



Department of
Cannabis Control
CALIFORNIA

NOTICE of EXEMPTION from CEQA
CALIFORNIA DEPARTMENT OF CANNABIS CONTROL

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

Phone: (844) 612-2322

Email: environmentalreview@cannabis.ca.gov

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 00 BROOKHOLLOW ROAD, HOLLISTER, ca 95023 (APN: 018-030-012), in SAN BENITO COUNTY.

County: SAN BENITO

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Professions Code, Section 26012, approved a Large Outdoor commercial cannabis license submitted on 8/11/2026, by Brookhollow Ranch LLC.

Project Activities: The Project will consist of an outdoor cannabis operation that resides on a 122.45 acre parcel (APN: 018-030-012). The project is authorized to cultivate a maximum of 82.7 acres of outdoor canopy. The project site has a general plan designation of Agriculture (A). The site is currently an open dirt field, flat, vacant, and has been used for commercial row crops in the past. The site has no buildings, facilities, or other improvements other than an existing four-foot fence surrounding the perimeter. Site improvements include motion-activated lighting, security cameras, and lockable gates. The project will not require any tree removal, excavation, or grading. Hours of operation will be 7am to 3pm and there will be Four full-time staff, three of which would split their time between this site and another site located in Watsonville. Trip generation is estimated at 8 or fewer round trips per day on average with potentially 20 deliveries of seedlings per full year and around 20-25 pickups per year from distributors. Water is provided by an agriculture well located on the project parcel and power will be sourced from PG&E utility. Wastewater will be managed by a Portable toilet facility from Ag Pumping. Contour farming and berms will be used to reduce runoff and increase filtration from cultivation operations.

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

Environmental Scientist

844-612-2322

Contact Name

Contact Title

Phone #

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: