



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jun 06, 2025 09:07 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000472
State Receipt # 37060620250429

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

1028 BUENOS AVENUE CO AMENDMENT / 1054413

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>June 6, 2025</u>
Posted	<u>June 6, 2025</u> 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

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 Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 1028 Buenos Avenue CO Amendment / 1054413

State Clearinghouse No.: Not Applicable

Project Location-Specific: 1028 Buenos Avenue, San Diego, CA 92110

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

Description of nature and purpose of the Project: The project requests renewal and amendment of the Conditional Use Permit (CUP) no. 1605038 for an existing 2,452-square-foot (sf) Medical Marijuana Consumer Cooperative converting to a Cannabis Outlet (CO) (no changes to floor areas are proposed); and CUP no. 2202057 for a Cannabis Production Facility (CPF) in an existing 16,452 sf building, on a 0.74-acre site. The project proposes removing the interior vacant space for a total CPF size of 14,090 sf (Previously 9,698 sf Marijuana Production Facility). Project operations include the sale of cannabis products and the hours of operations would be between 7:00 AM and 9:00 PM, seven days a week. The CO is located in Suite A and CPF would be located in Suite B. The project site is in the CC-3-7 (Commercial Community) (formerly IL-3-1) Zone of the Linda Vista Community Plan, Parking Impact Overlay Zone (Campus Impact), Parking Standards Transit Priority Area, Transit Priority Area, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration Part 77 Notification (SDIA) area. LEGAL DESCRIPTION: 7 and 8 City; San Diego SUBD; Morena Plaza Unit #1 007418.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Permit Solutions, LTD, PO Box 503943, San Diego, CA 92150, (858) 603-9478.

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 15332, In-Fill Development Projects.

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

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 the California Environmental Quality Act.



/Senior Planner

December 16, 2023

Signature/Title

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8415619
Receipt #: 2025213872

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: 06/06/2025
Cashier Location: SD

Print Date: 06/06/2025 9:08 am

Payment Summary

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

Payment

CHECK PAYMENT #10693 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000472 Date: 06/06/2025 9:07AM Pages: 3

State Receipt # 37-06/06/2025-0429

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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 37-06/06/2025-0429
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 06/06/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0429	
PROJECT TITLE 1028 BUENOS AVENUE CO AMENDMENT / 1054413		

PROJECT APPLICANT NAME PERMIT SOLUTIONS LTD	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-603-9478
PROJECT APPLICANT ADDRESS PO BOX 503943	CITY SAN DIEGO	STATE CA
		ZIP CODE 92150

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)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	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>ERS</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: CHECK #10693