



NOTICE OF EXEMPTION

TO: Office of Planning & Research
1400 Tenth Street, Rm.121
Sacramento, CA 95814

From: Nevada County Planning Department
950 Maidu Ave., Nevada City, CA

County Recorder
County of Nevada

Applicant: Down Om Farms LLC (Daniel Fink)
20866 Covert Way, North San Juan, CA 95960

Project Title:

Down Om Farms LLC Commercial Cannabis Permit

Project Location—Specific:

20866 Covert Way, North San Juan, CA 95960

APN: 030-130-010

Description of Nature, Purpose, and Beneficiaries of Project:

Commercial Cannabis Permit for 2,500 square feet of outdoor cannabis cultivation for medicinal purposes, and 1,316 square feet of support area in three proposed structures. The support structures consist of a 384 square foot hoop house for immature plants, a 612 square foot building for processing and storage, and a 320 square foot storage container that will be used for drying cannabis. The structures will be located in an area that is already disturbed with a shed that will be demolished and replaced with the three support structures. The structures will be located in an area with approximately a 10% slope and the cultivation area would have a 5% slope. The site and support structures will be accessed by an existing driveway that is used to access the existing residence. The cultivation site will be accessed by a separate driveway, off the main driveway, that already exists and is used to access an accessory structure. All tasks on site will be performed by residents of the parcel and business operators. Minimal traffic trips are expected twice a year to transport the product off-site. The cultivation area and proposed structures are in open areas and do not include vegetation removal. The project parcel has a landmark oak grove, but no disturbance shall occur within the dripline of the oak trees and no impacts are anticipated. The project parcel also has a stream that was identified on USGS topographic maps as a perennial stream. The cultivation area and all disturbance is located over 100 feet from the stream and does not encroach into the setback of the waterway. The site has an existing residence and accessory structures, which are serviced by a well and a septic system for water supply and sewage disposal. Motion sensor lighting that is fully shielded and directed downward will be installed at the entrance of the proposed processing building. Landscape lighting will be used for the immature plant area. Blackout tarps will be used at all times that lighting is used, to cover the hoop house to contain all lighting in the structure and prevent any light trespass or glow. Noise producing equipment will be minimal and only occasionally used to turn composts and soil, which would be comparable to other equipment on General Agricultural zoned properties. 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:

Down Om Farms LLC, Daniel Fink

Exempt Status: (Check One)

- Ministerial (Sec. 21080(b)(1); 15268
 Declared Emergency
 Emergency Project [Sec. 15071 (b) and (c)]

X Categorical Exemption. State type and Section number: *Section 15301, Class 1 Existing Facilities for the operation and minor alteration of an existing use; and Section 15311, Class 11 Construction, or replacement of minor structures accessory to (appurtenant to) commercial, industrial, or institutional facilities.*

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. A lighting control plan has been submitted ensuring lighting 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: Sadie Caldas

Telephone: 530-265-1345

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 6/24/19

Governor's Office of Planning & Research

JUN 24 2019

STATE CLEARINGHOUSE