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: Babakhan Wellness Group, Inc.

Project Location: 3350 ROAD D # B REDWOOD VALLEY, CA 95470 (APN 166-230-13-00).

County: Mendocino

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Procession Code, Section 26012, approved a commercial cannabis cultivation license submitted on 4/1/2026 by Remi Zajac.

Project Activities: The project proposes to operate a cannabis cultivation and distribution business located on an existing site at 3350 ROAD D # B REDWOOD VALLEY, CA 95470 (APN 166-230-13-00). The local use permit (CAN-N-2018-0329) issued for this project allows cultivation on this 11.55-acre lot in Mendocino County's Agricultural District (AG 40). Onsite buildings consist of residential structures and cannabis cultivation support structures (i.e., storage). In addition to these cannabis cultivation uses, the project also includes two onsite groundwater wells (for domestic uses) and an irrigation pump, a 3-acre-foot rainwater catchment pond for cannabis irrigation. Approximately 4 acres of land area within the site are used for cannabis cultivation operations. The project would continue to use the rainwater catchment pond for cannabis-related water supply. A Lake and Streambed Alteration Agreement (LSAA) (LSAA ID 1600-2019-0860-R1) was obtained from the California Department of Fish and Wildlife (CDFW). No surface water diversion would occur. The project site currently receives electric power through Pacific Gas and Electric Company (PG&E); no increase in energy demand is proposed. Waste associated with cultivation operations would continue to be composted onsite.

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. The site 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

Jacob Schmitz	Environmental Scientist	916-251-4625
Contact Name	Contact Title	Phone #

Jacob Schmitz
Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: