



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Apr 12, 2023 09:35 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000267  
State Receipt # 37041220230237

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

A GREEN ALTERNATIVE OUTLET / 657101

**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** April 12, 2023  
**Posted** April 12, 2023 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

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 EXEMPTION

(Check one or both)

TO:  Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

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 Name/Number: A Green Alternative Outlet / 657101

SCH No.: Not Applicable

Project Location-Specific: 2335 Roll Drive, San Diego, CA (APNs 646-180-12-00 and 646-180-15-00)

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A Conditional Use Permit (CUP) to amend CUP No. 1298258 to allow an approved Medical Marijuana Consumer Cooperative (MMCC) to convert to a Cannabis Outlet, as well as the expansion of the proposed use to include the adjacent suite. The current MMCC is 1,406-square feet located within a 14,090-square foot building. The project proposes no additional development, but would expand the use into the adjacent 928-square-foot suite. The total area would be 2,334 square-feet. The 2.47-acre project site is located at 2335 Roll Drive and is within Assessor's Parcel Numbers 646-180-12-00 and 646-180-15-00. The project site is designated Industrial and zoned IL-3-1 per the Otay Mesa Community Plan area. The project site is also within the Airport Land Use Compatibility Overlay Zone (Brown Field), the Airport Influence Area (Brown Field - Review Area 2), the Airport FAA Part 77 Noticing Area (Brown Field), the Community Plan Implementation Overlay Zone (CPIOZ-A), the Parking Standards Transit Priority Area, and the Transit Priority Area. (LEGAL DESCRIPTION: Lot 12, Otay International Center Lot 5, Map No. 011897.)

Name of Public Agency Approving Project: City of San Diego Staff

Name of Person or Agency Carrying Out Project: A Green Alternative, Inc. / Thomas C. Hebrank, 2335 Roll Drive, San Diego, California 92154-7298 (619) 567-7223

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: CEQA State Guidelines, Sections 15301, Existing Facilities; and 15303, New Construction or Conversion of Small Structures.
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). Per CEQA State Guidelines Section 15303, the project would involve the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project would not exceed 2,500 square feet in floor area, would not involve the use of significant amounts of hazardous substances, would have public services and

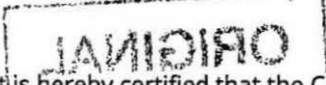
facilities available and the surrounding area is not environmentally sensitive. In addition, the structure to be used is an existing facility pursuant to CEQA State Guidelines Section 15301. The project is not increasing the size of the existing building but is utilizing an additional suite within the existing building. Furthermore, exceptions listed in Section 15300.2 would not apply.

**Lead Agency Contact Person:** Dawna Marshall

**Telephone:** 619-687-5904

**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



It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

*Dawna Marshall*  
 Signature/Title Senior Planner

3-8-2023  
 Date

**Check One:**

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 7091334  
Receipt #: 2023125507

JORDAN Z. MARKS  
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.gov](http://www.sdarcc.gov)

Cashier Date: 04/12/2023  
Cashier Location: SD

Print Date: 04/12/2023 9:39 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment	
CHECK PAYMENT #3194	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filing	
CEQA - NOE	FILE #: 2023-000267 Date: 04/12/2023 9:35AM Pages: 3
	State Receipt # 37-04/12/2023-0237
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
 37-04/12/2023-0237  
 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 04/12/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0237	

PROJECT TITLE  
 A GREEN ALTERNATIVE OUTLET / 657101

PROJECT APPLICANT NAME A GREEN ALTERNATIVE, INC. / THOMAS C. REBRANK	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-567-7223
PROJECT APPLICANT ADDRESS 2335 ROLL DRIVE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92154

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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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    \$    50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: check #3194