



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: Hunter Pines LLC (Project)

Project Location: The Project is located at 038-320-050 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 Outdoor commercial cannabis license.

Project Activities: The project is located on a rural 32.87 -acre parcel in a Forest zoning district. The proposed commercial cannabis operation includes 14,950 square feet of outdoor cannabis cultivation distributed among 21 beds and 111 five by five boxes. There will be 4,017 square feet of support area comprised of a 1,884 square foot processing and immature plant area building, a 66 square foot shed for equipment and pesticide storage, a 1,440 square foot hoop house for immature plants, a 160 square foot refrigerated shipping container for harvest storage, a 320 square foot shipping container for cannabis storage, and 147 square feet of irrigation tanks. The processing building will include commercial grade locks and a Knox Box, will be ADA accessible, and will be climate controlled with an HVAC system. Processing will include curing, trimming, processing, and packaging. A generator may be used on a periodic basis. The electric motor of the refrigerated shipping is not expected to exceed the County noise standards at the nearest property line. No cultivation lighting is planned for the mature canopy, but the hoop house for immature plants will have rope lighting and will be covered with a manual blackout tarp to prevent light pollution during nighttime hours.

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

Marta Tewodros
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Environmental Scientists
Contact Title

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Phone #

Marta Tewodros

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: