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	
37-07/17/2025-0553	
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		07/17/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		37-2025-0553

PROJECT TITLE
KLAUBER DEVELOPMENT / PRJ-0693289

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CINDY PHAN			619-436-6641
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
3666 CALAVO DRIVE	SPRING VALLEY	CA	91977

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 Maria Gomez	San Diego County Clerk, MARIA GOMEZ, Deputy

Payment Reference #: CHECK # 1044

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jul 17, 2025 09:18 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000603
State Receipt # 37071720250553

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

KLAUBER DEVELOPMENT / PRJ-0693289

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 17, 2025
Posted July 17, 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
1222 First Avenue, MS 501
San Diego, CA 92101

Project Title / Number: Klauber Development / PRJ-0693289

State Clearinghouse No.: 2014051075

Project Location-Specific: 1362 Klauber Avenue, San Diego, California 92114

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

Description of Previous Action/Project: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) No. 386029/SCH No. 2014051075 for the Southeastern San Diego (SESD) and Encanto Neighborhoods Community Plan Updates. The PEIR was certified by the Council of the City of San Diego on December 2, 2015, via Resolution No. 310077. Additionally, the Council adopted Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The SESD and Encanto Neighborhoods CPU project involved an update to the SESD Community Plan (CP), adoption of a new community plan for the Encanto Neighborhoods, a General Plan Amendment, Rescission of the Southeastern San Diego Planned District Ordinance (SESDPDO) and the Mt. Hope Planned District Ordinance (MHPDO), amendments to the City's Land Development Code (LDC), adoption of a Rezone Ordinance to replace the SESD and Mt. Hope PDOs with citywide zoning, adoption of a Community Plan Implementation Overlay Zone (CPIOZ), and approval of an Impact Fee Study (IFS).

Description of nature and purpose of the Project: The project includes a Tentative Map, Neighborhood Development Permit, and a Site Development Permit for the subdivision of the 5.66-acre project site into 25 lots and the development of 23 single-story single-family dwelling units, a 5,314 square-foot park, and two private drives. Parking would be provided via two-car garages attached to each dwelling unit. Access would be provided via a driveway on Klauber Avenue. The project requests a driveway deviation from San Diego Municipal Code (SDMC) Section 142.0530(j) to increase the width from 25 feet to 30 feet. A deviation from SDMC Section 131.0431, Table 131-040 is also requested to allow for no street frontage for Lots 10, 11, 21, and 22. The two internal private drives would include non-contiguous sidewalks, landscaped parkways, and street trees per City standards. The project also includes landscaping and utility improvements in accordance with City standards. Off-site improvements include sidewalk, sidewalk ramp, curb and gutter improvements to Sparrow Street, Scimitar Drive and Klauber Avenue. In addition, the project would provide an additional public street easement with a proposed hammerhead turn around on Sparrow Street. The 5.66 -acre project site is located at 1362 Klauber Avenue. The project site is designated Residential and zoned RS-1-2 per the Encanto Neighborhoods Community Plan area. The project

site is also within the Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Block 18 lot 112 Por Block 18 Lot 12 Por Lot 39 and Lot 38.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Cindy Phan, 3666 Calavo Drive, Spring Valley, California 91977, (619) 436-6641

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:
- ☐ Statutory Exemptions:
- ☒ Other: CEQA Section 15183, Projects Consistent with a Community Plan or Zoning

Reasons why project is exempt: The project meets the requirements of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. More specifically, the project is consistent with the development density established by the community plan for which an EIR was certified. The project is consistent with the Residential – Very Low (0 – 4 dwelling units/acre) community plan land use designation density. In addition, the project would not result in impacts that are (1) peculiar to the site, (2) not analyzed as significant effects in the prior EIR, (3) cumulative or off-site impacts not previously discussed in the prior EIR, or (4) more severe than previously identified in prior EIR. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites. R-316349

Lead Agency Contact Person: M. Dresser **Telephone:** (619) 446-5404

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.

Krystee Medina /Legislative Recorder 7/16/2025

Signature/Title Date

Check One:

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 8478694
Receipt #: 2025270463

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: 07/17/2025
Cashier Location: SD

Print Date: 07/17/2025 9:18 am

Payment Summary

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

Payment

CHECK PAYMENT #1044	$50.00
Total Payments	$50.00

Filing

CEQA - NOE FILE #: 2025-000603 Date: 07/17/2025 9:18AM Pages: 3

State Receipt # 37-07/17/2025-0553

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Total Fees Due:		$50.00

Grand Total - All Documents: $50.00