



**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](mailto: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: 2BMJ MGMT LLC

Project Location: The Project is located at 68352 Perez Road, Cathedral City, CA 92234 in Riverside County.

County: Riverside

Project Description:

The Department of Cannabis Control, pursuant to authority granted under Business and Procession Code Division 10, Chapter 2, Section 26012, approved a Cannabis Distribution License submitted on 02/24/2022 by Zhanna Basin.

Project Activities:

The Project will consist of a cannabis cultivation and distribution facility located at 68352 Perez Road, Cathedral City, CA 92234. The APN is 687-321-004. It will operate on a 0.40 acre site within an existing 5,966 square-foot commercial building. The layout will include approximately 3554 SF of cultivation area, 188 SF of distribution area, and 2041 SF of ancillary space. The applicant proposes to add 425 SF for storage to bring total area space to approximately 6,391 SF.

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 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 industrial 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.

The Department also finds the project is a Class 32 Categorical Exemption Project. The project is on a parcel that is less than 5 acres; within an incorporated city; substantially surrounded by urban uses; consistent with the general plan and specific plan land use designation for the site and applicable general plan and specific plan policies; consistent with the zoning designation and applicable regulations; approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by 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

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

CALVIN YEE

Contact Name

ENVIRONMENTAL SCIENTIST

Contact Title

12792173560

Phone #

*calvin yee*

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: