



COPY

Filed Tuesday March 17 2020
Nevada County Clerk-Recorder
AB, deputy
File # 20200000008

2020030629

NOTICE OF EXEMPTION

TO: X Office of Planning & Research
1400 Tenth Street, Rm.121
Sacramento, CA 95814

From: Nevada County Planning Department
950 Maidu Ave., Nevada City, CA

X County Recorder
County of Nevada

Applicant: Shakti Farm Inc.
15426 Monte Vista Drive
Nevada City, Ca 95959

Project Title:

Vallow Commercial Cannabis Permit

Project Location—Specific:

15426 Monte Vista Drive, Nevada City, CA 95959
APN: 004-490-032

POSTED IN THE NEVADA
COUNTY CLERKS OFFICE
FROM 3/17/20 TO 4/17/20
BY AS (DEPUTY)

Description of Nature, Purpose, and Beneficiaries of Project:

A Commercial Cannabis Permit for a commercial cannabis operation for medical cannabis located at 15426 Monte Vista Drive in Nevada City. The project is located on a rural, 10.48-acre parcel in an Agricultural zoning district. This approval is for 2,500 square feet of canopy for mixed light cultivation located inside of a greenhouse and 731 square feet of support area located within two (2) existing sheds for self-distribution and harvest storage and an existing detached garage to be used for processing and packaging. The site is accessed by an existing driveway that is used to access the current residence and residential accessory structures. The site is served by an existing well for water and an existing septic system for sewage disposal. Full-time tasks on site will be performed by the resident of the parcel. The operation would not have employees. The cannabis support structures will have indoor utilities, although all noise producing equipment has been assessed to determine that it is in compliance with all county noise standards. The support structures are existing along the residential driveway and the cultivation pad will require some grading and vegetation removal. The site will have solar powered security lighting that will be downward facing and fully shielded. The project site has been evaluated and is not suitable habitat for special-status species and there are no waterways in close proximity. The project site will require some disturbance and minimal vegetation removal. Due to the occupants of the residence being the only operators, no excess vehicle trips are expected. A Notice of Applicability, and the Monitoring and Reporting Program were obtained by the applicant from the Central Valley Regional Water Quality Control Board. An annual cultivation license from the California Department of Food and Agriculture shall be obtained prior to the County Annual Cannabis Permit being issued.

Name of Public Agency Approving Project:

Nevada County

Name of Person or Agency Carrying Out Project:

Shakti Farm Inc, Jay Vallow

Exempt Status: (Check One)

- Ministerial (Sec. 21080(b)(1); 15268
- Declared Emergency
- Emergency Project [Sec. 15071 (b) and (c)]
- Categorical Exemption. State type and Section number: *Section 15303, Class 3 consists of construction and location of limited number of new, small facilities or structures.*

Reasons why the project is exempt:

The project involves the use of developed site for commercial cannabis cultivation for medicinal purposes and the installation of a structure less than 2,500 square feet. The project is allowed by the zoning code and does not conflict with Land Use Policies. The Project does not create any significant impacts to

biological resources including sensitive habitats or any species of concern. The project area is outside of any identified and protected resources and the required setbacks. Prime Farmlands and/or Farmlands of Statewide Importance have been avoided. Dust control measures are included in the project description/site plans and air quality standards will not be impacted. A lighting control plan has been submitted ensuring lighting will not impact neighboring properties. The commercial cannabis areas are appropriately screened from public views. The project does not create impacts to roadways or require significant roadway improvements. The project has an approved water, wastewater disposal and permanent electrical source and uses associated with the project will have a less than significant increase above allowable existing uses for the site. The project will not create a significant demand on these service systems. A hazardous materials business plan has been completed and meets Fire Department and Environmental Health requirements for storage and use. Cultural and Tribal resources will be avoided as evidenced by a cultural report and/or NCIC sensitivity letter. The project will not impact watercourses or wetlands by meeting setbacks from watercourses and/or including site specific controls to ensure watercourses are protected. Odor from the project has been mitigated due to indoor cultivation with odor control and meeting setbacks required by the ordinance for outdoor cultivation.

Contact Person: Lucas Kannall

Telephone: 530-470-2488

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the Public Agency approving the project?
Yes No

Date Received for Filing: 3/17/20


Brian Foss, Planning Director
Nevada County Planning Department

Date 3/17/20

Governor's Office of Planning & Research

MAR 17 2020

STATE CLEARINGHOUSE