



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

RECEIPT NUMBER 37-11/21/2024-0967
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF POWAY	LEAD AGENCY EMAIL	DATE 11/21/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0967	

PROJECT TITLE
DEVELOPMENT REVIEW (DR) 23-0003 MONTE VISTA APARTMENTS

PROJECT APPLICANT NAME WAKELAND HOUSING AND DEVELOPMENT CORPORATION	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-354-0552
PROJECT APPLICANT ADDRESS 1230 COLUMBIA STREET #950 UNIT:#950	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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0 00
<input type="checkbox"/> 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)

<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	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, AIMEE SALOMON, Deputy
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Payment Reference #: CHECK #228



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

FILED
Nov 21, 2024 04:12 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-001049
State Receipt # 37112120240967

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

DEVELOPMENT REVIEW (DR) 23-0003, MONTE VISTA APARTMENTS

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 21, 2024
Posted November 21, 2024 **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: County Clerk
P.O. Box 1750
San Diego, CA 92112

FROM: City of Poway
P.O. Box 789
Poway, CA 92074

Project Title: Development Review (DR) 23-0003, Monte Vista Apartments
Project Applicant: Wakeland Housing and Development Corporation
Applicant Address: 1230 Columbia Street #950 Unit:#950 San Diego, CA 92101
Applicant Phone Number: (858) 354-0552
Project Location/Address: 12674 Monte Vista Road (APN 275-460-61-00)
Project Description: A proposal to construct a 60-unit Affordable Housing Development on a two-acre vacant parcel consisting of two 2-story residential buildings, a one-story community building, outdoor amenities and a subterranean parking garage.

Pursuant to the procedures of the City of Poway, implementing the California Environmental Quality Act of 1970, the above-referenced project is exempt from the requirements for the submittal of an environmental impact report or the preparation of a negative declaration.

Determination of Exemption is as follows:

- Statutory Exemption (Section 15260)
- Ministerial (Section 15268)
- Declared Emergency (Section 15269(a))
- Emergency Project (Section 15269(b) and (c))
- Categorical Exemption, Section 15332, Class 32

Reason Why Project is Exempt: The Project is categorically exempt from the CEQA, as a Class 32 "Infill" Categorical Exemption in that (a) the Project is consistent with the City's General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations because (i) the Project site is located within an Affordable Housing Overlay Zone (AHOZ), is identified in the City's Housing Element, and will include the development of affordable housing, and (ii) the Project includes 60 units, which meets the target density in the AHOZ of 30 units/acre maximum allowable density for this Property; (b) the Project is occurring within the City limits on a Project site that is 2.06 acres which is no more than five acres and substantially surrounded by developed urban uses (and the land is disturbed); (c) the Project site has no value as a habitat for endangered, rare or threatened species; (d) approval of the Project does not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the Project site is adequately served by all required utilities and public services. None of the exceptions to CEQA's Class 32 categorical exemption apply here (see, CEQA Guidelines §15300.2), and specifically, no unusual circumstances exist that would result in reasonable possibility that the Project will have a significant impact on the environment.

Contact Person: Stan Donn

Phone: (858) 668-4604

Approved By: Stan Donn, City Planner 

Date: 11/21/2024



San Diego County



Transaction #: 8104285
Receipt #: 2024423870

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: 11/21/2024
Cashier Location: SD

Print Date: 11/21/2024 4:12 pm

Payment Summary

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

Payment

CHECK PAYMENT #228 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2024-001049 Date: 11/21/2024 4:12PM Pages: 2

State Receipt # 37-11/21/2024-0967

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00