



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: LICENSING@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: 5711 Florin Perkins Road CUP (Z14-014)

Project Location: The Project is located at 5711 Florin Perkins Road (Suites E&F, K&L), Sacramento, CA, 95828 in Sacramento County.

County: Sacramento

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 Indoor Cannabis Cultivation License. The project consists of a request for a Conditional Use Permit for Marijuana Cultivation in a ±10,440 square foot portion of an existing industrial building of ±25,560 square feet, two separate tenant areas of ±5,400 square feet (K&L) and ±5,040 square feet (E&F) on approximately 1.49 acres in the Heavy Industrial (M-2S) zone, and Site Plan & Design Review for minor exterior renovations (site work and fencing).

Project Activities:

The project site is a ±1.49 acre developed parcel in the Heavy Industrial (M-2S) zone. The property is on the east side of Florin Perkins Road, south of Fruitridge Road. The project site contains an existing ±25,560 square foot flat roof commercial-industrial building, consisting of multiple tenant spaces. The main driveway entrance and parking area is on the north side of the building, and the traffic flow move around behind the building to a driveway exit on the south side. Records indicate that the building was constructed in 1965.

The applicant proposes to cultivate marijuana within two separate tenant spaces in the building. There is one business currently cultivating. Cultivation takes place within the building and is not visible from the public right-of-way. The applicant proposes interior modifications to grow the plants and only minor modifications to the property to reconfigure parking stalls and landscaping.

The applicant is proposing to remove unpermitted parking stalls from the front setback and reconfigure some of the parking stalls along the north property line. A new wrought iron type fence and gating is proposed to be installed behind the landscaped setback area, parallel to the front of the building, setback behind both driveways.

The main entrances to all the tenant spaces are on the north side of the building facing the parking lot area. There are roll-up doors on the south side of the building. The exterior of the building is mainly concrete with tan and brown colors. There are existing HVAC units on the roof. There is small, attached signage for most of the existing tenant spaces and there is a shared monument sign in the front setback area. New signage has not been approved at this time.

There is an existing 2,700 square foot marijuana dispensary (Cloud 9), in the west (front) side of the building. This dispensary was approved by the Zoning Administrator on October 9, 2014 (Z14-014). No changes are currently proposed to this existing 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: [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 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.

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

916-282-0388

Phone #

Peter Buchman

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: