



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: HIFE (Project)

Project Location: The Project is located at 20266 BUCKBOARD RD GRASS VALLEY, CA 95949 (APN: 056-450-001) 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 Microbusiness commercial cannabis license.

Project Activities: The project is located on a rural, 24.6-acre parcel in an Agricultural zoning district. This approval is for the establishment of a microbusiness for cultivation, distribution, and non-storefront retail at an existing commercial cannabis operation. The project will consist of 13,554 square feet of mixed light canopy area distributed among three (3) hoop houses and one (1) engineered greenhouse. The three (3) hoop houses will be 30' by 120' and each have 3,078 square feet of cannabis canopy, and the one (1) 60' by 96' engineered greenhouse contains 4,320 square feet of cannabis canopy. The project will have 3,081 square feet of support area, consisting of a 24 square foot shed for agricultural chemical and pesticide storage, 350 square feet of irrigation water storage tanks, an 1,800 square foot immature plant hoop house, and portions of the first floor of a building permitted for processing will serve the new microbusiness. The first floor new microbusiness will include processing/packaging areas, cannabis harvest storage areas, packaging and labeling area, administrative office area, and the loading/unloading zone for the non-storefront retail activities. Full-time tasks on site will be performed by a resident of the parcel and up to three (3) part-time employees. The 4,320 square foot greenhouse will have fifty-two (52) 500-watt lights, resulting in six (6) watts per square foot, consistent with Mixed-light Tier 1. The lights within the greenhouse will only be used after the greenhouse is fully covered with blackout tarps. No lighting within the hoop houses 1-3 is proposed or approved. The immature plant hoop house will use artificial lighting to prevent immature plants from flowering. The lighting for the hoop house will only be turned on after the hoop house is sealed with a blackout system of woven poly fabric. Energy needs are met by PG&E, an existing well will service water needs, and an existing septic system is on-site for sewage disposal.

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
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Michael Montanus
Contact Name

Environmental Scientist
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Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: