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: Mystic Farms LLC (Project)

Project Location: The Project is located at 20930 and 20936 Via Mediterrane, Penn Valley, CA (APN: 050-470-032 and 050-470-033) 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 specialty cottage outdoor commercial cannabis license.

Project Activities: The Project will consist of 2,499 SF of canopy in two (2) AG Exempt Hoop Houses at 1,080 sq ft each totaling 2,160 sq ft and 339 SF of outdoor canopy located in a planter bed. Mystic Farms currently operates a Small Outdoor license which cultivates 9,990 SF of mature canopy. The project is located on two rural, 53.7and 40.18-acre parcels in Agricultural zoning districts at 20930 and 20936 Via Mediterrane in Penn Valley. Cultivation will occur on the 53.7-acre parcel (APN 050-470-032) at 20936 Via Meditterane. All other structures, including the residence and storage container for cannabis support area, will be located on the 40.18-acre parcel located at 20930 Via Meditterane (APN 050-470-033) and there will be no cultivation taking place on this parcel. There will be no fans, generators, HVAC systems, or other noise-producing equipment used in the operation. Water is supplied from an onsite well and power for the project is through solar panels.

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

Liana Huang	Environmental Scientist	1-844-612-2322
Contact Name	Contact Title	Phone #

Liana Huang
Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: