



**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: PCF of Ceres, Inc (Project)

Project Location: The Project is located at 1442 Angie Avenue, Modesto, CA, in Stanislaus County.

County: Stanislaus

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code, Section 26012, approved a Retailer commercial cannabis license submitted on December 3, 2024, by PCF of Ceres, Inc.

Project Activities: The project will consist of a commercial cannabis dispensary at 1442 Angie Avenue to operate within the existing industrial zoned building. The site is 0.52 acres in size and is developed with a 12,400 square foot industrial building. Business hours will be 9am to 9pm, 7 days a week. The operation would include 30 employees total, of which 10-15 will be working per shift. Parking and on-site security will also be provided.

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: [Categorical Exemption, CCR §15061(b)(3)]
- 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 project or project element(s) fit(s) within the parameters included in CEQA Guidelines Section 15061 (b)(3). Section 15061(b)(3) of the CEQA Guidelines states that CEQA review applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is not subject to further CEQA review. Department staff reviewed the project for potential impacts to the environment, and no impacts were identified to occur as a result of the proposed project.

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

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Kevin Varzandeh

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: