



Department of
Cannabis Control
CALIFORNIA

NOTICE of EXEMPTION from CEQA
CALIFORNIA DEPARTMENT OF CANNABIS CONTROL

P.O. BOX 419106, RANCHO CORDOVA, CA 95741-9106

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To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

From: Department of Cannabis Control
Environmental Evaluation Office
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Project Title: Landrace Ranch LLC (Project)

Project Location: The Project is located at 15266 Wintering Ground Rd in Nevada County.

County: Nevada County

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code, Division 10, Chapter 2, Section 26012, approved a Small Outdoor commercial cannabis license.

Project Activities: The project is located on a 47.12-acre parcel in the AG-40 zoning district in Nevada County (APN 001-860-002). The application is for a Small Outdoor cultivation operation with a total of 9,984 square feet of non-contiguous canopy area. The cultivation area is comprised of multiple designated grow sections across the premises. The project includes a 2,400 square foot immature plant support area, a 1,200 square foot harvest storage area, and a 200 square foot administrative hold area. No packaging or overnight storage is on site. Water is supplied by an existing agricultural and domestic well, supported by eight 2,600-gallon holding tanks. The property also contains a domestic residence and a garage.

Exemption Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
- Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec. 15269(a)]
- Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec. 15269(b)(c)]
- Categorical Exemption: [CCR, Sec. 15301]
- Statutory Exemptions: [CCR, Sec. 15183]
- General Rule [CCR, Sec. 15061(b)(3)]

Reasons Why Project is Exempt: The Department of Cannabis Control has determined that the project is consistent with the local jurisdiction community plan and/or zoning designations. On May 14, 2019, Nevada County Resolution No. 19-199 certified a Program Environmental Impact Report (PEIR; SCH #2018082023) for the Nevada County Commercial Cannabis Cultivation Ordinance. On January 10, 2023, the Nevada County Board of Supervisors adopted an Addendum to the certified PEIR which analyzed potential impacts associated with amendments to the Nevada County Commercial Cannabis Cultivation Ordinance. CEQA mandates that the project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified and shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The project activity fits within the parameters included in CEQA Guidelines Section 15183 and the activity does not require additional CEQA analysis.

This is to certify that the final environmental document, comments and responses, and the record of project approval are available to the public at the following location:

Department of Cannabis Control
Environmental Evaluation Office
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Kevin Varzandeh
Contact Name

Environmental Scientist
Contact Title

844-612-2322
Phone #

Kevin Varzandeh
Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: