



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: Brookhollow Ranch LLC (Project)

Project Location: The Project is located at 018-010-012 and 018-010-013, in SAN BENITO COUNTY.

County: SAN BENITO

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code, Section 26012, approved a Large Outdoor commercial cannabis license submitted on 3/21/2025, by Brookhollow Ranch LLC.

Project Activities: The Project will consist of outdoor cannabis cultivation operation that resides on two parcels (APNs 018-010-012 and 018-010-013) for a combined lot size of 71.44 acres. The project is authorized to cultivate a maximum of 46.30 acres of outdoor canopy. The project parcels are vacant and have no buildings, facilities, or other improvements other than an existing four-foot fence surrounding the perimeter. The project parcels were previously used for the cultivation of other non-cannabis row crops in an agriculture setting like cannabis cultivation. Water is served to the project by a groundwater well on an adjacent parcel (APN: 018-030-012) and electricity demand is met by PG&E. The project consists of cannabis cultivation outdoors and 18 parking stalls on the southwest corner of the site plan for employees and distribution vehicles. Site improvements include motion-activated lighting, security cameras, and lockable gates which will not involve tree removal, grading, or excavation. Hours of Operation/Work Shifts: 7:00am to 3:30pm and will employ 4 full time staff members.

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, 4, and 11 Categorical Exemption, CCR §15301, 15304, and 15311]
- 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, 4, and 11 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. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. Cultivation will occur on an existing commercially farmed property. 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

Michael Montanus
Contact Name

Environmental Scientist
Contact Title

844-612-2322
Phone #

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: