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: L Plus L, LLC (Project)

Project Location: Project is located at APN 051-120-076-000 in San Benito County.

County: San Benito

Project Description:
The Department of Cannabis Control, pursuant to authority granted under Business and Procession Code Division 10, Chapter 2, Section 26012, approved a Small Indoor Cannabis license submitted on 06/29/2024.

Project Activities:
The project site of the proposed cannabis cultivation facility is an existing 14,500 square foot warehouse located at 1785 San Felipe Road. Parcel size is approximately 2-acres located in the Light Industrial (M1) Zoning District (Assessor's Parcel Number 051-120-076-000). The project entails the establishment of a commercial cannabis facility to include approximately 7,000 square feet of mature cultivation and 1,800 square feet of immature plant growth, along with processing and drying areas. Each growing room would include irrigation and lighting infrastructure, and other complementary areas needed for the operation. Water is provided by the City of Hollister and electricity is provided by PG&E. All cannabis cultivation and processing areas would be established per licensing requirements from the City of Hollister and State of California. Due to the project site's zoning designation, density of similar projects in the surrounding area, and the project's previous and current use, there is no evidence that the project will contribute to a significant cumulative impact or lead to a significant environmental impact due to unusual circumstances.

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)]
☒ Categorical Exemption: [Class 32 Categorical Exemption Cal. Code Regs,. Title 14, §15332]
☐ 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 32 Categorical Exemption Project. Class 32 Categorical Exemptions consist of projects characterized as in-fill development that are consistent with the general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, the site can be adequately served by all required utilities and public services. 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
Environmental Evaluation Office
P.O. Box 419106
Rancho Cordova, CA 95741-9106

Michael Keys	Environmental Scientist	916-885-4102
Contact Name	Contact Title	Phone #

Michael Keys Digitally signed by Michael Keys
Date: 2025.09.16 11:20:23 -07'00'

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: