

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

From: Department of Food and Agriculture
CalCannabis Cultivation Licensing
2399 Gateway Oaks Drive, Suite 210
Sacramento, CA 95833

Project Title: CEA Services, LLC dba Curated Cannabis (Project)

Project Location: The Project is located at located at 3031 South Shannon Street in Santa Ana, California 92704.

County: Orange County

Project Description:

The Department of Food and Agriculture, pursuant to authority granted under Business and Profession Code Division 10, Chapter 2, Section 26012, is seeking to approve a Cannabis Distribution, submitted on December 14, 2018, by CEA Services, LLC.

Project Activities:

The Project will consist of an existing 6,009 square foot, flat-roof, commercial-industrial warehouse built within Clauset Business Park. The parking lot is located on the southside of the Project Site. The entrance/exit of the driveway is located on the westside of the Project Site, off South Shannon Street. Records indicate the building was constructed in 1979. 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 street side of the property; the applicant, CEA Services, LLC (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, zoning of Heavy Industrial, and is designated by the City of Santa Ana as eligible for commercial cannabis businesses. The Applicant has received its commercial cannabis distributor and manufacturing licenses from the Bureau of Cannabis Control and California Department of Public Health, respectively. The Applicant will distribute cannabis products and manufacture cannabis concentrates on the Project Site immediately upon being fully licensed by the City of Santa Ana.

Modifications to the interior of the building consisted of:

- Sub-dividing existing warehouse space using insulated panels, and conforming changes such as relocating electrical outlets, HVAC ducting, and plumbing; and
- Installation of security equipment such as: video surveillance system, alarm monitoring system, smoke detectors, security doors, and burglar bars.

Modifications to the exterior of the building consisted of:

- Installation of video cameras and security lighting, per California regulations and Santa Ana ordinances; and
- Re-striping of parking lot to accommodate Americans with Disability Act parking.

No grading of the Project Site was performed. 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.

The hours of operation for the Project Site are 9:00a – 6:00p daily Monday through Friday. As of July 1, 2019, the Company currently has four employees. Operations are anticipated to generate the following traffic:

- Two employee work-home round trips per day (three employees live four miles from the Project Site and carpool daily);
- Two round trips for materials, supplies, and meals per day; and
- One round trip to either transport raw materials to the Project Site or deliver cannabis products per day.

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 Food and Agriculture 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.

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 Food and Agriculture
CalCannabis Cultivation Licensing
2399 Gateway Oaks Drive, Suite 210
Sacramento, CA 95833

Environmental Scientist

Contact Name

Contact Title

Phone #

calvin yee
Signature

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: