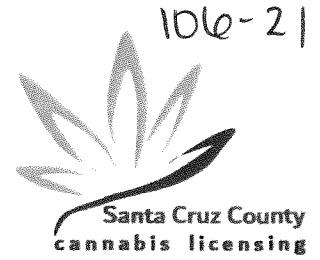




County of Santa Cruz  
 Cannabis Licensing Office  
 701 Ocean Street, Room 520  
 Santa Cruz, CA 95060  
 831-454-3833  
[Cannabisinfo@santacruzcounty.us](mailto:Cannabisinfo@santacruzcounty.us)



## 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 C-NR-C-0062

Assessor Parcel Number: 110-051-07

Project Location: 133 Hughes Rd., Watsonville CA

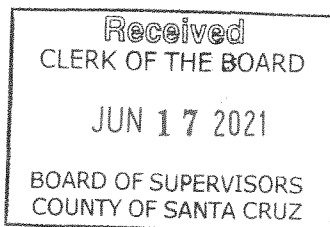
**Project Description:** Cannabis cultivation in greenhouses (see attached "Project Description Preparation Form\_Sindica Corporation")

**Person or Agency Proposing Project:** Greg Fernandez

**Contact Phone Number:** 949-900-0000

- 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 11: Accessory Structures.



THIS NOTICE HAS BEEN POSTED AT THE CLERK OF THE BOARD OF SUPERVISORS OFFICE FOR A PERIOD COMMENCING 06/17/2021 AND ENDING 07/16/2021



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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 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: 6/16/2021

ATTACHMENTS: "Project Description Preparation Form\_Sindica Corporation" (includes project location, vicinity, and site diagram maps and CDFA license application information)

## Project Description Preparation Form

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

**Applicant Entity/Business Name:** Greg Fernandez/Sindica Corporation

**License Type(s):** Class CA Greenhouse Cultivation, Distribution

**Date:**

---

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

Identify Sources: SC County License Application Submission

### 2. Project Location:

Describe Project Location: 133 Hughes Rd., Watsonville CA. (Lat: 36 58 40.0835; Long: -122 1 21.2146)

Maps Included: 12\_S6\_Vicinity Map, PropertyDiagram

### 3. Description of Project Site:

General Topographic Features (slopes and other features): 9.5-acre flat agricultural property.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): Greenhouses, temporary shade structures (hoop houses and shade canopy installations), and agricultural buildings cover 90% of the property. The north-western corner of the property includes a small pond and riparian woodland. The south-western corner contains a small seasonal pond.

Existing Land Uses/Zoning: Commercial agriculture (CA) zoning for orchards, row crops, and berries. Cannabis cultivation is a principally-permitted use under the CA zoning regulations.

Existing Constructed Features (buildings, facilities, and other improvements): 8 greenhouses totaling 594,000 sf., a 12,000 sf. headquarters/agricultural processing building, and 4 agricultural support structures.

Surrounding Land Uses (including sensitive uses): Commercial agriculture and large-lot residential

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

Site Improvements: No site improvements are proposed. The project consists of cannabis cultivation within 8 existing greenhouses (mature/flowering plants and nursery) and post-harvest self-distribution of cannabis material from the "Phase 1" greenhouse (see "Property\_Diagram"). Existing agricultural buildings will be used for employee support facilities, water purification, and pesticide/herbicide storage.

Construction Activities: Minor interior improvements to existing structures.

### 5. Operation and Maintenance Activities:

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

Number of employees (total and by shift): 16 regular employees for phase 1.

Estimated Daily Trip Generation: 25 or fewer round-trips per day on average.

Source(s) of Water: Agricultural water well on the property. Irrigation water is reclaimed, treated, and re-circulated on the premises.

Wastewater Treatment Facilities: Septic systems serve the office/headquarters building and employee 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 “Site Design” (Section B) measures to avoid and minimize impact to land and biotic resources include: Fencing and Security (B.1.), and Water Storage (B.5.)

BMOP Section D. “Operational Requirements” adopted by Sindica, Inc. 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” and 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	Multiple licenses pending (see attached)
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	LSA application no. 18376
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	Self-certification Application # 434931

**Agency**


**Permit**

**Status**


# Sky View

SINDICA CORPORATION  
133 Hughes Road  
Watsonville, CA

## Legend

 133 Hughes Road, Watsonville, CA



Google Earth

©2021 Google  
Image Landsat / Copernicus  
Data GIO, NOAA, U.S. Navy, NGA, GEBCO  
Data MBARI

# Vicinity Map

SINDICA CORPORATION  
133 Hughes Road, Watsonville  
APN 110-05-107



Google Earth

© 2021 Google

152

4000 ft

# Cultivation Location

Sindica Corp.  
133 Hughes Road, Watsonville  
APN 110-05-107

Currently growing roses  
Non-Cannabis

Currently growing roses  
Non-Cannabis

Phase 2 - 142,336 sf

Phase 1 - 169,344 sf greenhouse

Nursery and Cultivation being applied for this building

Composting

Water Tanks & Well

Waste

Currently growing roses  
Non-Cannabis

Currently growing roses  
Non-Cannabis

Currently growing roses  
Non-Cannabis

Phase 5 - 147,660 sf

Currently growing Cannabis

Restroom & Break area

Phase 3 - 113,400sf

Currently growing roses

Phase 4 - 161,440sf

Currently growing roses  
Non-Cannabis

Currently growing roses  
Non-Cannabis

Current non-cannabis processed

Google Earth

© 2021 Google

Hughes Rd

500 ft







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Announcements   Logged in as: Greg Fernandez   [Cart \(0\)](#)   [Account Management](#)   [Logout](#)

## ▼ Licenses

Showing 1-20 of 70 | [Download results](#) | [Add to cart](#) |

<input type="checkbox"/>	License Number	License Type	Legal Business Name	Type of License	Date	Expires On	Status	Action
<input type="checkbox"/>	LCA21-0002558	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Medium Mixed-Light Tier 1	04/09/2021		Submitted	
<input type="checkbox"/>	LCA21-0002560	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021		Submitted	
<input type="checkbox"/>	LCA21-0002562	Adult-Use Cannabis	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021		Submitted	

		Cultivation Application				
<input type="checkbox"/>	LCA21-0002574	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002579	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002583	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002584	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002585	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Specialty Mixed-Light Tier 1	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002586	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Specialty Mixed-Light Tier 1	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002587	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021	Submitted

4/27/2021

CalCannabis

<input type="checkbox"/>	LCA21-0002588	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002589	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002590	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Small Mixed-Light Tier 1	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002591	Adult-Use Cannabis Cultivation Application	Sindica Corporation	Nursery	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002558-001O	Owner Application		Greg Fernandez (greg@sindica.net)	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002558-DEC	Declarations and Final Affidavit			04/09/2021	
<input type="checkbox"/>	LCA21-0002560-001O	Owner Application		Greg Fernandez (greg@sindica.net)	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002560-DEC	Declarations and Final Affidavit			04/09/2021	
<input type="checkbox"/>	LCA21-0002562-001O	Owner Application		Greg Fernandez (greg@sindica.net)	04/09/2021	Submitted
<input type="checkbox"/>	LCA21-0002574-001O	Owner Application		Greg Fernandez (greg@sindica.net)	04/09/2021	Submitted