASTE AREA (SWA) - SHARED 10' x 30', CRNP COMPOST

ADDITIONAL COMPLIANCE NOTES	
[1]	EPIMS Number: 22000000 Project Name: LITCHFIELD
[2]	CULTIVATION TO TAKE PLACE OUTDOORS (NO LIGHT DEPRIVATION)
[3]	NO PROCESSING OR PACKAGING WILL OCCUR ON SITE
[4]	BENEFICIAL WATER SOURCE IS EXISTING WELL [3]
[5]	BALANCE OF PROPERTY TO REMAIN AS IS - PASTURE, RESIDENTIAL, NON-CANNABIS AGRICULTURAL USES
[6]	THERE ARE NO WATER / STREAM CROSSINGS FROM THE PUBLIC ROAD TO THE PARCEL
[7]	ENTIRE ACTIVE PORTION OF THE SITE IS SURROUNDED BY A FENCE

07/27/20

CA
PREMISES
DIAGRAM

CA 2