



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
Environmental Evaluation Office
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Project Title: PNC-Phinest Nursery Company, LLC (Project)

Project Location: The Project is located at 4220 PELL DR SACRAMENTO, CA 95838, in Sacramento County at 237-0400-019-0000.

County: Sacramento 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 nursery cannabis license submitted on 7/22/22, by PHC-Phinest Nursery Company, LLC.

Project Activities:

The Project will consist of a Minor Modification (Z20-111) to a prior Conditional Use Permit (Z19-124) for 43,900 square feet of Cannabis Production (cultivation) in an existing building located at 4220 Pell Drive Sacramento CA (APN: 237-0400-019-0000). The size of site is approximately 2.5 acres in the Light Industrial Zone (M-1S-R). The proposed project is for changes to the floor plan which will reallocate previously approved square footage within a 43,900-square-foot building. This revised project includes minor Site Plan and Design Review (SPDR) to infill an additional roll-up door on the east side of the building, a man-door on the south side of the building, eliminate and modify various exterior windows and doors, construct mechanical screen on roof, to install parking lot light poles, and other exterior building and site changes. The project is also lessening the total approved distribution area square footage (Z19-124) to zero square feet. Project activities will be tissue culture cannabis nursery. Water and sewer services will be provided by the City of Sacramento. Electricity will be provided by the Sacramento Municipality Utility District (SMUD).

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: