



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: White Ray (Project)

Project Location: The Project is located at 17031 Muskrat Avenue, in San Bernardino County. The APN is 0459-681-25-0000.

County: San Bernardino 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 small indoor cannabis cultivation license submitted on 9/08/2022, by White Ray.

Project Activities:

The Project will consist of a Conditional Use Permit (CUP) for the proposed development of tenant improvements to an existing building and the construction of a new building within a 104,273 square foot parcel located at 17031 Muskrat Avenue. The activities on-site include 6400 ft² of cannabis cultivation, non-volatile manufacturing and nursery uses.

The proposed improvements would be installed in the following three phases:

The proposed Phase 1 improvements would include a number of tenant improvements to the existing 10,770 square foot building and include the addition of a 1,511 square foot mezzanine level. The Phase 2 improvements would include a new 15,858 square foot, two level building expansion. The first level would consist of 7,929 square feet and the second level would consist of 7,729 square feet. Finally, the Phase 3 would include a new 41,488 square foot, two level building expansion. The maximum height of the new two-level expansion will be 45 feet. The first level would consist of 20,894 square feet and the second level would also consist of 20,894 square feet. The total floor area of the building following the proposed improvements would be 71,366 square feet of floor area. Of this total floor area, 1,835 square feet would consist of office and 68,030 square feet of floor area would be devoted to the growing area, shipping, and storage.

The site is located within the General Plan land use designation of Manufacturing/Industrial (MI). The new cultivation facility is projected to employ up to 40 persons or 10 persons per shift. The facility will be operational seven days a week, 24-hour a day. The peak hours of operation will be Monday through Friday, 8:00 AM to 5:00 PM. Water will be provided by the city of Adelanto. Power will be provided by a Cogeneration power system which includes a Chiller System and Capstone Turbines. Southern California Edison Company will provide backup power if Cogeneration is down or during maintenance.

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 32 Categorical Exemption Cal. Code Regs., Title 14, §15332]
- 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 32 Categorical Exemption project. Class 32 Categorical Exemptions are infill developments within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This

class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects. 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

Chris Bacon

Contact Name

Environmental Scientist

Contact Title

279-217-3629

Phone #

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: