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: SFC EAST LLC (Project)

Project Location: The Project is located at 44-5020-34, in Alameda County

County: Alameda County

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Procession Code, Section 26012, approved a Small Indoor commercial cannabis license submitted on 8/10/24, by SFC EAST LLC.

Project Activities: The Project will consist of cannabis cultivation using artificial lights indoors. Project will take place at APN 44-5020-34 in the City of Oakland and County of Alameda within the Commercial Industrial Mix-2 (CIX-2) Zone. Local area has authorized the applicant to cultivate 13,211 sq ft of cannabis within an existing 13,416 sq ft building. DCC Application proposes 9,696 sq ft of mature and 1,152 sq ft of immature cannabis cultivation with the use of organic pesticides. They are proposing the use of LED lights with a maximum of 39.4 watts per sq ft. Plants will be irrigated using a drip feed system. Other project activities include harvest storage, waste disposal, processing and packaging and organic pesticide use. Pacific Gas and Electric Company will provide electricity and has confirmed sufficient capacity to serve requested load. Water will be provided by East Bay Municipal Utility District and has confirmed water supply. Per California Department of Fish and Wildlife no Lake and Streambed Alteration Agreement is needed. A Conditional Waiver of Waste and Water Discharge Requirements was issued by the State Water Resources Control Board.

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 32 Categorical Exemption, CCR §15332]
☐ 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 32 Categorical Exemption project. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value, as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services. 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

Marta Tewodros	Environmental Scientist	1-844-612-2322
Contact Name	Contact Title	Phone #

Marta Tewodros
Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: