



County of Santa Cruz
Cannabis Licensing Office
701 Ocean Street, Room 520
Santa Cruz, CA 95060
831-454-3833
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 NR-C-0083

Assessor Parcel Number: 107-231-12

Project Location: 181 Browns Valley Rd., Watsonville CA (see attached map)

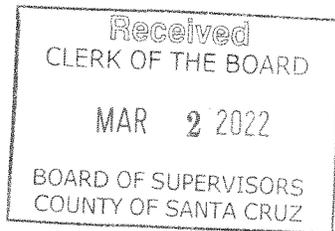
Project Description: Cannabis cultivation outdoors and in hoop houses

Person or Agency Proposing Project: Alex Peri, Indoorfin Inc.

Contact Phone Number: 303-877-4546

- 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



THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 3/02/2022
AND ENDING 4/01/2022



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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.)

F. Reasons why the project is exempt:

Licensing of a new operator for an existing licensed cannabis cultivation facility.

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

DocuSigned by:

3/1/2022

Date: _____

Sam LoForti, Cannabis Licensing Manager

ATTACHMENTS: CEQA NOE filing for RSI Cultivators (license #NR-C-0043)



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Date: March 1, 2022

Subject: CEQA NOE filing for a Cannabis Business License at an Existing Cultivation Site (181 Browns Valley Rd., Watsonville, CA 95073).

Dear Sir or Madam,

The County of Santa Cruz Cannabis Licensing Office has approved a conditional non-retail cannabis business license for a new operator (Alexander Peri, Indoorfin Inc.) to occupy an existing cannabis cultivation facility formerly operated by "Santa Cruz Farmers" under County license #NR-C-0043 (State license #s CCL18-0001637; CCCL20-0001279).

Attached, for your information, are:

- 1) a CEQA "Notice of Exemption" prepared for the new cultivation licensee, and
- 2) the CEQA NOE filing for the former operator.

Please feel free to contact me with questions or concerns regarding a CEQA determination or any other matter.

Best Regards,

Michael Sapunor, Resource Planner IV

ATTACHMENTS: CEQA NOE materials



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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)

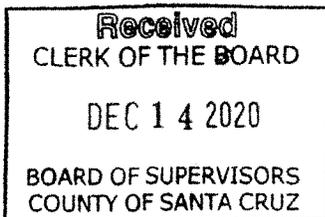
Project Description: Cannabis cultivation outdoors and in hoop houses (see attached "Project Description Preparation Form_RSI Inc.")

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.



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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 701 Ocean Street, Room 520
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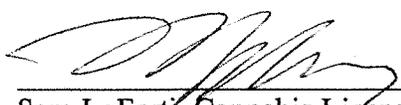


Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use 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 Licenses	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

PROJECT SUMMARY

PROJECT OWNER:
 181 BROWN VALLEY ROAD
 WATSONVILLE, CA 95076

OWNER:
 181 BROWN VALLEY ROAD
 WATSONVILLE, CA 95076

APPLICANT:
 181 BROWN VALLEY ROAD
 WATSONVILLE, CA 95076

DATE: 10/23/17

SCALE: AS SHOWN

DATE: 10/23/17

PROJECT DESCRIPTION:
 THIS PROJECT IS FOR THE CONSTRUCTION OF A 10,000 SQ FT CANNABIS CULTIVATION FACILITY ON A 1.5 ACRES PARCEL. THE FACILITY WILL BE USED FOR THE CULTIVATION OF CANNABIS PLANTS. THE PROJECT IS SUBJECT TO THE CALIFORNIA CANNABIS REGULATORY AGENCY (CCRA) REGULATIONS AND THE LOCAL ORDINANCES. THE PROJECT IS SUBJECT TO THE CALIFORNIA CANNABIS REGULATORY AGENCY (CCRA) REGULATIONS AND THE LOCAL ORDINANCES. THE PROJECT IS SUBJECT TO THE CALIFORNIA CANNABIS REGULATORY AGENCY (CCRA) REGULATIONS AND THE LOCAL ORDINANCES.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE FOUNDATION	1	SQ FT	100.00	100.00
2	CONCRETE FLOOR	1	SQ FT	200.00	200.00
3	CONCRETE WALLS	1	SQ FT	300.00	300.00
4	CONCRETE ROOF	1	SQ FT	400.00	400.00
5	MECHANICAL SYSTEMS	1	SQ FT	500.00	500.00
6	ELECTRICAL SYSTEMS	1	SQ FT	600.00	600.00
7	PLUMBING SYSTEMS	1	SQ FT	700.00	700.00
8	LANDSCAPING	1	SQ FT	800.00	800.00
9	UTILITIES	1	SQ FT	900.00	900.00
10	PERMITS	1	SQ FT	1000.00	1000.00
11	INSURANCE	1	SQ FT	1100.00	1100.00
12	LABOR	1	SQ FT	1200.00	1200.00
13	MATERIALS	1	SQ FT	1300.00	1300.00
14	OVERHEADS & PROFITS	1	SQ FT	1400.00	1400.00
15	TOTAL				15000.00

CONDITIONS

1. ALL PRIVATE ACCESS ROADS, DRIVEWAYS, STAIRWAYS AND BRIDGES ARE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE OWNER SHALL MAINTAIN AND REPAIR ALL SUCH FACILITIES AT ALL TIMES.

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15. THE OWNER SHALL MAINTAIN AND REPAIR ALL SUCH FACILITIES AT ALL TIMES.

UNUSUAL LANDSCAPE CLEARANCES

1. ALL CLEARANCES SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES.

2. THE OWNER SHALL MAINTAIN AND REPAIR ALL SUCH FACILITIES AT ALL TIMES.

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EXISTING SITE FENCE DETAIL

TYPICAL WOOD HOUSE (MOULT)

PARCEL MAP

VICINITY MAP

SITE PLAN

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING SITE FENCE
(Symbol)	PROPOSED SITE FENCE
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE

