



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

37-11/24/2025-0946

STATE CLEARING HOUSE NUMBER(If applicable)

2022100138

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF CHULA VISTA

LEAD AGENCY EMAIL

DATE

11/24/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2025-NOD-0135

PROJECT TITLE

ROHR WOHL SPECIFIC PLAN

PROJECT APPLICANT NAME

EMIL WOHL, PW WOHL G STREET LLC AND WOHL
PROPERTY GROUP, LLC.

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-296-4113

PROJECT APPLICANT ADDRESS

2251 SAN DIEGO AVENUE, SUITE A-247

CITY
SAN DIEGOSTATE
CAZIP CODE
92110

PROJECT APPLICANT (Check appropriate box)

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

\$4,123 50

\$

4,123 50

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

\$2,968 75

\$

0 00

☐ 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)☐ 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

\$

4,173 50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: CK# 6029



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

FILED
Nov 24, 2025 02:25 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001038
State Receipt # 37112420250946
Document # 2025-NOD-135

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

ROHR WOHL SPECIFIC PLAN

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** November 24, 2025
Posted November 24, 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.

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail Street Address
 P O Box 3044 1400 Tenth St , Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of San Diego
 Address 1600 Pacific Highway, Suite 260
 San Diego, CA 92101

From:

Public Agency City of Chula Vista

Address 276 Fourth Avenue
 Chula Vista, CA 91910

Contact Arturo Ortuno, Senior Planner

Phone (619) 409-5864

Lead Agency (if different from above)

Address

Contact

Phone

Applicant Address : 2251 San Diego Avenue, Suite A-247, San Diego, CA 92110

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse) 2022100138

Project Title Rohr Wohl Specific Plan

Project Applicant: Emil Wohl, PW Wohl G Street, LLC and Wohl Property Group, LLC. 619-296-4113

Project Location (include county) APNs: 571-330-35-00 through 571-330-45-00, San Diego County

Project Description

The Project includes amendments to the Chula Vista General Plan and the Chula Vista Bayfront Local Coastal Program to update land use designations, and the adoption of a new Specific Plan and related zoning changes. The Project also includes a Tentative Parcel Map consistent with the Specific Plan and issuance of a Coastal Development Permit for a four-lot subdivision and associated improvements.

This is to advise that the City of Chula Vista has approved the above
☒ Lead Agency or ☐ Responsible Agency)

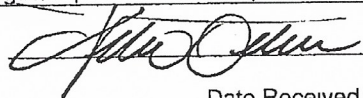
described project on 11/18/2025 and has made the following determinations regarding the above
 (date)
 described project

- 1 The project ☐ will ☒ will not have a significant effect on the environment
- 2 ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3 Mitigation measures ☒ were ☐ were not made a condition of the approval of the project
- 4 A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project
- 5 A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
- 6 Findings ☒ were ☐ were not made pursuant to the provisions of CEQA

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.chulavistaca.gov/departments/development-services/planning/planning-digital-library/eir>

Signature (Public Agency)



Title Senior Planner

Date 11/24/2025

Date Received for filing at OPR 11/24/2025



San Diego County



Transaction #: 8752810
Receipt #: 2025456348

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: 11/24/2025

Cashier Location: SD

Print Date: 11/24/2025 2:26 pm

Payment Summary

Total Fees:	\$4,173.50
Total Payments:	\$4,173.50
Balance:	\$0.00

Payment

CHECK PAYMENT #CK# 6029 \$4,173.50

Total Payments

\$4,173.50

Filing

CEQA - NOD

FILE #: 2025-001038 Date: 11/24/2025 2:25PM Pages: 2

State Receipt # 37-11/24/2025-0946

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Environmental Impact Report	\$4,123.50
Total Fees Due:		\$4,173.50

Grand Total - All Documents:

\$4,173.50