



Department of
Cannabis Control
CALIFORNIA

NOTICE of EXEMPTION from CEQA
CALIFORNIA DEPARTMENT OF CANNABIS CONTROL

P.O. Box 419106, Rancho Cordova, CA 95741-9106

Phone: (844) 612-2322

Email: environmentalreview@cannabis.ca.gov

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 4191106
Rancho Cordova, CA 95741-9106

Project Title: FIVE SEASON FARM, LLC (Project)

Project Location: The Project is located at 13360 Knollwood Lane, Grass Valley CA 95949, in Nevada County.

County: Nevada

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code, Section 26012, approved a Specialty Cottage Outdoor commercial cannabis license submitted on 5/20/2025, by FIVE SEASON FARM, LLC.

Project Activities: The Project will consist of An Administrative Development Permit for the commercial cannabis operation located at 13360 Knollwood Lane, Grass Valley CA 95949. The project is located on a rural, 10.53-acre parcel in an Agricultural zoning district. This approval is for 4,920 square feet of mixed light canopy area and 2,504 square feet of support area that will be comprised of an immature plant area (2,304 square feet), a 200square foot shed for harvest storage and administrative hold (175 square feet) and agricultural chemical & pesticide storage (25 square feet). The 4,920 square feet of mixed-light canopy area is aggregated from six (6) hoop houses which will have 792,1080, 1080, 504, 672, and 792 square feet of canopy respectively. The residence, support area, and cultivation area will be accessed by an existing driveway. The project is irrigated by a private well and the residence will use a septic system for sewage disposal.

Exemption Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); Cal. Code Regs., tit. 14 (CCR), § 15268]
- Declared Emergency [PRC, Sec. 21080(b)(3); CCR, §15269(a)]
- Emergency Project [PRC, Sec. 21080(b)(4); CCR, § 15269(b)(c)]
- Categorical Exemption: [Class 1 Categorical Exemption, CCR §15301]
- Statutory Exemptions: [CCR, Sec. 15183]
- General Rule [CCR, § 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
Office of Environmental Evaluation
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Cassandra Castellanes

Environmental Scientist

916-251-4642

Contact Name

Contact Title

Phone #

Cassandra Castellanes
Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: