



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: The Sustainable Collective, LLC (Project)

Project Location: The Project is located at 13622 Hopeful Hill Road, Nevada City (APN 052-090-016-000) 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 a Specialty Mixed-Light Tier 1 commercial cannabis license.

Project Activities: The Project will consist of 4,576 square feet of canopy for mixed light cultivation located in eleven (11) agriculture exempt hoop houses, and 2,380 square feet of support area. The support area consists of a 1,120 square foot agriculture exempt hoop house for immature plants, a 940 square foot commercial addition to a residence for processing and a 320 square foot cargo container for an administrative holding area. Later amendments added 156 outdoor beds, 4' x 4' each totaling in 2,496 square feet of canopy resulting in 7,072 square feet of canopy for mixed light and outdoor cultivation on the property. The project is located on a rural, 11.47-acre parcel in an agricultural zoning district. The site is served by an existing well for water and an existing septic system for sewage disposal. Several small landmark Oak grove (>33% canopy cover) occur on the ridge top, surrounding the existing disturbance and a small 0.1 acre grove within the area cleared in 2023 for the new outdoor beds. Due to impact of the Oak grove a Oak Resources Management Plan was submitted. The project site was assessed by Edward C. Beedy, Ph.D., a Nevada County Prequalified Biologist, to provide mitigation measures for the loss of Oak trees. No additional Oaks or conifers will be removed. The United States Geological Survey Topographic Map shows a waterway on the northern property line. The waterway supports wetland vegetation and has 100-foot setbacks from the highwater mark which will not be encroached upon

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

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Liana Huang  
Contact Name

\_\_\_\_\_  
Environmental Scientist  
Contact Title

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916-907-0172  
Phone #

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Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: