



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

FILED
Aug 08, 2025 04:19 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000658
State Receipt # 37080820250598

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

ROSELLE STREET CANNABIS OUTLET / PRJ-1115857

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** August 8, 2025
Posted August 8, 2025 **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 Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: Roselle Street Cannabis Outlet / PRJ-1115857

SCH No.: Not Applicable

Project Location-Specific: 10671 Roselle Street, San Diego, CA 92121

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

Description of nature and purpose of the Project: **Conditional Use Permit (CUP) Amendment** to CUP No. 2072708 to extend the expiration of an operating Cannabis Production Facility for 5 additional years. The two-story, 9,687 square foot cannabis production facility is located on a 0.44-acre site at 10671 Roselle Street, within the IL-3-1 Industrial Zone, the Coastal Overlay Zone (appealable and non-appealable), and the Airport Influence Area for MCAS Miramar of the Torrey Pines Community Plan area and Council District 1. No construction is proposed.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Tony Hall, Torrey Holistics, Inc. 16071 Roselle Street, #100 San Diego, CA 92121, (619) 807-7044

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).
- Statutory Exemptions:
- Other:

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 Section 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 proposes no expansion of the existing facility and is only extending the operation of an existing facility, the exemption was deemed appropriate, and no environmental impacts would occur. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.


Lead Agency Contact Person: Jeff Szymanski

Telephone: (619) 446-5234

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.

 Senior Planner
Signature/Title

April 30, 2025
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



San Diego County



Transaction #: 8525869
Receipt #: 2025304470

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: 08/08/2025
Cashier Location: SD

Print Date: 08/08/2025 4:22 pm

Payment Summary

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

Payment

CHECK PAYMENT #17130 \$50.00

Total Payments \$50.00

Filings

CEQA - NOE FILE #: 2025-000658 Date: 08/08/2025 4:19PM Pages: 3
State Receipt # 37-08/08/2025-0598

Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

COVER LETTER

Total Fees Due: \$0.00

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 37-08/08/2025-0598
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 08/08/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0598	

PROJECT TITLE
ROSELLE STREET CANNABIS OUTLET / PRJ-1115857

PROJECT APPLICANT NAME TONY HALL, TORREY HOLLISTICS, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-807-7044
PROJECT APPLICANT ADDRESS 16071 ROSELLE STREET, #100	CITY SAN DIEGO	STATE CA
		ZIP CODE 92121

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 <i>X Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference #: CHECK NO. 17130