



NOTICE OF EXEMPTION

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

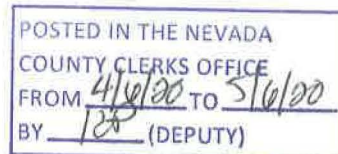
From: Nevada County Planning Department
950 Maidu Ave., Nevada City, CA

X County Recorder
County of Nevada

Applicant: Greener Pasture Farms Inc.
7180 State Highway 20, Smartsville, CA 95977

Project Title:

Johnston Commercial Cannabis Permit



Project Location—Specific:

7180 State Highway 20, Smartsville, CA 95977
APN: 030-220-034

Description of Nature, Purpose, and Beneficiaries of Project:

An Administrative Development Permit for a commercial cannabis operation for medical cannabis located at 13835 Barr Ranch Road in Nevada City. The project is located on a rural, 100.67-acre parcel in an Agricultural zoning district. This approval is for 8,342 square feet of canopy for outdoor cultivation and 1,860 square feet of support area. The support area consists of a 460 and a 600 square foot area for immature plants and three shipping containers used for pesticide and agricultural chemical storage, harvest storage and an administrative hold area. The site is accessed by an existing road that is used to access the current 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 residents of the parcel and one seasonal employee. The cannabis support structures will be agriculturally exempt and not have indoor utilities or loud noise producing equipment. The structures will be placed in already level areas that were previously used for a commercial agricultural operation along the access road. The site will have no outdoor lighting and due to outdoor cultivation, no lighting will be used for cultivation. The project site is a previous commercial agricultural site with no suitable habitat for special-status species and no expected impact to an adjacent perennial stream. The project site is located in an area that is already disturbed and proposes no new areas of disturbance and no new vegetation removal. Due to the occupants of the residence being the primary operators, and the operation having only one seasonal employee 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:

Greener Pasture Farms Inc., Christopher Johnston

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 Construction and location of limited numbers 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. The project proposes no new areas of disturbance and proposed facilities or structures do not

exceed 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. 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 4/1/20

Governor's Office of Planning & Research

APR 07 2020

STATE CLEARINGHOUSE