



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
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Project Title: MBM Kosher

Project Location: The Project is located at non-volatile manufacturing business at 10245 Glenoaks Blvd., Pacomia, CA 91331.

County: Los Angeles County

Project Description:

The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code Division 10, Chapter 2, Section 26012, approved a Cannabis non-volatile manufacturing license submitted on 9/11/2025, by Ron Bensimon.

Project Activities:

The proposed project will operate a non-volatile manufacturing business out of an existing facility located at 10245 Glenoaks Blvd., Pacomia, CA 91331 (APN 2537-017-023). The three buildings on the property total 26,425 sq ft, with 2,442 sq ft designated for manufacturing, on 1.45-acres. The neighborhood is zoned for light industrial use. The one-story building is south of HWY 210 and north of HWY 5. The subject site is a fully developed lot within the Arleta - Pacoima Community Plan Area. The lot is approximately 281 feet deep and a width of 70 feet along Glenoaks Boulevard. The site is currently developed with a Light Manufacturing building, built in 1963 proposed to be maintained. The site is located within Council District 7, Pacoima Neighborhood Council.

Exemption Status: (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
 Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec.15269(a)]
 Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec.15269(b)(c)]
 X Categorical Exemption: [Class 1 Categorical Exemption Cal. Code Regs., Title 14, §15301]
 Statutory Exemptions: [State code section number]
 General Rule [CCR, Sec. 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 Project involves the use of an existing building with no proposal for building expansion. The design, location, size, and operating characteristics of the Project are compatible with the existing and future land uses within the vicinity as it is zoned light industrial zoned. None of the exceptions to the exemption defined in Section 15300.2 apply to the Project.

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
Cultivation Licensing Branch
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Karin Linnen

Contact Name

Environmental Scientist

Contact Title

844-612-2320

Phone #

Karin Linnen

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: