



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: LA MESA HEALTH CENTER, INC.(Project)

Project Location: The Project is located at 7729 University Avenue, La Mesa, CA 91942-4901, in San Diego County.

County: San Diego 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 License submitted on 6/18/2019, by Vanessa Naimi. Vanessa Naimi applied for a Store-front Retail license.

Project Activities:

The Project will consist of a dispensary in an existing 1,144-square-foot, one-story commercial building. The .093-acre site is located at 7729 University Avenue., east of 70th Street, and West of La Mesa Blvd. The site is designated in the La Mesa General Plan for "Mixed Use Urban" land use, and is zoned "General Commercial; Urban Design, and Mixed-Use Overlay Zone" (C-D-MU). Surrounding uses are predominantly commercial in nature and include small retail shops and commercial centers, restaurants, liquor stores, and some residential uses. Vehicle access to the medical marijuana dispensary site will be provided from a new curb cut and two-way drive aisle. The existing driveway will be closed and parking design upgrades include a visibility triangle, providing a minimum 20-foot measurement from curb to the first off street parking space on-site, perimeter landscaping in the parking lot, and landscaping enhancements at the front and rear of the lot in the area of the driveway to be closed. Development provisions within the Mixed-Use Overlay Zone will require the project to dedicate a 10-foot easement to create a 12-foot pedestrian realm as a condition of the permit. A second condition will be required to enhance the proposed pedestrian realm with street trees planted with pedestrian friendly tree grates. Off-street parking totaling five spaces are required for this project; however, the project proposes to provide five additional spaces that are code compliant in accordance with Parking Standards per LMMC 24.04 as shown on the conceptual exhibits. There is no expected negative impact to parking along this street based on the parking rate of one space per 250 square-feet of floor area for a "Retail Business" with 10 spaces total where only five are required. The dispensary land use is a retail use compatible with existing uses that include a variety of retail sales, office, and service uses. The project is limited to the permitting of a change of use from one retail use to another, is on a site zoned for such land use, involves minor alterations of private facilities, and limited street improvements along the property frontage. The dispensary shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

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

Paul Oviatt

Contact Name

Environmental Scientist

Contact Title

916-956-7663

Phone #

Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: