FILED
Oct 22, 2025 02:03 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000934
State Receipt # 37102220250849

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

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

5421 BELLEVUE AVE / PRJ-1136705

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 October 22, 2025
Posted October 22, 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

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

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 5421 Bellevue Ave / PRJ-1136705

State Clearinghouse No.: N/A

Project Location-Specific: 5421 and 5407 Bellevue Ave., San Diego, CA, 92037

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

Description of nature and purpose of the Project: Coastal Development Permit for Lot Line Adjustment between two adjacent parcels, each with an existing single dwelling unit, located at 5421 and 5407 Bellevue Avenue. The 0.39-acre site is in the RS-1-7 Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area, within Council District 1. It is surrounded by similar low-density single-family development. The project site is in geology hazard category 52 in a high paleontological sensitivity area. No construction is proposed with this project. LEGAL DESCRIPTION: Lots 11 through 14, in Block 26, in Bird Rock Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1083, filed in the office of the County Recorder of San Diego County, September 3, 1907 and refilled January 27, 1908.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Chandra Slaven. 375 Camino de la Reina, #235, San Diego, CA, 92108. (858) 402-8595.

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: §15305 Minor Alterations in Land Use Limitations
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15305, Minor Alterations to Land Use Limitations. This exemption allows for minor alterations in land use limitations in areas with an average slope of less than 20%, which does not result in any changes in land use or density, and where the exceptions listed in Section 15300.2 would not apply. This project involves a lot line

adjustment to adjust the south property line on lot 13 approximately 23 feet northerly for inclusion to the neighboring parcel. No further development is proposed, and no new parcels are being created. The site has an average slope of less than 20%, no change in land use or density is proposed, and the exceptions listed in Section 15300.2 do not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Stephanie Kellogg **Telephone:** (619) 533-3190

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.

Signature/Title

October 22, 2025
Date

Check One:

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 3699697
Receipt #: 2025410073

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: 10/22/2025
Cashier Location: SD

Print Date: 10/22/2025 2:04 pm

Payment Summary

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

Payment

CHECK PAYMENT #4780 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2025-000934 Date: 10/22/2025 2:03PM Pages: 3

State Receipt # 37-10/22/2025-0849

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

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:
37-10/22/2025-0849
STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT		10/22/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2025-0849

PROJECT TITLE
5421 BELLEVUE AVE / PRJ-1136705

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CHANDRA SLAVEN		858-402-8595

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
375 CAMINO DE LA REINA, #235	SAN DIEGO	CA	92108

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	$	0.00
☐ 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** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Steve Sangthai	San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: CHECK NO.4780