



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Oct 18, 2023 08:56 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000824
State Receipt # 37101820230748

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

5334 BANKS STREET / 1084774

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 <u>October 18, 2023</u>	
Posted <u>October 18, 2023</u>	Removed <u>NOV 17 2023</u>
Returned to agency on <u>NOV 20 2023</u>	
DEPUTY _____	<i>Maria Gomez</i>

M. Gomez

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 Title / Number: 5334 Banks Street / 1084774

State Clearinghouse No.: N/A

Project Location-Specific: 5334 Banks Street, San Diego, CA 92110

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) for a new 3,000 square-foot cannabis outlet at 5334 Banks Street within an existing 6,193 square-foot building. The site is zoned Industrial-Light (IL-3-1), within the Morena Corridor Specific Plan and designated Industrial in the Linda Vista Community Plan. Proposed interior tenant improvements within the existing building include lighting, security cameras and system, millwork, finishes throughout, non-load bearing partitions and associated mechanical, electrical and plumbing infrastructure. Project is also within the Airport Land Use Compatibility Overlay Zone (Naval Air Station North Island and San Diego International Airport – Lindberg field Airport Influence Area Review 2), the Parking Impact Overlay Zone (Campus Impact), Parking Standards Transit Priority Area, Transit Priority Area, and the FAA Part 77 Noticing Area and Council District 7. LEGAL DESCRIPTION: Lots 6 thru 9 in Block 3 of Vernon Park, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 569, filed in the Office of the County Recorder of San Diego County, October 23, 1888. APN: 436-453-05

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Grabela Brian Trust, 807 W Upas St., San Diego, CA 92103, (858) 822-8140

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: 15301 (Existing Facilities) and 15332 (Infill Development)
- 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 15301 (Existing Facilities) and 15332 (Infill Development); and where the exceptions listed in Section 15300.2 would not apply. The project is requesting the permitting of a cannabis outlet facility within an existing commercial structure. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project also meets the criteria set forth in CEQA Guidelines Section 15332 and is consistent with the applicable land use and zoning designations and regulations; occurs within city limits on a site no more than 5 acres surrounded by urban uses; has no value as habitat or endangered, rare, or threatened species; would not result in significant traffic, noise, air quality or water effects; and can be adequately served by all required utilities and public services. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Courtney Holowach

Telephone: 619-446-5187

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 the California Environmental Quality Act.

Courtney Holowach /Senior Planner
Signature/Title

10/12/23
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7431149
Receipt #: 2023366747

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: 10/18/2023
Cashier Location: SD

Print Date: 10/18/2023 8:57 am

Payment Summary

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

Payment

CHECK PAYMENT #1939 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2023-000824 Date: 10/18/2023 8:56AM Pages: 3

State Receipt # 37-10/18/2023-0748

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:

37-10/18/2023-0748

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 10/18/2023
---	-------------------	--------------------

COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0748
--	---------------------------------

PROJECT TITLE
5334 BANKS STREET / 1084774

PROJECT APPLICANT NAME GRASELA BRIAN TRUST	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-822-8140
---	-------------------------	------------------------------

PROJECT APPLICANT ADDRESS 807 W UPAS ST.	CITY SAN DIEGO	STATE CA	ZIP CODE 92103
---	-------------------	-------------	-------------------

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
--	--

Payment Reference #: 1939