



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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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: SVARRO, LLC (Project)

Project Location: The Project is located at 36655 Sunair Plaza, Cathedral City (APN; 687-312-009), in Riverside County.

County: Riverside

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 license submitted on 06/09/2022, by SVARRO, LLC.

Project Activities:

The Project will consist of establishing a cultivation and distribution facility within the 8,934 square-foot building and construct an approximately 2,589 square-foot second story within the footprint of the existing building on a 0.46-acre parcel. The new 11,523 square-foot building will include approximately 6,000 square feet of cultivation area, 373 square feet of distribution area, and the remaining 2,421 square feet will be comprised of office space, storage, restrooms, and employee lounge and other ancillary space. The project is located within the CBP-2 (Commercial Business Park) Zoning District. The surrounding uses include other cannabis businesses, automotive repair and collision businesses.

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 consist of projects that are (a) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) have no value as habitat for endangered, rare or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality and (e) can be adequately served by all required utilities and public services. 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

Tim Nosal

Contact Name

Environmental Scientist

Contact Title

916-251-4640

Phone #

Tim Nosal

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: