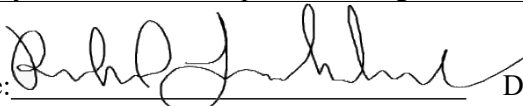


**NOTICE OF EXEMPTION**

TO: Office of Planning and Research <input checked="" type="checkbox"/> CEQAnet Web Portal <a href="https://ceqanet.opr.ca.gov">https://ceqanet.opr.ca.gov</a>	FROM: (Public Agency) City of Santee Planning & Building Department
<input checked="" type="checkbox"/> 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:	Green Reserve Commercial Cannabis Business Permit Retail Application (CAN-001020-2024)
2. Project Applicant:	East County Prospect LLC DBA: Green Reserve 15122 Cross Stone Dr San Diego, CA 92127 (858) 531-3333
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: 10612 Prospect Ave, Santee, CA 92071 APN: 384-260-09-00, 384-260-10-00, 384-260-11-00 Cross streets: Prospect Ave and Tumbleweed Ter 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 up to 3,500 square feet of existing industrial space within an existing multi-tenant industrial center. The project will update the suite with new paint, exterior lighting, landscaping and video surveillance. The industrial center is on a 0.37-acre lot located at 10612 Prospect Ave in the Light Industrial (IL) 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:	Green Reserve Ilham Polis – Member 15122 Cross Stone Dr San Diego, CA 92127 (858) 531-3333
7. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

(d)	<input checked="" type="checkbox"/>	Categorical Exemption. State type and section number:	Class 3. Section 15303 New Construction or Conversion of Small Structures
(e)	<input type="checkbox"/>	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	<input type="checkbox"/>	Statutory Exemption. State type and section number:	
(g)	<input type="checkbox"/>	Other. Explanation:	
(h)		Reason why the project was exempt:	The project consists of the conversion of up to 3,500 square feet of existing industrial space within an existing multi-tenant industrial center. The industrial center is on a 0.37-acre lot in the IL 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 a vacant suite (up to 3,500 square feet) within the multi-tenant industrial 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	
10.		Was a public hearing held by the lead agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
11.		If yes, the date of the public hearing was: 7/8/2025, 7/10/2025, 7/11/2025 and 8/27/2025	
<p>Signature:  Date: <u>8/27/2025</u> Title: <u>Associate Planner</u></p> <p style="text-align: center;">Rachael Lindebrekke</p> <p><input checked="" type="checkbox"/> Signed by Lead Agency      <input type="checkbox"/> Signed by Applicant</p> <p>Date Received for Filing: _____ (Clerk Stamp Here)</p> <p>Authority cited: Sections 21083 and 21100, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.</p>			

**Project Location**

