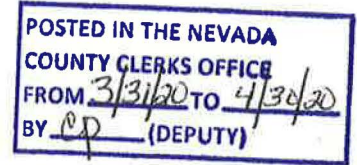




**COPY**



**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:** Luminescent Farms, LLC  
19077 Sanctuary Road, Penn Valley, CA

**Project Title:**

2020040020

Luminescent Commercial Cannabis Permit

**Project Location—Specific:**

19077 Sanctuary Road, Penn Valley, CA  
APN: 030-490-003

**Description of Nature, Purpose, and Beneficiaries of Project:**

An Administrative Development Permit for a commercial cannabis operation for medical cannabis located at 19077 Sanctuary Road in Penn Valley. The project is located on a rural, 21.19-acre parcel in an Agricultural zoning district. This approval is for 9,800 square feet of canopy for outdoor cultivation in above ground beds, and no support area. All product will be brought off site for processing. The site is accessed by an existing small access road off the primary right of way for the parcel. 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 residents of the parcel, there are no employees included in this operation. No cannabis support structures will be utilized in this operation. The cultivation site will be placed in already level areas that were previously used for cultivation along the access road. The site will have no lighting or noise producing equipment. The project site is an existing cultivation site with no suitable habitat for special-status species and no expected impact to the perennial stream on the property. The project site is located in an area that is already disturbed and proposes minimal areas of disturbance and minimal vegetation removal. Due to the occupants of the residence being the sole 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:**

Luminescent Farms, LLC, Kimberly Rollins and Jason Bilicki

**Exempt Status: (Check One)**

       Ministerial (Sec. 21080(b)(1); 15268

       Declared Emergency

       Emergency Project [Sec. 15071 (b) and (c)]

X Categorical Exemption. State type and Section number: *Section 15304, Class 4 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.*

**Reasons why the project is exempt:**

The project involves the use of developed site for commercial cannabis cultivation for medicinal purposes and minor grading on gentle slopes. 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. Lighting will not be used in this operation, 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 X No

Date Received for Filing: \_\_\_\_\_

  
Brian Foss, Planning Director  
Nevada County Planning Department

Date 3/30/20

Governor's Office of Planning & Research

**APR 02 2020**

**STATE CLEARINGHOUSE**