

Notice of Exemption

To be filed after project approval

To: Office of Planning and Research
P.O Box 3044, Room 113
Sacramento, CA 95812-3044

From: CITY OF LA MESA
Community Development Department
8130 Allison Avenue
La Mesa, CA 91942

Attn. CEQA / Fish & Wildlife Notices
San Diego County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101 MS A33

Project Title: Project No. 2022-0692 (Cannabis Distribution)

Project Applicant: Center Street Distribution, LLC

Project Location - Specific: 8227-8229 Commercial Street, La Mesa, California 91942

Project Location - City: La Mesa Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

Project proponent and beneficiary Center Street Distribution, LLC. proposes a minor interior tenant improvement to an existing 4,859 square foot light-industrial building to allow for a cannabis (transport only) distribution facility.

The 5,275 square foot site is located at the southerly side of Commerical Street, west of Center Street. No exterior improvements are proposed or required. The proposed project is consistent with land use and development standards in effect for this site in accordance with the La Mesa Municipal Code (LMMC) and does not propose or require any deviation or variance from the applicable regulations and policy documents

The La Mesa Planning Commission approved the project through resolution, at a duly noticed public hearing on July 17th, 2024. Assessor's Parcel Number: 490-660-53-00.

Name of Public Agency Approving Project: City of La Mesa

Name of Person or Agency Carrying Out Project (applicant): Center Street, LLC, c/o Anna Ulesko (631-512-1433)
8191 Center Street, La Mesa 91942

Exempt Status: (check one):

Ministerial [Sec. 21080(b)(1); 15268]

Declared Emergency [Sec. 21080(b)(3); 15269(a)]

Emergency Project [Sec. 21080(b)(4); 15269 (b)(c)]

Categorical Exemption. Type and section number: Exempt under CEQA Guidelines Sections 15301, 15303, 15332.

Statutory Exemptions. State code number:

Reasons why project is exempt: The project meets all of the conditions necessary to qualify for a categorical exemption under Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of a private structures involving negligible or no expansion of a use beyond what existed at the time of the lead agency's determination. Section 15303 exempts new construction or conversion of small structures including commercial structures, accessory structures, and water, electrical, gas and other utility extensions including street improvement. Section 15332 exempts infill development projects that meet all of the conditions necessary to qualify for the exemption: (a) the project is consistent with applicable general plan designation and policies, as well as with applicable general plan designation and policies, as well as with applicable zoning designation, and regulations; (b) the project occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare, or threatened species; 9d) approval of the project would not result in any significant effects relating to traffic, noise, air quality; and the site can be adequately served by all required utilities and public services. The project meets the criteria for the exemption. None of the exceptions listed in Section 15300.2 apply. Therefore, the project complies with the exemption standards established in the CEQA Guidelines.

Lead Agency Contact Person: Lynnette Santos Area Code/Telephone/Extension: 619-667-1187

If filed by applicant: 1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: Lynnette Santos Date: 7.25.24 Title: Director

Signed by Lead Agency Signed by Applicant

Date received for filing at OPR: 07/25/2024