



2020070519

## 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:** Concepcion Paniagua  
10236 Crescenzi Place, Smartsville, CA 95977

### **Project Title:**

Crescenzi Commercial Cannabis Permit

### **Project Location—Specific:**

10236 Crescenzi Place, Smartsville, CA 95977  
APN: 050-460-009

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

A Commercial Cannabis Permit for a commercial cannabis operation located at 10042 Crescenzi Place in Smartsville. The project is located on a rural, 9.99-acre parcel in an Agricultural zoning district. This approval is for 2,500 square feet of outdoor canopy area consisting 100, 25 square foot planter boxes and no support area. The site is accessed by the existing driveway for the residence. 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 residents of the parcel and no employees are included with the operation. No noise producing equipment or lighting will be used in this operation. The structures will be located in an already flat area along the residential driveway. The project site is located in an area that will require minimal vegetation removal and will have no impact on the canal on site. Due to the operation not including any employees, no additional 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:**

Concepcion Paniagua

### **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 15304, Class4 Minor public or private alterations in the condition of land, water and/or vegetation*

### **Reasons why the project is exempt:**

The project involves the use of developed site for commercial cannabis cultivation for medicinal purposes. 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 and thus 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. 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

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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 7/28/20

Governor's Office of Planning & Research

**Jul 28 2020**

**STATE CLEARINGHOUSE**