



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: Organic Growth Ventures, Inc. (Project)

Project Location: The Project is located at 3535 W Garry Ave, Santa Ana, CA 92704, in Orange County.

County: Orange

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code, Section 26012, approved a Nursery commercial cannabis license submitted on 08/23/24 by Organic Growth Ventures, Inc.

Project Activities: The project will consist of a cannabis nursery operation located at 3535 W Garry Ave, Santa Ana, CA 92704 (APN 414-213-06). The nursery will occupy a mezzanine area on the second floor of an existing 25,474 sq. ft. building, that currently operates as a cultivation and distribution facility, on a 73,166 sq. ft. lot. The floor area of the mezzanine is 5994 sq. ft. and immature plant growth areas will occupy approximately 4900 sq. ft. The nursery premises will also contain a research and development area but there will be no seed production on site. Electrical panel and water line upgrades were made prior to the approval of the cultivation license currently on site. Overall impacts and usage are not expected to change since immature plant growth is currently done under the cultivation license. Upon approval of the nursery license, all existing immature plant growth will operate under the new license. The project is located in a Light Industrial (M1) zone, which allows for commercial cannabis cultivation and distribution activities. The project site's energy is provided by Pacific Gas & Electric. Water is provided by the Water Services Division of Santa Ana Municipal Utility Services. Sewer and waste services are provided by the City of Santa Ana Water Services Division's wastewater collection facilities. Due to the project site's zoning designation, density of similar projects in the surrounding area, mitigation measures, and the project's previous and current use, there is no evidence that the project will contribute to a significant cumulative impact or lead to a significant environmental impact due to unusual circumstances.

Exemption Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); Cal. Code Regs., tit. 14 (CCR), § 15268]
- Declared Emergency [PRC, Sec. 21080(b)(3); CCR, §15269(a)]
- Emergency Project [PRC, Sec. 21080(b)(4); CCR, § 15269(b)(c)]
- Categorical Exemption: [Class 1 Categorical Exemption, CCR §15301]
- Statutory Exemptions: [State code section number]
- General Rule [CCR, § 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. 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  
Office of Environmental Evaluation  
P.O. Box 419106  
Rancho Cordova, CA 95741-9106

Michael Keys  
Contact Name

Environmental Scientist  
Contact Title

(844) 612-2322  
Phone #

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: