



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

**FILED**

Mar 27, 2026 02:08 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000300  
State Receipt # 37032720260276

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**

13985 TORREY / PRJ-1131871

**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** March 27, 2026

**Posted** March 27, 2026 **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  
7650 Mission Valley Road, MS DSD-1A  
San Diego, CA 92108

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

**Project Title / Number:** 13985 Torrey / PRJ-1131871  
**State Clearinghouse No.:** N/A

**Project Location-Specific:** 13985 Torrey Del Mar, San Diego, CA 92130

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

**Description of nature and purpose of the Project:** Conditional Use Permit (CUP) Amendment to upgrade from a Type 20 Alcohol Beverage Control (ABC) License (off-sale, beer and wine) to a Type 21 ABC License (off-site beer, wine and distilled spirits) at an existing convenience store and gas station. The 4.88-acre site is located at 13985 Torrey Del Mar, within the CN-1-2 Commercial Base Zone within the Torrey Highlands Community Plan area and Council District 1.

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

**Name of Person or Agency Carrying Out Project:** Dana Epley, 7-ELEVEN, Inc. 426 Culver Boulevard, Playa Del Rey, CA 90293 (972) 828-7084

**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).
- Other: Common Sense Exemption Section 15061(b)(3)[

**Reasons why project is exempt:** The project meets the criteria set forth in CEQA Section 15061(b)(3) (Common Sense Exemption), which states that CEQA only applies to projects that have the potential to cause a significant effect on the environment. The project proposes an amendment to the CUP to upgrade from a Type 20 ABC License to a Type 21 ABC License, which would include the sale of distilled spirits. There would be no physical impacts to the project site as the project is not proposing any development or grading. The project would also qualify for categorical exemption from CEQA pursuant to Section 15301, Existing Facilities. Section 15301, which 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. The project would continue to operate as a convenience store. There would be no

expansion of use. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; and lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**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

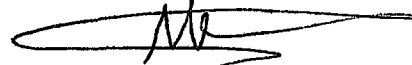
It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

**Analyst:** Kelli Rasmus / (619) 557-7990

**Filed by:**

May Rollin / (619) 446-5432

Name/Phone Number



Signature

Development Project Manager

Title

3/26/2026

Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8954158  
Receipt #: 2026119370

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: 03/27/2026  
Cashier Location: SD

Print Date: 03/27/2026 2:09 pm

Payment Summary

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

<b>Payment</b>	
CHECK PAYMENT #13362	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
<b>Filing</b>	
CEQA - NOE	FILE #: 2026-000300 Date: 03/27/2026 2:08PM Pages: 3
	State Receipt # 37-03/27/2026-0276
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  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753 5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER 37-03/27/2026-0276
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 03/27/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0276	
PROJECT TITLE 13985 TORREY / PRJ-1131871		

PROJECT APPLICANT NAME DANA EPLEY, 7-ELEVEN, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER 972-828-7084
PROJECT APPLICANT ADDRESS 426 CULVER BOULEVARD	CITY PLAYA DEL REY	STATE CA
		ZIP CODE 90293

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)	\$4,227 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 25	\$	0 00
<hr/>			
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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 <b>X</b> <i>Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
---	---

Payment Reference #: CHECK NO. 13362