

2022 - 0272



FILED
SACRAMENTO COUNTY

JUL 22 2022

City of
SACRAMENTO

NOTICE OF EXEMPTION

DONNA ALLRED, CLERK/RECORDER
BY DEPUTY

TO: X County Clerk
County of Sacramento

Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

FROM: City of Sacramento
Community Development Department,
Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

ACTIVITY/PROJECT TITLE: Uncle Jesse's CUP Modification of CUP (Z19-128) as modified by Z18-077 and Z17-199)

ACTIVITY/PROJECT LOCATION: 8661 Morrison Creek Dr, Sacramento, CA 95828 (APN: 064-0160-018-0000)

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The project consists of a request for a modification to the previously approved Conditional Use Permit (CUP) for cannabis production (file #Z17-199, modified by Z18-077). More specifically, the proposed project is for a new tenant space for cannabis manufacturing and cannabis distribution, that will thereby allocate the previously approved square footage of the specific areas devoted to cannabis cultivation, distribution, and manufacturing. The project site is a 1.23-acre developed parcel within the Heavy Industrial Zone (M-2S).

The current request is to carve out a 3,000-square-foot separate tenant space from the previously approved front tenant space, for a cannabis distribution and cannabis manufacturing tenant. This proposal requires a modification of the Cannabis Production CUP under which only allowed cultivation. The modification will add distribution and manufacturing square footage and reduce overall cultivation square footage. The prior approved 22,222-square-foot total building cultivation/distribution area will be reduced by 3,000 square feet to 19,222 square feet for the entire building. There are no changes to the project site or to the exterior of the building that have been proposed with this request.

The project plans show a 410-square foot cannabis manufacturing room as the remainder of the proposed 3,000-square-foot tenant space will now be a 2,590-square-foot area for cannabis distribution. On February 28, 2019, the Zoning Administrator approved with conditions a CUP for an 800-square-foot Delivery-Only Cannabis Dispensary, and a CUP Modification of the prior approved Cannabis Production use, to reduce the previously approved cannabis cultivation area by 800 square feet from 23,022 to 22,222 square feet (Z18-077). The proposed Delivery-Only Cannabis Dispensary was to be a separate tenant space carved out of the rear tenant space, at the northwest corner of the building...

On February 13, 2018, the Zoning Administrator approved with conditions a CUP for Cannabis Production (cultivation), within the existing warehouse building, and two proposed interior additions (Z17-199). The project involved the division of the building into two equal tenant spaces (front and rear), plus the addition of 2nd floor mezzanines in each separate tenant space, for a total approved cannabis cultivation area of 23,022 square feet in the entire building. The project also included SPDR for minor exterior changes to the building (entry-exit doors and roll-up door changes).

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Jesse Meyer-Appel, c/o Uncle Jesse's Inc., 526 Ashbury Street, Unit 4, San Francisco, CA 94117; Phone: 202-285-9957; Email: jesse@unclejessessf.com

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

- ☒ Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
☒ Categorical Exemption-State Class 1 and Section Number(s) 15301

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (No Significant Effect) and Class 1, Section 15301 (Existing Facilities). This project qualifies for this exemption because a) the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it

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FROM: 7-23-22 **TO:** 8-21-22

can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; b) the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

CONTACT PERSON: Ron Bess, Associate Planner
Email: Rbess@cityofsacramento.org

TELEPHONE: 916-808-8272

SIGNED: *Ron Bess*

DATED: July 13, 2022



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

34 — 07/22/2022 — 220

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Department	LEAD AGENCY EMAIL	DATE 07/22/2022
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2022-0272	
PROJECT TITLE		

Uncle Jesse's CUP Modification of CUP (Z19-128) as modified by Z18-077

PROJECT APPLICANT NAME Jesse Meyer-Appel c/o Uncle Jesse's Inc.	PROJECT APPLICANT EMAIL jesse@unclejessesf.com	PHONE NUMBER (202) 285-9957
PROJECT APPLICANT ADDRESS 526 Ashbury Street, Unit 4	CITY San Francisco	STATE CA
	ZIP CODE 94117	
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ 0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ 0.00
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ 50.00
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit <input type="checkbox"/> Check <input type="checkbox"/> Other	TOTAL RECEIVED	\$ 50.00
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SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk
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