

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Riverside

2724 Gateway Drive

Riverside, CA 92507

From: (Public Agency): Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

(Address)

Project Title: CUP 16-031 – The Hi Collective

Project Applicant: Ian Tseng- The Hi Collective

Project Location - Specific:

68333 Perez Road (APN: 687-322-018)

Project Location - City: Cathedral City Project Location - County: Riverside County

Description of Nature, Purpose and Beneficiaries of Project:

Consider a Conditional Use Permit application to operate a cannabis business (dispensary, cultivation, manufacturing and distribution site) within an existing industrial building in the I-1 (Light Industrial) Zoning District located at 68333 Perez Road.

Name of Public Agency Approving Project: City of Cathedral City

Name of Person or Agency Carrying Out Project: Cathedral City Community and Economic Development Dept.

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Section 15301, Class No. 3 (Existing Facilities)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Categorical Exemption under Section No. 15301, Class No. 1 (Existing Facilities) of the State CEQA Guidelines, which allows tenant improvements in existing buildings to be exempt. Since the minor additions will not result in an increase of more than 50 percent of the floor area, this qualifies for a Class No. 1 Exemption.

Lead Agency Manuel Rocha Area Code/Telephone/Extension: 760-202-2492
Contact Person: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Manuel Rocha Date: 5/29/2025 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____