

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA. 95812-3044

From: (Public Agency):
City of Rio Dell
675 Wildwood Avenue
Rio Dell, CA. 95562

County Clerk
County of Humboldt
825 Fifth Street
Eureka, CA. 95501

Project Title: Dinsmore Plateau Farms Commercial Cannabis Cultivation Application.

Project Applicant: Dinsmore Plateau Farms.

Project Location – City: 955 Dinsmore Ranch Road, Rio Dell, CA. 95562

Project Location – County: Humboldt

Project Description: Dinsmore Plateau Farms (Applicant and Operator) is requesting a Conditional Use Permit (CUP) for 133,650 square feet (sf) (canopy area) of mixed-light cannabis cultivation within 27 existing greenhouses. The application includes a 4,950 square foot nursery, on-site drying and processing activities. Drying and processing will occur in a proposed 180' x 50', 9,000 square foot building. The property is provided City water and is dependent upon an on-site wastewater system (septic tank and leachfields). The 16.3+/- parcel is currently developed a 3,000+/- square foot single family residence and 4,400 square foot barn. The property is provided power from PG&E. There are no on-site or nearby streams or other sensitive habitat. A Biological Assessment, Cultural Resource Study and Traffic Impact Study is on file. The applicant anticipates up to seven full time employees and up to an additional eleven seasonal employees for planting, harvesting and processing activities. Design Review was required for the proposed 9,000 square foot building.

Name of Public Agency Approving Project: City of Rio Dell

Name of Person or Agency Carrying Out Project: Dinsmore Plateau Farms; Yama Schafer

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number. _____
- Other: Common Sense Exemption, Section 15061(b)(3).

Reasons why project is exempt: The Planning Commission determined, based on the fact that the cultivation activities will occur within existing greenhouses, odor control is to be provided, general agriculture, including crop production is a principally permitted use, agricultural activities, including crop and hemp production has occurred historically onsite, information submitted, including the Plan of Operation, the Biological Assessment, the Cultural Resource Study and Traffic Impact Study on file, the physical characteristics of the property, the absence of any environmentally sensitive habitat, conditions of approval and comments or lack of from referral agencies, including the California Department of Fish and Wildlife (CDFW) and the North Coast Regional Water Quality Control Board (NCRWQCB), that the project will not result in a significant, substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

As such the Planning Commission found that the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment.

Lead Agency: City of Rio Dell



Contact Person: Kevin Caldwell

Email: caldwellk@cityofriodell.ca.gov

Phone: (707) 764-3532

If filed by the applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
 Yes No

Signature:  
Date: June 28, 2021

Title: Community Development Director

Date Sent/Received for filing at OPR: June 28, 2021

Authority cited: Sections 21083 and 21110, Public resources Code
Reference: Sections 21108, 21152 and 21152.1 Public Resources Code.