



**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: Sessions Ventures LLC (Project)

Project Location: The Project is located at 700 Bay Marina Drive, National City, CA 91950, in San Diego County.

County: San Diego

Project Description: The Department of Cannabis Control, pursuant to authority granted under Business and Profession Code, Section 26012, approved a Retail commercial cannabis license submitted on 11/03/2024, by Sessions Ventures LLC.

Project Activities: The Project will consist of a cannabis consumption lounge and retail store at 700 Bay Marina Dr. (APN: 559-160-33-00). The project is in a commercial coastal zone area in southwest National City at the intersection of Marina Way and Bay Marina Drive, specifically on 700 Bay Marina Drive in National City, 91950, within San Diego County (APN 559-160-33-00). The parcel is 1.25 acres (54,450 square feet). The project will repurpose a two-story, 16,000 square foot existing building that previously was used by the California College of San Diego for vocational healthcare training. Sessions Ventures occupies and leases the entire building and is the only tenant on the property. There are no other existing or proposed structures on the lot. There will be interior modifications to remove and build appropriate wall partitions and framing. There are exterior modifications to the façade with new wall paneling and painting to align with the scenic palette (Project Description).

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 Categorical Exemption, CCR §15301 & Class 32 Categorical Exemption, CCR §15332]
- 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 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.

Class 32 Categorical Exemptions are consistent with applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value, as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. 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

\_\_\_\_\_  
Liana Huang  
Contact Name

\_\_\_\_\_  
Environmental Scientist  
Contact Title

\_\_\_\_\_  
916-907-0172  
Phone #

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Signature

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: