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: Golden Garden LLC

Project Location: The Project is located at 646 Hegenberger Road, Suite B, Oakland, CA 94621 in Alameda County.

County: Alameda County

Project Description:
The Department of Cannabis Control, pursuant to authority granted under Business and Procession Code Division 10, Chapter 2, Section 26012, approved a Cannabis Retail Nonstorefront License submitted on 10/28/2025, by Chima Emenike.

Project Activities:
The proposed project will operate a Retail Nonstorefront business out of an existing facility located at 646 Hegenberger Road, Suite B, Oakland, CA 94621 (APN 42-4318-13-4). The building is 7,713 sq ft with 700 sq ft designated for Retail Nonstorefront. The parcel is 0.47 acres, flat and hosts multiple ornamental trees and shrubs. The neighborhood is zoned for Commercial Miscellaneous and Commercial Use. Coliseum Plaza property provides a paved parking lot. The address is east of Bay Area Rapid Transit (BART) tracks and HWY 880 and south-east of the Oakland Coliseum. The multi-unit building was constructed in 1959, has flat roof and provides a paved parking lot.

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	Environmental Scientist	844-612-2320
Contact Name	Contact Title	Phone #

Karin Linnen
Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: