



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  
Cultivation Licensing Branch  
P.O. Box 419106  
Rancho Cordova, CA 95741-9106

Project Title: Greenfellas, Inc. (Project)

Project Location: The Project is located at 2130 S. Yale Street, Unit B, Santa Ana, 92705 in Orange County.

County: Orange

Project Description:

The Department of Cannabis Control, pursuant to authority granted under Business and Procession Code Division 10, Chapter 2, Section 26012, approved two (2) licenses: a Cannabis Nursery License and a Cannabis Cultivation License.

Project Activities:

The project involves minor interior modifications to an existing +/- 7,500 square foot building (Unit B). This approval is for a nursery which will utilize approximately 5,000 square feet of the building. The cultivation (Specialty Cottage Indoor) utilizes approximately 1,000 square feet of the building. The Project Site is in a heavily developed commercial-industrial area. The Project Site is flat, almost entirely paved, and does not contain any natural vegetation or water bodies. There is existing landscaping on the property; the Applicant is not proposing to make changes to this landscaping. The Project Site is surrounded by warehouse/industrial development. There is no nearby residential zoning or residential dwellings. The Project Site is not within 600 feet of a K-12 school, neighborhood park, or community park.

The Project Site is located on a parcel with a general plan designation of Industrial and M1-Light Industrial and is designated by the City of Santa Ana as eligible for commercial cannabis businesses. No grading is required for the Project Site. All utility connections are present on the site with no expansion required. No structural improvements are required. All commercial cannabis activities would take place within the existing building and would not be visible from the public right-of-way.

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. The Project involves the use of an existing building with no proposal for building expansion. 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 zoned M1 Light Industrial. None of the exceptions to the exemption defined in Section 15300.2 apply to the Project.

The Department of Cannabis Control has also determined that the project is a Class 32 Categorical Exemption Project. Class 32 Categorical Exemptions consist of consists of projects characterized as in-fill development that is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of less than two acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, the site can be adequately served by all required utilities and public services.

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

Tim Nosal

Environmental Scientist

(916) 251-4640

Contact Name

Contact Title

Phone #

*Tim Nosal*

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: