



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:

37-01/22/2026-0052

STATE CLEARING HOUSE NUMBER (If applicable)

2021070359

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**LEAD AGENCY**

CITY OF SAN DIEGO CITY PLANNING DEPARTMENT

LEAD AGENCY EMAIL**DATE**

01/22/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2026-NOD-0007

PROJECT TITLE

CLAIREMONT COMMUNITY PLAN UPDATE

PROJECT APPLICANT NAME

CITY OF SAN DIEGO CITY PLANNING DEPARTMENT

PROJECT APPLICANT EMAIL**PHONE NUMBER**

619-236-6494

PROJECT APPLICANT ADDRESS

202 C STREET, MS 413

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92101

PROJECT APPLICANT (Check appropriate box)☒ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity**CHECK APPLICABLE FEES:**☒ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$3,043.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☒ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

0.00

PAYMENT METHOD:☐ Cash☐ Credit☒ Check☒ Other**TOTAL RECEIVED**

\$

50.00

SIGNATUREX *Steve Sangthai***AGENCY OF FILING PRINTED NAME AND TITLE**

San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: CHECK NO. 0002091363 REM: 07/30/2024 RECT: 37-07/30/2024-0608



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

FILED
Jan 22, 2026 09:17 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000055
State Receipt # 37012220260052
Document # 2026-NOD-7

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

CLAIREMONT COMMUNITY PLAN UPDATE

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** January 22, 2026
Posted January 22, 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 DETERMINATION
(SUBSEQUENT ACTION)**

TO: ☒ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
City Planning Department
202 C Street, MS 413
San Diego, CA 92101

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

Project Number: N/A

State Clearinghouse Number: 2021070359

Project Title: Clairemont Community Plan Update

Project Location: Clairemont Community Planning Area; Council District 2

Description of Subsequent Action:

City Council approval of the proposed Clairemont Community Plan Update (CPU; project) and associated General Plan amendment and rezone, Morena Corridor Specific Plan amendment, Balboa Avenue Station Area Specific Plan amendment, Clairemont Height Limit Overlay Zone amendment, and adoption of an Addendum to Program Environmental Impact Report (PEIR) SCH No. 2021070359 for the Clairemont Community Plan Update and the associated amended Mitigation, Monitoring and Reporting Program.

The Clairemont CPU is a comprehensive update to the existing Clairemont Mesa Community Plan that was adopted in 1989 and last amended in 2019. The Clairemont CPU provides a comprehensive policy framework for growth and development in the Clairemont Community Plan area over the next 30 years and provides an opportunity for an additional approximately 14,000 additional homes above the adopted Community Plan's home capacity. The proposed CPU increases density and intensity primarily within mixed-use village areas and transportation corridors near the trolley stations and along planned and existing bus rapid transit routes. The Clairemont CPU provides for more opportunities for mixed-use development, retail and employment centers, residential areas, public spaces, and transit facilities while also protecting natural resources, open space, and biodiversity. The proposed CPU would change the Community Plan land use designation of the City-owned Rose Canyon Operations Yard from Industrial Park to Community Village. The proposed CPU also identifies approximately 78.7 acres of City-owned and managed open space to be added to the City's Multi-Habitat Planning Area (MHPA) preserve.

The proposed CPU identifies walking and biking improvements, transit accessibility, and the use of intelligent technologies to manage traffic. The CPU proposes flexible lanes on Genesee Avenue and new multi-use paths, buffered bike lanes and cycle tracks along major transportation corridors. Other public facilities and infrastructure proposed under the Clairemont CPU include enhancements to existing parks and recreational facilities, and opportunities for additional parks and recreation through joint-use agreements, reuse of City-owned land, utilization of excess right-of-way, land acquisition and the development of new parks. The proposed CPU contains policies to support a new fire station in Clairemont, southwest of the intersection of Clairemont Drive and Balboa Avenue, as well as the potential expansion of Fire Station 36. Additional future public infrastructure improvements, such as public utilities and facilities, could occur as part of the Clairemont CPU to accommodate future development in the CPU area.

Amendments to the Balboa Avenue Station Area Specific Plan and the Morena Corridor Specific Plan

Balboa Avenue Station Area Specific Plan

The proposed amendments to the Balboa Avenue Station Area Specific Plan include updating Figure 2-1, Land Use Designations, and Figure 3-6, Existing and Planned Bicycle Facilities, for areas specifically within the Clairemont Community Plan area to be consistent with the land use designations and mobility network provided by the proposed CPU. Amendments to Supplemental Development Regulations (SDRs) 5 and 6 are also proposed.

Morena Corridor Specific Plan

The proposed amendments to the Morena Corridor Specific Plan include updating Figure 2-1, Specific Plan Land Use Map, and Table 2-2, Land Use Designation Table, to include the land use designations consistent with the proposed CPU for areas specifically within the Clairemont Community Plan area. Figure 3-17, Existing and Planned Bicycle Facilities, will also be amended to reflect the facilities detailed in the proposed CPU. An amendment to SDR-10 is also proposed.

Clairemont Mesa Height Limit Overlay Zone (SDMC Section 132.1301 et seq.)

The Clairemont CPU proposes to rename the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) to the Clairemont Height Limit Overlay Zone (CHLOZ) and to amend the San Diego Municipal Code (SDMC) Section 132.1305(a) to specify the maximum structure height for new structures or the alteration of existing structures within the CHLOZ. Within specific areas of the CPU, development would be permitted up to the maximum building heights shown on Map No. C-1041 and Diagram 132-13A of the CHLOZ. SDMC Section 132.1305(b) is also being amended to clarify that existing structures that exceed the height limits in Map No. C-1041 and Diagram 132-13A for which a building permit was issued on or before the adoption of the CHLOZ can be repaired, altered, or modified so long as the changes do not increase the structure height.

Community Enhancement Overlay Zone (SDMC Section 132.1601 et seq.)

The Clairemont CPU proposes a Community Enhancement Overlay Zone (CEOZ) which would be applied within the boundaries of the CPU area per SDMC Chapter 13, Article 2, Division 16. SDMC Section 132.1601 et. seq. includes supplemental development regulations which supplement the underlying base zone development regulations and address the provision of public spaces, including plazas, urban greens, podiums, greenways, parkways, and paseos, as well as other Clairemont CPU-specific development regulations. These supplemental development regulations will be applied to specific areas within the CPU area barring an exception is granted under SDMC Section 132.1605. Within these areas, future development that is consistent with the CPU, the base zone regulations, and the applicable development regulations in SDMC Section 132.1601 et seq. can be processed ministerially in accordance with the procedures of the CEOZ.

New development in the following areas shall also be required to develop greenways in accordance with SDMC Sections 132.1615(c)(2) and 132.1620:

- South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard;
- South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive; and
- North side of Mount Alifari Drive between Mount Abraham Avenue to Genesee Avenue.

New development in the following areas shall also be required to develop parkways in accordance with SDMC Sections 132.1625:

- South side of Clairemont Drive between Clairemont Mesa Boulevard and Clairemont Mesa Boulevard;
- North side of Ingulf Street between Morena Boulevard and Denver Street;
- South side of Clairemont Drive between Morena Boulevard and Denver Street;
- South side of Balboa Arms Drive between Mount Abernathy Avenue and Derrick Drive; and
- North side of Mount Alifan Drive between Mount Abraham Avenue and Genesee Avenue.

New development in the following areas shall also be required to develop paseos in accordance with SDMC Sections 132.1615(c)(3) and 132.1630:

- Abutting Tecolote Creek; and
- Between Denver Street and Morena Boulevard.

New development in the following area shall also be required to develop a public park in accordance with SDMC Section 132.1635:

- One four-acre public park within the Rose Canyon Gateway Village.

Project Applicant: City of San Diego, City Planning Department, 202 C Street, MS 413, San Diego, CA 92101. Contact: Sean McGee, Principal Planner. Phone: 619-236-6494. E-mail: smcgee@sandiego.gov.

This is to advise that on 12/16/2025 the City of San Diego City Council approved the above described project and made the following determinations: R-316557

1. The activity in its approved form will not have significant effects on the environment beyond those identified in the Final PEIR for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan Update (CPU) and Local Coastal Program Update (SCH No. 2021070359) which was certified by the City of San Diego City Council on July 23, 2024 (Resolution No. R-315701).
2. An Addendum to the Final PEIR SCH No. 2021070359 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA).
3. Mitigation measures ☒ were, ☐ were not, made a condition of the approval of the project and a mitigation, monitoring, and reporting program was adopted for the project.
4. (EIR only) Findings ☐ were, ☐ were not, made pursuant to CEQA Guidelines Section 15091 in association with the previously certified PEIR.
5. (EIR only) A Statement of Overriding Considerations ☐ was, ☐ was not, made in association with the previously certified PEIR.
6. A record of the project approval may be examined at the City of San Diego City Planning Department, located at 202 C Street, San Diego, CA 92101.

The final environmental document listed above, including comments and responses, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: Elena Pascual, Senior Planner
City of San Diego City Planning Department
202 C Street, MS 413

Telephone: (619) 533-5928

San Diego, CA 92101

Filed by: Annie Patterson
Signature
Legislative Recorder II
Title

Reference: California Public Resources Code, Sections 21108 and 21152.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		RECEIPT NUMBER: 37-07/30/2024-0608
LEAD AGENCY CITY OF SAN DIEGO CITY PLANNING DEPARTMENT		STATE CLEARING HOUSE NUMBER (If applicable) 2021070359
LEAD AGENCY EMAIL		DATE 07/30/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO		DOCUMENT NUMBER 2024-NOD-0085
PROJECT TITLE BLUEPRINT SD INITIATIVE		

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-236-7225
PROJECT APPLICANT ADDRESS 202 C ST.	CITY SAN DIEGO	STATE CA
	ZIP CODE 92101	
PROJECT APPLICANT (Check appropriate box) ☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity		

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,051.25	\$	4,051.25
☐ Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,101.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, KARINA ORTIZ, Deputy
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Payment Reference #: check no. 0002010792



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Jul 30, 2024 01:40 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000655
State Receipt # 37073020240608
Document # 2024-NOD-85

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

BLUEPRINT SD INITIATIVE

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 July 30, 2024	
Posted July 30, 2024	Removed AUG 29 2024
Returned to agency on AUG 29 2024	
DEPUTY ERS	E. Stopke

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 DETERMINATION

To: X Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

From: City of San Diego
City Planning Department
202 C Street, Floor 5, MS 413
San Diego, CA 92101

X Office of Planning And Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT NUMBER: N/A

STATE CLEARINGHOUSE NUMBER: 2021070359

PROJECT TITLE: Blueprint SD Initiative

PROJECT LOCATION: Citywide. The project location is the entire City of San Diego municipal area within the County of San Diego, as future land use policy, community plan updates and amendments, and San Diego Municipal Code amendments to implement the Blueprint SD Initiative may apply citywide.

DESCRIPTION OF ACTION: The General Plan provides a policy framework for land use decisions that balances the needs of the City as required by state law (Government Code Section 65300). It expresses a Citywide vision and provides a comprehensive approach for how the City should develop, provide public services, and maintain and enhance the qualities that define the City of San Diego. The overarching strategy of the General Plan is based on the City of Villages, which focuses growth into mixed-use activity centers that are pedestrian-friendly districts linked to the planned regional transit system.

The General Plan provides a vision and policy framework to guide the development of each of the City's 52 community planning areas. Community plans are written to refine the General Plan's citywide policies and provide location-based policies and recommendations to guide development over a 20-to-30-year timeframe. Community plans provide more detailed land use designations and community-specific policies on a wide array of topics including housing, mobility, open space and parks, public facilities, safety, noise, sustainability, environmental justice, urban design, and historic preservation.

The General Plan and community plans play a critical role in meeting the City's Climate Action Plan (CAP) goals and contributing to the region's mobility vision and needs. They also help the City implement other Citywide policy documents such as the City's Climate Resilient SD Plan and the Parks Master Plan. The General Plan and community plans identify land uses and public improvements that work toward achieving the Citywide mobility mode share goals. As such, the City has shifted away from accommodating additional vehicular travel to instead focus on reducing vehicular travel through strategic land use planning, primarily by locating new development within walking distance to transit stops and stations, and through investments in walking/rolling, bicycling, and transit improvements.

The Blueprint SD Initiative includes a comprehensive amendment to the General Plan to better align the City of Villages Strategy to reflect the latest goals, policies, and plans for housing, mobility and transit, environmental protection, and climate change adaptation and sustainable growth. The Blueprint SD Initiative would amend the General Plan to reflect an updated Citywide land use framework designed around the 2050 regional transportation network in the San Diego Association of Government's (SANDAG's) Regional Plan to promote reductions in per capita greenhouse gas (GHG) emissions and vehicle miles traveled (VMT). The Blueprint SD Initiative identifies complementary land use, transportation, and related

policies to support future development according to the revised land use framework. The land use and policy amendments would build upon the climate goals outlined in the City's CAP and Climate Resilient SD Plan.

The Blueprint SD Initiative's land use and policy framework would apply Citywide and future land use policy, community plan updates and amendments, and San Diego Municipal Code amendments to implement the Blueprint SD Initiative may apply Citywide. Consistent with the Blueprint SD Initiative, the City anticipates that future community plan updates, specific plans, and focused plan amendments would involve the redesignation of existing land uses within specific areas, referred to as the Climate Smart Village Areas. These are areas that have access to existing or planned transit and demonstrate the greatest likelihood to encourage walking/rolling, biking, and transit use.

PROJECT APPLICANT:

- 1) Nathen Causman, Senior Planner, City of San Diego City Planning Department, 202 C St., MS 413, San Diego, CA 92101. Telephone: (619) 236-7225. E-mail: NCausman@sandiego.gov.
- 2) Suchitra Lukes, Senior Planner, City of San Diego City Planning Department, 202 C St., MS 413, San Diego, CA 92101. Telephone: (619) 533-5931. E-mail: SLukes@sandiego.gov.

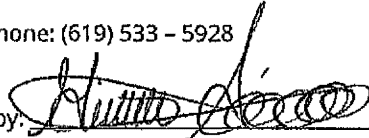
This is to advise that the City of San Diego City Council on 07/23/2024 approved the above described project and made the following determinations: R-315701

1. The project in its approved form X will, ___ will not, have a significant effect on the environment.
2. A Program Environmental Impact Report was prepared for this project and was certified pursuant to the provisions of CEQA.
3. Mitigation measures X were, ___ were not, made a condition of the approval of the project, and a Mitigation, Monitoring and Reporting Program X was, ___ was not, adopted for the project.
4. Findings X were, ___ were not, made pursuant to CEQA Guidelines Section 15091.
5. A Statement of Overriding Considerations X was, ___ was not, adopted for this project pursuant to CEQA Guidelines Section 15093.
6. A record of project approval may be examined at the address below.

It is hereby certified that the Final Program Environmental Impact Report, including comments and responses, is available to the general public for review on the City of San Diego's California Environmental Quality Act (CEQA) website: www.sandiego.gov/ceqa/final. All other records are available to the public for review at the office of the City Planning Department, 202 C St., Floor 5, MS 413, San Diego, CA 92101.

Analyst: Elena Pascual, Senior Planner
City of San Diego City Planning Department
202 C St., MS 413
San Diego, CA 92101

Telephone: (619) 533 - 5928

Filed by: 

Signature

Assoc Mgmt Analyst

Title

Reference: California Public Resources Code, Sections 21108 and 21152



San Diego County



Transaction #: 7922003
Receipt #: 2024269650

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: 07/30/2024

Cashier Location: SD

Print Date: 07/30/2024 1:40 pm

Payment Summary

Total Fees	\$4,101.25
Total Payments	\$4,101.25
Balance:	\$0.00

Payment

CHECK PAYMENT #0002010792	\$4,101.25
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Total Payments	\$4,101.25
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Filing

CEQA - NOD

FILE #: 2024-000655 Date: 07/30/2024 1:40PM Pages: 3

State Receipt # 37-07/30/2024-0608

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
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Fees:	Fish & Wildlife Environmental Impact Report	\$4,051.25
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Total Fees Due:	\$4,101.25
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Grand Total - All Documents:	\$4,101.25
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San Diego County



Transaction #: 8848245
Receipt #: 2026026141

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: 01/22/2026
Cashier Location: SD

Print Date: 01/22/2026 9:18 am

Payment Summary

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

Payment

CHECK PAYMENT #0002091363	\$50.00
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Total Payments	\$50.00
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Filing

CEQA - NOD	FILE #: 2026-000055	Date: 01/22/2026 9:17AM	Pages: 10
State Receipt # 37-01/22/2026-0052			
Fees:	Fish & Wildlife County Administrative Fee		\$50.00
Total Fees Due:			\$50.00

Grand Total - All Documents:	\$50.00
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