



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: ELLIS GREENS, LLC

Project Location: The Project is located at 8 Light Sky Court, Sacramento, CA 95828 in Sacramento County.

County: Sacramento

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 Microbusiness License submitted on 04/12/2025 by Kevin Hooks.

Project Activities:

The business will operate a cannabis microbusiness located at 8 light sky court, sacramento, CA 95828. The APN is 062-0150-026-0000. It will operate out of an existing 9300 SF building on a lot area of 26,530 SF. The cannabis activities consist of retail non-storefront, distribution, and infusion activities. On December 12, 2018, the Zoning Administrator approved a CUP to establish a cannabis dispensary use (delivery-only) within a 2,900-square-foot portion of the existing 9,300- square-foot building (Z18-034). This area was approved for four separate delivery-dispensary operators, with four separate loading areas and 575 feet of common areas. This project also included Site Plan and Design Review (SPDR) for minor exterior renovations. This was for the southwest (rear) side of the building. The remaining tenant spaces were not approved for cannabis uses at time of approval. On May 1, 2019, the Zoning Administrator approved a CUP to establish a cannabis production use within a 6,470-square-foot portion of the existing 9,300-square-foot building (Z18-163). This approval utilized the remaining tenant spaces on the northeast side of the building. The cannabis production use was approved to consist of 2,000 square feet of cannabis manufacturing (non-volatile) and 4,470 square feet of cannabis distribution services. The cannabis uses were approved for 70 square feet more than the stated 9,300-square-foot building size, due to the inclusion of an outdoor loading area for one of the delivery-only dispensaries. The table below specifies the cannabis production and cannabis dispensary square footages for each separate previously approved entitlement and the overall total size. The applicant is requesting to modify both previously approved cannabis CUP's for the dispensary (prior approval Z18-034) and the production use (prior approval Z18-163). The applicant proposes to utilize a 620-square-foot portion of the 300 Richards Boulevard, Sacramento, CA 95811. Z23-094 Page 3 of 7 previously approved 2,900-square-foot delivery-only dispensary section of the building. The area will be remodeled to retain a delivery-dispensary use while converting 195 square feet to cannabis production. The proposed cannabis production will include 145 square feet of distribution and 50 square feet for non-volatile manufacturing.

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)]
- 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 industrial 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

CALVIN YEE

Contact Name

ENVIRONMENTAL SCIENTIST

Contact Title

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calvin yee

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: