



**Department of
Cannabis Control**
CALIFORNIA

NOTICE of EXEMPTION from CEQA
CALIFORNIA DEPARTMENT OF CANNABIS CONTROL

P.O. BOX 419106, RANCHO CORDOVA, CA 95741-9106

PHONE: (844) 612-2322

Email: info@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: Be Water Holdings Inc (Project)

Project Location: The Project is located at 499 High Street, Oakland, CA 94601, in Alameda County (APN: 033-2250-003-01).

County: Alameda County

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code, Section 26012, approved a type 12 microbusiness commercial cannabis license submitted on 11/12/2025, by Be Water Holdings Inc.

Project Activities: The Project will consist of a microbusiness with indoor cultivation (up to 10,000 SF of canopy), delivery-only nonstorefront retail (1,000 SF), and transport-only distribution (1,000 SF) within an existing 15,600 SF building on a parcel zoned for industrial use. The project will replace an existing small indoor cultivation license at the site.

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 & 32 Categorical Exemption, CCR §15301 & 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 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.

Class 32 Categorical Exemptions are consistent with applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value, as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and 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

Liana Huang
Contact Name

Environmental Scientist
Contact Title

1-844-612-2322
Phone #

Liana Huang
Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: