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: Phoenix MFG

Project Location: The Project is located at 3505 Cadilliac Ave., Suite L-3, Costa Mesa, CA in Orange County.

County: Orange 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 distribution License submitted on 12/17/2025, by Bret Tobin.

Project Activities:
The proposed project will operate a distribution license out of an existing facility located at 3505 Cadilliac Ave., Suite L-3, Costa Mesa, CA (APN139-661-15). The building is 4,360 sq ft, designated for non-volatile manufacturing and distribution, on 0.1 acres. The parcel is flat, hosts ornamental vegetation and provides a parking lot. The address is located on a multiple unit parcel, north of HWY 405. The one-story warehouse has a flat roof and roll-up doors. The project has a General Plan Land Use Designation of Industrial Park. 1035 SF will be licensed for packaging, manufacturing, distribution, and storage. The remainder will be ancillary spaces. There will be minor interior improvements to fill-in wall openings to separate licensed premises from non-licensed premises.

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: