



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
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Project Title: WSC Group, LLC (Project)

Project Location: The Project is located at 18273 Bald Hill Road, Grass Valley, in Nevada County.

County: Nevada

Project Description:

The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code Division 10, Chapter 2, Section 26012, approved a Cannabis Cultivation License. This project will involve the indoor cultivation of 2432 square feet of mature cannabis canopy and 746 square feet of immature cannabis canopy.

Project Activities:

The applicant is seeking a Commercial Cannabis Permit for the cultivation of cannabis located at 18273 Bald Hill Road in Grass Valley, CA. The project is located on a rural, 8.24-acre parcel in an Agricultural zoning district. This project would include the construction of a 5,500 square foot commercial building that would contain both the 2,432 square feet of cannabis canopy and the 1,907 square feet of support area. The support area will consist of an immature plant area (746 square feet), drying area, secure storage area, processing area, restroom, office, pesticide and agricultural chemical storage area, and a mechanical room. Other functions of the commercial building include a shipping and receiving area, storage lockers, and a kitchenette.

The site is accessed by an existing road and is served by an existing well for water and an existing septic system for sewage disposal. No sensitive biological or cultural resources are known to occur on the project parcel. The site is surrounded by rural estates and open space with nearby cannabis businesses. The site is not within 600 feet of a K-12 school or a neighborhood park or community park. A notice of Applicability, and the Monitoring and Reporting Program were obtained by the applicant from the Central Valley Regional Water Control Board. An annual cultivation license from the California Department of Cannabis Control shall be obtained prior to the County Annual Cannabis Permit being issued.

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: [Class 1 Categorical Exemption Cal. Code Regs., Title 14, §15301]
- Statutory Exemptions: [CCR, Section 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. CEQA mandates that 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
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Tim Nosal

Environmental Scientist

(916) 251-4640

Contact Name

Contact Title

Phone #

Tim Nosal

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: