NOTICE OF EXEMPTION

TO: ☒	Office of Planning and Research CEQAnet Web Portal https://ceqanet.opr.ca.gov	FROM: (Public Agency)	City of Santee Planning & Building Department
☒	County Recorder County of San Diego P.O. Box 121750 San Diego, CA 92112-1750	Address:	10601 Magnolia Avenue, Building 4 Santee, CA 92071

1.	Project Title:	BUZZ Commercial Cannabis Business Permit Retail Application (CAN-001032-2024)
2.	Project Applicant:	Hilife Group Santee, LLC DBA: BUZZ 8011 Mission Gorge Road Santee, CA 92071 (619) 857-3001
3.	Project Location – Identify street address, cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Street address:8011 Mission Gorge Road, Santee, CA 92071 APN: 383-261-25-00 Cross streets: Mission Gorge Road and Crossway Court Location Map attached
	(a) Project Location – City:	Santee
	(b) Project Location – County:	San Diego
4.	Description of nature, purpose, and beneficiaries of Project:	This project is a Commercial Cannabis Business Permit for the establishment of a retail cannabis business in accordance with the City's Cannabis Business Permit Ordinance (Santee Municipal Code Chapter 7.04). The retail business would occupy 3,363 square feet of existing commercial retail space within an existing multi-tenant neighborhood shopping center. The project will update the shopping center with new paint, exterior lighting, landscaping and video surveillance. The shopping center is on a 0.73-acre corner lot located at 8011 Mission Gorge Road in the General Commercial (GC) Zone.
5.	Name of Public Agency approving project:	City of Santee
6.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	BUZZ Ray Ibrahim – Manager & Member 2605 Camino Del Rio S, Suite 200 San Diego, CA 92108 (619) 857-3001
7.	Exempt status: (check one)	
(a)	☐ Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	☐ Not a project.	

(c)	☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	☒	Categorical Exemption. State type and section number:	Class 3. Section 15303 New Construction or Conversion of Small Structures
(e)	☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	☐	Statutory Exemption. State type and section number:	
(g)	☐	Other. Explanation:	
(h)		Reason why the project was exempt:	The project consists of the conversion of 3,363 square feet of existing retail space within an existing multi-tenant neighborhood shopping center to a retail cannabis business. The multi-tenant neighborhood shopping center is located on a 0.73-acre corner lot in the GC Zone, in an urbanized area with all necessary public services available to serve the site. The surrounding area is developed with urban uses and would not be considered environmentally sensitive. The project proposes converting two of the existing retail suites (3,363 square feet) within the shopping center, adding additional landscaping, painting and adding exterior lighting. The conversion does not exceed 10,000 square feet and the proposed retail use will not involve significant amounts of hazardous substances. Through review of the project and project site, none of the exceptions in Section 15300.2 exist and the project may rely on the categorical exemption.
(i)		Lead Agency Contact Person:	Rachael Lindebrekke, Associate Planner
(j)		Telephone:	619-258-4100, extension 205

8. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.

9. Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐

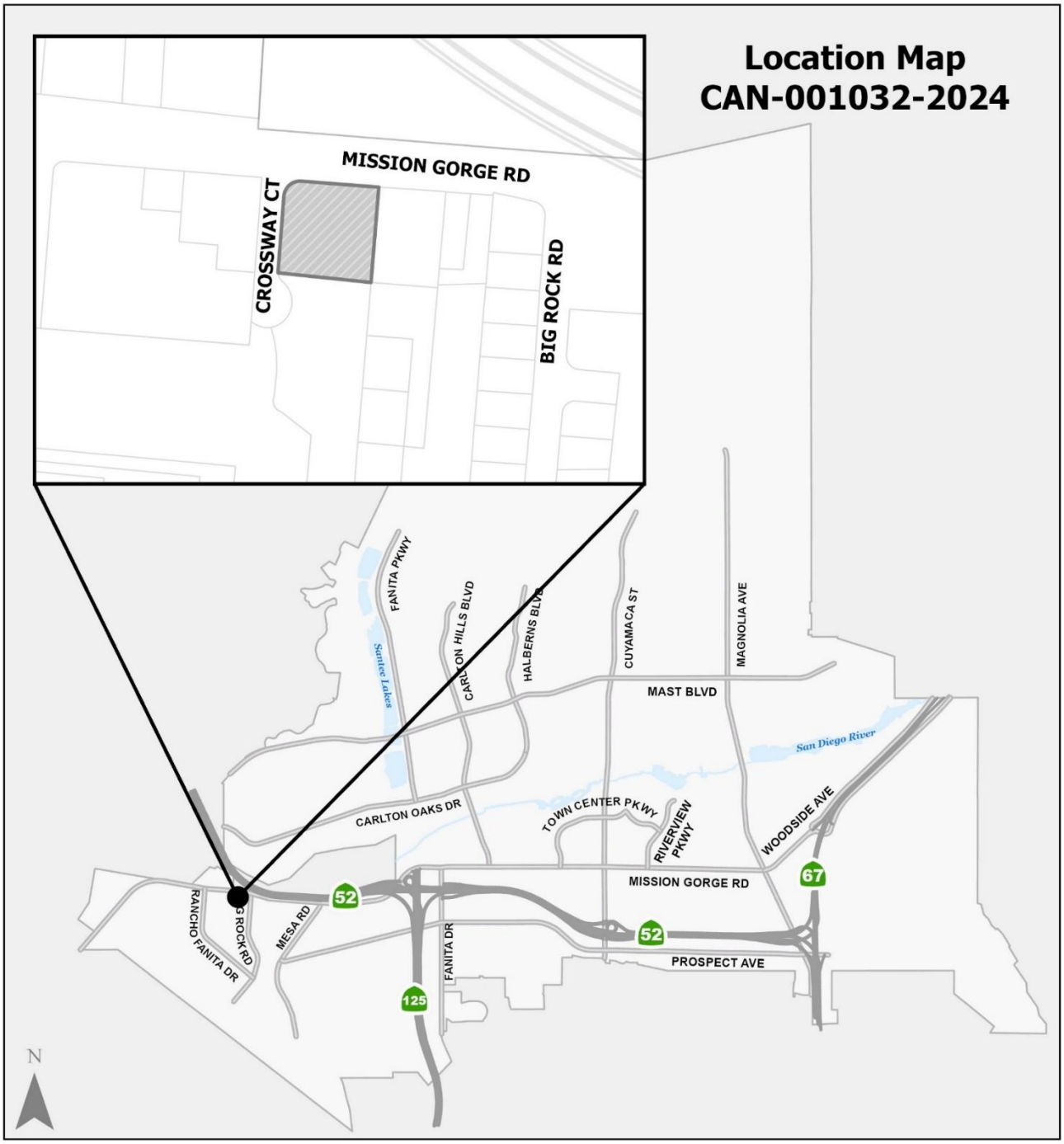
10. Was a public hearing held by the lead agency to consider the exemption? Yes ☒ No ☐

11. If yes, the date of the public hearing was: 7/8/2025, 7/10/2025, 7/11/2025 and 8/27/2025

Signature: _____ Date: 8/27/25 Title: Associate Planner
Rachael Lindebrekke

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____
(Clerk Stamp Here)

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Project Location