



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



341-20

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-0043
 Assessor Parcel Number: 107-231-12
 Project Location: 181 Browns Valley Rd., Watsonville CA (see attached map)

Project Description: Cannabis cultivation outdoors and in hoop houses (see attached "Project Description Preparation Form_RSI Inc.")

Person or Agency Proposing Project: Santa Cruz Farmers

Contact Phone Number: 831-239-7412

- 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.

Received
 CLERK OF THE BOARD
 DEC 14 2020
 BOARD OF SUPERVISORS
 COUNTY OF SANTA CRUZ

THIS NOTICE HAS BEEN POSTED AT THE CLERK
 OF THE BOARD OF SUPERVISORS OFFICE FOR A
 PERIOD COMMENCING 12/15/2020
 AND ENDING 01/14/2021



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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.

For 

Sam LoForti, Cannabis Licensing Manager

Date: 12/11/2020

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: RSI Inc. (Riley Staniec)

License Type(s): Class CA Outdoor Cultivation

Date: November 16, 2020

1. Source(s) of Information:

Identify Sources: Santa Cruz Farmers 2020 SC County License Application Submission

2. Project Location:

Describe Project Location: 181 Browns Valley Rd., Watsonville CA. (Lat: 36 58 40.0835; Long: -122 1 21.2146)

Maps Included: Site plan and premises maps (Sheets T1 and T2)

3. Description of Project Site:

General Topographic Features (slopes and other features): 17-acre gently-sloped agricultural site

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): Corralitos Creek, a perennial stream with associated riparian woodland, forms the south-western boundary of the property. Apples are cultivated on 2/3rds of the property, the remaining area is comprised of disked fallowed cropland. Vegetation planted along a roadside fence completely obscures views of the property from Browns Valley Rd.

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

Existing Constructed Features (buildings, facilities, and other improvements): (1) single-family dwelling, (1) 5,000 sf. barn with parking area, gated driveway.

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

4. Required Site Improvements and Construction Activities:

Site Improvements: The project consists of cannabis cultivation within 11 hoop houses (mature/flowering plants and nursery) with plastic covers (removed during winter period: October 31-April 15) and placement of 1) 4 shipping containers (combined area = 1,300 sf.) for harvest drying and storage, 2) a secure delivery container, 3) a pesticide storage shed, 4) composting area enclosure, 5) portable toilets, 6) installation of motion-sensor lights and digital cameras for security.

Construction Activities: Installation/placement of shipping containers and small 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): 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: City of Watsonville water utility.

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: Avoidance of Excessive Grading (A.1.), Minimizing Site Disturbance (A.2.), Fencing and Security (B.1.), Use of Impermeable and Permeable Surfaces (B.3.).

BMOP Section D. “Operational Requirements” adopted by Santa Cruz Farmers 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§	CCL18-0001637; CCL20-0001279
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	EPIMS-01952-R3
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	WDID #3_44CC403480

