



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
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Project Title: Catalina Cannabis, LLC

Project Location: The Project is located at 220 Metropole Ave., Unit # 5, Avalon, CA 90704 in Los Angeles County.

County: Los Angeles County

Project Description:

The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code Division 10, Chapter 2, Section 26012, approved a Cannabis License submitted on 7/18/2025, by Suren Seron. Catalina Cannabis applied for a cannabis Retailer Non-storefront business. The Retailer Non-storefront business is on the second floor of the building. The parcel is flat and zoned for Commercial and Miscellaneous Commercial Use. The two-story green building was constructed in 1908. The property hosts ornamental vegetation and provides three parking spaces in a paved parking lot and streetside parking. The property is on an island west of California. The project involves the operation of a delivery-only cannabis business within an existing commercial structure, with no expansion of use or significant modifications are anticipated.

Project Activities:

The proposed project will operate a Retailer Non-Storefront facility out of an existing facility located at 220 Metropole Ave., Unit # 5, Avalon, CA 90704 (APN 7480-017-007).

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)]
 X 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 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. The Project involves the use of an existing building with no proposal for building expansion. The design, location, size, and operating characteristics of the Project are compatible with the existing and future land uses within the vicinity as it is zoned light industrial zoned. None of the exceptions to the exemption defined in Section 15300.2 apply to the 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
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Karin Linnen

Contact Name

Environmental Scientist

Contact Title

844-612-2320

Phone #

Karin Linnen

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: