



County of Santa Cruz  
Cannabis Licensing Office  
701 Ocean Street, Room 520  
Santa Cruz, CA 95060



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

**Applicant Entity/Business Name:** Strong Agronomy Management, Inc.

**License Type(s):** Farm Retail License

**Date:** April 13, 2026

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

**Identify Sources:** Cannabis Business Licensing Application including: Project Description, Program Statement, Site Plans, and Use Permit

**2. Project Location:**

**Describe Project Location:** The proposed project is located in the Eureka Canyon Area of Santa Cruz County. The proposed project is planned to reuse an existing retail commercial building as a farm stand to sell agricultural products produced by the site owner from crops grown on site and from other sites under control of the owner within the County of Santa Cruz.

**Maps Included:** The site plans for the proposed project are attached. The address is 1308 -10 Green Valley Road, Watsonville.

**3. Description of Project Site:**

**General Topographic Features (slopes and other features):** The site has a slopes up from the road on the western boundary to a generally flat area. The sloped area is covered in grapes and beyond the grapes on the northern side of the property a home with a wine tasting room exists. To the south and east of the home there are a mix of outdoor and greenhouse operations used for a variety of crops. The proposed farm stand will reuse the existing wine tasting room. The property has a gentle slope to the east from the flat ridge that divides the property in the north south direction, located where the home is and south through the agricultural field.

**Natural Features (general vegetation types, presence of streams and wetlands, forested areas):**

The site has been commercially farmed for atleast 41 years with historic data from this area indicating it has been farmed since the late 1940s if not earlier. There is an agricultural pond in the south eastern corner of the property where everything east of the north – south ridge drains to.

**Existing Land Uses/Zoning:** The site is zoned CA for commercial agricultural. This zone district allows for commercial agriculture and associated activities related to the viability of the commercial agricultural sector such as produce stands and agri-tourism/education as defined by Santa Cruz County Code Chapter 13.10.311.

**Existing Constructed Features (buildings, facilities, and other improvements):** The site has a paved driveway with hardscape which leads to an agricultural storage building, a house, an out building (garage and wine tasting room), three greenhouse structures, several hoopouses, and two vehicle parking areas.

**Surrounding Land Uses (including sensitive uses):** The land uses surrounding this site are mainly a mix for Commercial Agriculture, Agriculture, and Residential Agriculture with one site to the east being zoned Public and Community Facilities.

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

**Site Improvements:** Site improvements are limited to installation of security cameras within the existing structure. No building permits are required for this improvement.

**Construction Activities:** No construction activities are required or proposed for this site.

**5. Operation and Maintenance Activities:**

**Hours of Operation/Work Shifts:** Hours are proposed from 10:00AM to 8:00PM

**Number of employees (total and by shift):** up to two employees are proposed

**Estimated Daily Trip Generation:** Up to 10 trips a day are anticipated for tours, four for employees and one additional for deliveries.

**Source(s) of Water:** Water will be provided by the existing well

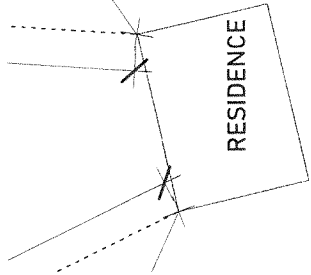
**Wastewater Treatment Facilities:** Wastewater will be treated onsite using the existing septic

**Source(s) of Power:** Central Coast Community Energy

**6. Environmental Commitments:** No environmental commitments are required for this operation

**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	NA
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	NA
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	NA
Department of Cannabis Control - Retail License	Annual Retail License	Pending



62.7'

