



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED

Dec 12, 2022 04:03 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-001009
State Receipt # 37121220220889
Document # 2022-NOD-165

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

1067659 AT 995 GATEWAY CENTER WAY NEW CO CUP

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO	
COUNTY CLERK ON	December 12, 2022
Posted	December 12, 2022
Removed	JAN 11 2023
Returned to agency on	JAN 12 2023
DEPUTY	J. Edora

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15162)

(Choose one)

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: 1067659

State Clearinghouse Number: N/A

Project Title: 1067659 at 995 Gateway Center Way new CO CUP

Project location: 995 Gateway Center Way, San Diego, CA 92102

Project description: The project proposes a Conditional Use Permit (CUP) for a new Cannabis Outlet in an existing 2,996 square-foot (sf) suite, Suites 107 and 108 within an existing 3-story 42,530 sf commercial building located, on a 4.10-acre site. The project site is in the IL-3-1 (Industrial Light) Zone, of the Southeastern San Diego Community Plan, Very High Fire Hazard Severity Zone, Brush Management, Airport Land Use Compatibility Plan, 65-70 Airport Noise Contour (CNEL), Airport Influence Area (San Diego International Airport (SDIA), Review Area 1) and the Federal Aviation Administration Part 77 Notification Area. The community plan designates the site as Business Park within the Commercial, Employment and Industrial Use. A Negative Declaration was prepared for a proposed CUP to allow the Cannabis Outlet in an existing 3-story, 42,530 sf commercial building, on a 4.10-acre site. No significant environmental impacts were identified, and no mitigation measures were required for this project. The proposed Cannabis Outlet remained within the scope of the previously adopted ND and no further environmental review was required.

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162 and 15163, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent or supplemental EIR or subsequent Negative Declaration/Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

The proposed project would, or would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Negative Declaration.

Project applicant: Prime Harvest D9 LLC, Eulenthius Duane Alexander, 1210 Olive Street, Ramona, CA 92065, phone no. (702) 350-9699.

This is to advise that the Planning Commission of the City of San Diego on December 8, 2022 approved the above described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous Negative Declaration;

- b. Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

It is hereby certified that the final environmental report, including comments and responses, is available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Rhonda Benally

Telephone: (619) 446-5468

Filed by: 

Signature

Senior Planner

Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]

Reference: California Public Resources Code, Section 15162/63.

San Diego County



Transaction #: 6878550
Receipt #: 2022528486

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 12/12/2022
Cashier Location: SD

Print Date: 12/12/2022 4:03 pm

Payment Summary

Total Fees:	\$2,598.00
Total Payments:	\$2,598.00
Balance:	\$0.00

Payment

CHECK PAYMENT #0605	\$2,598.00
Total Payments	\$2,598.00

Filing

CEQA - NOD	FILE #: 2022-001009 Date: 12/12/2022 4:03PM Pages: 3
	State Receipt # 37-12/12/2022-0889
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Mitigated/Negative Declaration	\$2,548.00
Total Fees Due:	\$2,598.00

Grand Total - All Documents: \$2,598.00



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-12/12/2022-0889
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 12/12/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0165	

PROJECT TITLE
1067659 AT 995 GATEWAY CENTER WAY NEW CO CUP

PROJECT APPLICANT NAME PRIME HARVEST D9 LLC, EULENTHIUS DUANE ALEXANDER	PROJECT APPLICANT EMAIL	PHONE NUMBER 702-350-9699
PROJECT APPLICANT ADDRESS 1210 OLIVE STREET	CITY RAMONA	STATE CA
		ZIP CODE 92065

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	2,548.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 0605