



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: Good Crops, LLC (Project)

Project Location: The Project is located at 2000 Lana Way, Hollister 95023, in San Benito County.

County: San Benito

Project Description:

The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code Division 10, Chapter 2, Section 26012, approved one (1) license: a Small Indoor Cannabis Cultivation License.

Project Activities:

The project site (Assessor's Parcel Number 051-161-001-000) the site of the proposed facility is an existing, approximately 1.5-acre parcel (Assessor's Parcel Number 051-161-001-000) located at the intersection of Fallon Road and Lana Way, east of the airport in the northern end of the city. Access to the site is provided via Fallon Road off Highway 25. The parcel is located in an industrial park setting, surrounded by similar size parcels. A sidewalk exists on the frontages on both streets. The parcel and building have been established for a few years and have been used for different commercial activities since the original construction.

The developed project site, which is surrounded by Airport Support and Industrial uses, contains a 26,800 square foot, warehouse-type building, paved parking area with 44 parking spaces and well-established landscaping areas. The building floor plan includes a conference room, office space storage areas and restrooms and ample warehouse area on the first floor as well as a mezzanine.

The proposed project entails the establishment of a commercial cannabis facility to include cultivation and nursery. The interior of the building would be remodeled and refurbished to establish 17 growing rooms ranging in size from approximately 613 to 1,200 square feet, as well as processing, storage and other complementary areas needed for the operation. Each growing room would include irrigation and lighting infrastructure. The existing conference room, office space, storage area and restrooms would be maintained. All cannabis cultivation and processing areas would be established per licensing requirements from the City of Hollister and State of California.

Minimal improvements would be implemented in the exterior of the building; site improvements would include upgrade of parking areas to provide ADA accessibility and installation of water storage tanks and other needed infrastructure. Water for the site is provided by the City's Utilities Division.

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: [CCR, Section 15183]
- 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 M1 Light Industrial. 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

Tim Nosal

Environmental Scientist

(916) 251-4640

Contact Name

Contact Title

Phone #

*Tim Nosal*

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: