



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: Access Costa Mesa (Project)

Project Location: The Project is located at 2001 Harbor Boulevard, Suites 101, 102, and 103, Costa Mesa, CA 92627, in Orange County.

County: Orange 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 Cannabis License submitted on 7/19/2022, by David Dewyke. David Dewyke applied for a Storefront Retail license.

Project Activities:

The Project will consist of a storefront retail cannabis business within a 3,720-square-foot tenant space within an existing commercial building located at 2001 Harbor Boulevard, Suites 101, 102, and 103. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite, subject to conditions of approval and other City and State requirements. The proposed storefront would be located in the first-floor suites closest to Harbor Boulevard, with hours of operation limited to 7 AM and 10 PM. The existing counseling use on the second floor is approved to serve clients between 9 AM and 9 PM, with staff onsite between 8 AM and 10 PM. While this use is inconsistent with the proposed retail cannabis use, evidence was presented to the City Council that the counseling use on site will be discontinued by the end of April 2023 due to a lack of agreement on lease terms. As conditioned, while a cannabis use is permitted to operate at the site, the property owner shall not lease, allow a sub-lease, or otherwise allow any addiction/recovery use to operate on the site. A condition of approval has been included in the Resolution that requires the parking lot access to Charlie, which is currently developed with a vehicle gate, have a vehicle gate entry system be installed and maintained and that any new gate proposed shall not interfere with circulation and shall not result in excessive vehicular queuing on Charlie Street.

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. None of the exceptions to this exemption defined in Section 15300.2 apply.

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

Paul Oviatt

Environmental Scientist

916-956-7663

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Contact Name

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Contact Title

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Phone #

\_\_\_\_\_  
Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: