



Department of
Cannabis Control
CALIFORNIA

NOTICE of EXEMPTION from CEQA
CALIFORNIA DEPARTMENT OF CANNABIS CONTROL

P.O. BOX 419106, RANCHO CORDOVA, CA 95741-9106

PHONE: (844) 612-2322

Email: ENVIRONMENTALREVIEW@CANNABIS.CA.GOV

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: Cathedral City Releaf (Project)

Project Location: The Project is located at 36193 Date Palm Dr, Cathedral City, CA 92234.

County: Riverside County

Project Description:

Armen Harutyunyan applied for a Specialty Indoor cultivation license with the Department of Cannabis Control on 04/14/2022. The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code Division 10, Chapter 2, Section 26012, approved the Specialty Indoor cannabis cultivation license on 10/04/2022.

The project site is in Cathedral City on Date Palm Drive approximately 412 feet south of Gerald Ford Drive within the PCC (Planned Community Commercial) Zoning District. The surrounding uses include a Holiday Inn Express hotel, a Jiffy Lube, and an ARCO AM/PM gas station and convenience store. The site is approximately 0.84 acres and has an existing 6,397 square-foot multi-suite building. The applicant proposes to maintain the same building footprint with no additions planned. However, the interior of the building would be redivided into an 1,852 square feet of cultivation premises, an 833 square-foot dispensary area, a 750 square-foot lounge area, a 329 square-foot distribution office, and 2,633 square feet of office, storage, and other ancillary space.

On the site, the applicant proposes minor improvements, including upgrading the trash enclosure to City Standard, adding a new loading area, and constructing a brick wall along the southern property line. Additionally, the applicant proposes resurfacing and restriping the parking lot and minor aesthetic improvements to the exterior of the building which include altering the color scheme of the building.

Project Activities:

The Project would consist of cannabis cultivation activities in an 1,852 square foot cultivation premises located within a larger 6,397 square-foot building which also includes a cannabis distribution premises and a cannabis dispensary.

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: [State code section number]
- General Rule [CCR, Sec. 15061(b)(3)]

Reasons Why Project is Exempt:

The Department of Cannabis Control has determined that the project is a Class 1 Categorical Exemption Project. Class 1 Categorical Exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations to existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project involves the use of an existing industrial building with no proposal for building expansion and only minor exterior alterations. The design, location, size, and operating characteristics of the Project are compatible with the existing and future land uses

within the vicinity as it is within an existing commercial zoning district. None of the exceptions to the exemption defined in Section 15300.2 apply to the Project.

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

Peter Buchman

Contact Name

Environmental Scientist

Contact Title

1 (916) 201-8192

Phone #

Peter Buchman

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: