



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: Distro Depot, Inc (Project)

Project Location: The Project is located at 36650 Sunair Plaza, Cathedral City, in Riverside County.

County: Riverside County

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code, Section 26012, approved a distributor commercial cannabis license submitted on 5/28/2024 by Distro Depot, Inc.

Project Activities: The project proposes to remove cannabis cultivation, keep manufacturing, and establish cannabis distribution and dispensary (Non-Storefront Delivery) uses on a developed site, located in the CBP-2 (Commercial Business Park) Zoning district. The site is located at 36650 Sunair Plaza (APN 687-081-001). Cultivation and manufacturing were originally approved in 2017. The site is approximately 20,900 square feet in size. Within the site there are two existing buildings, a two-story building, Building A, at the front of the site, and a single-story building B, in there are of the site. To the north of the site is a vacant commercial building, to the east and south there are automobile body and repair facilities, and to the west there is a cultivation business.

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

Kevin Varzandeh

Environmental Scientist

844-612-2322

Contact Name

Contact Title

Phone #

Kevin Varzandeh

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: