



COPY

NOTICE OF EXEMPTION

2019090522

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

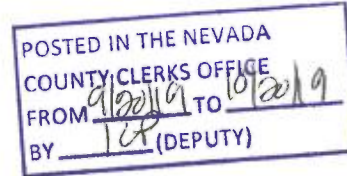
From: Nevada County Planning Department
950 Maidu Ave., Nevada City, CA

X County Recorder
County of Nevada

Applicant: Ronald Kowalka
16939 Cabrera Road, Grass Valley, CA

Project Title:

Kowalka Commercial Cannabis Permit



Project Location—Specific:

16939 Cabrera Road, Grass Valley, CA 95949
APN: 054-090-001

Description of Nature, Purpose, and Beneficiaries of Project:

A Commercial Cannabis Permit for a commercial cannabis operation to cultivate medical cannabis located at 16939 Cabrera Road in Grass Valley. The project is located on a rural, 44.04-acre parcel in an Agricultural zoning district. This approval is for 2,480 square feet of canopy for outdoor cultivation and 832 square feet of support area located in one 512 square foot shed that will be converted to commercial use prior to utilization and one 320 square foot shipping container. The site is accessed by an existing driveway that is used to access the current residence and residential accessory structures as well as a proposed extension of the driveway to the cultivation site and support area. The site is served by an existing well for water and an existing septic system for sewage disposal. Full-time tasks on site will be performed by the resident of the parcel. The operation would not have employees. The cannabis support and cultivation structures will not have loud noise producing equipment. The main commercial support structure is existing, and the container will be placed on level ground along the access road. The site will have no additional lighting. The project site is a previously graded area and will not require new activity. The cultivation and support areas will not impact suitable habitat for special-status species or waterways. Due to the occupants of the residence being the only operators, no excess vehicle trips are expected. 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:

Ronald Kowalka

Exempt Status: (Check One)

Ministerial (Sec. 21080(b)(1); 15268

Declared Emergency

Emergency Project [Sec. 15071 (b) and (c)]

Categorical Exemption. State type and Section number: *Section 15301, Class 1 Existing Facilities for the operation and minor alteration of an existing use.*

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 meeting setbacks required by the ordinance for outdoor cultivation.

Contact Person: Lucas Kannall

Telephone: 530-470-2488

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: _____


Date 9/20/19
Brian Foss, Planning Director
Nevada County Planning Department

Governor's Office of Planning & Research

SEP 20 2019

STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print **Startover** **Finalize&Email**

RECEIPT NUMBER:
 29 — 9/20/2019 — 059
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY NEVADA COUNTY PLANNING DEPT	LEAD AGENCY EMAIL	DATE 9/20/2019
COUNTY/STATE AGENCY OF FILING Nevada	DOCUMENT NUMBER 20190000059	

PROJECT TITLE

KOWALKA COMMERCIAL CANNABIS PERMIT

PROJECT APPLICANT NAME RONALD KOWALKA	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 950 MAIDU AVE	CITY NEVADA CITY	STATE CA
		ZIP CODE 95959

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----------|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ _____ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ _____ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ _____ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____ | 0.00 |
| <input type="checkbox"/> County documentary handling fee | | \$ _____ | |
| <input type="checkbox"/> Other | | \$ _____ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ 0.00

SIGNATURE <i>X. Nevada County Recorder</i>	AGENCY OF FILING PRINTED NAME AND TITLE NEVADA COUNTY RECORDER, DEPUTY CLERK
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