



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: SDFT Enterprises, Inc dba The Proving Grounds (Project)

Project Location: The Project is located at 25575 CA-79, Suite 700, in San Diego County.

County: San Diego

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code, Section 26012, approved a Medium Mixed-Light Tier 2 commercial cannabis license submitted on 09/21/2024 and a Distributor commercial cannabis license submitted on 08/13/2019 by Christopher Holderbaum.

Project Activities: The project will consist of a cannabis cultivation and distribution operation located at 25575 CA-79, Suite# 700, Santa Ysabel, CA 92070 (APN 195-130-09-0) within an existing 36,000 sq. ft. facility. Cultivation activities will occur within 6 existing greenhouse structures. Mature canopy will occupy a total of 18,000 sq. ft. divided between 5 greenhouses and an immature plant area will occupy 3600 sq. ft. within one greenhouse. Processing and storage activities will occur in the adjacent building. Distribution activities, including packaging and storage, will occur within a 408 sq. ft. area of this building. There is no expansion of structures and there is not expected to be an expansion of use over the previous use. The project site's energy is provided by San Diego Gas and Electric, as well as a backup 530 horsepower generator. Water is provided by a groundwater well and there are no water rights permits required for this project. Wastewater from cultivation is treated onsite via a PureStream ES Wastewater Treatment Plant. The Proving Ground must comply with the regulations specified in the Lipay Nation of Santa Ysabel's Cannabis Enterprise Code, including the protection of the environment. These include specifications for use and containment of chemicals and materials, water quality, water conservation, odor control and waste disposal. Due to the project site's location, density of similar projects in the surrounding area, environmental commitments, and the project's previous 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: