



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: Leaf and Land LLC (Project)

Project Location: The Project is located at 19943 Buckboard Road, Grass Valley, CA (APN: 056-460-013) 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 three (3) commercial cannabis cultivation licenses (Specialty Mixed-Light Tier 1, Specialty Cottage Outdoor, and Specialty Outdoor).

Project Activities: The Project will consist of a commercial cannabis operation located at 19943 Buckboard Road in Grass Valley. The project is located on a rural, 20.49-acre parcel in a General Agricultural zoning district. This approval is for a total of 9,775 square feet of canopy area and 989 square feet of support area. The project will have 7,495 square feet of mixed-light canopy area (light deprivation only) in five hoop houses and 2,280 square feet of mixed-light canopy area in a 3,600 square foot greenhouse. The support area consists of 989 square feet of use, including 342 square feet of cannabis irrigation water tanks, a 60 square foot agricultural chemical storage shed, and 587 square feet of a permitted structure for processing, clone production, harvest storage, and self-distribution.

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

Victoria Alison
Contact Name

Environmental Scientist
Contact Title

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Phone #

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: