



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

FILED
May 17, 2023 02:22 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000393
State Receipt # 37051720230355

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

CANNABIS OUTLET FACILITY 1215 NUTMEG/ PRJ 1054172

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 May 17, 2023**
Posted May 17, 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: Cannabis Outlet Facility 1215 Nutmeg/ PRJ 1054172

SCH No.: Not Applicable

Project Location-Specific: 1215 West Nutmeg Street, San Diego, CA 92101

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

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit (CUP) for a new Cannabis Outlet (CO) in an existing 3,062 square-foot (sf) tenant space in a 6,208 sf building, on a 0.26-acre site. The project is in the IS-1-1 (Industrial- Small Scale) Zone of the Midway-Pacific Highway Community Plan, Coastal Height Limitation Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Transit Area Overlay Zone, Parking Impact Overlay Zone (Coastal Impact), North Bay Redevelopment Project, Airport Land Use Compatibility Overlay Zone, Airport Approach Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA) and NAS North Island, Review Areas 1 and 2), 75+ Airport Noise Contours (CNEL), Airport Safety Zones, Airport Approach Overlay Zone, and the Federal Aviation Administration (FAA) Part 77 Notification Area (SDIA and NAS North Island).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Aaron Magagna, 6425 Caminito Listo, San Diego, CA 92111, (619) 405-0298.

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the partial conversion of an existing space for a CO which would not expand the use the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

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

Jeff Szymanski Senior Planner
Signature/Title

April 6, 2023
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 7163037
Receipt #: 2023171532

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

Cashier Date: 05/17/2023
Cashier Location: SD

Print Date: 05/17/2023 2:24 pm

Payment Summary

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

Payment	
CHECK PAYMENT #289	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2023-000393 Date: 05/17/2023 2:22PM Pages: 3
	State Receipt # 37-05/17/2023-0355
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00



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: 37-05/17/2023-0355
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 05/17/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0355	

PROJECT TITLE
CANNABIS OUTLET FACILITY 1215 NUTMEG/ PRJ 1054172

PROJECT APPLICANT NAME AARON MAGAGNA	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-405-0298
PROJECT APPLICANT ADDRESS 6425 CAMINITO LISTO	CITY SAN DIEGO	STATE CA
		ZIP CODE 92111

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 <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: 289