



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:

37-11/12/2025-0911

STATE CLEARING HOUSE NUMBER(If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF POWAY	LEAD AGENCY EMAIL	DATE 11/12/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0911	

PROJECT TITLE
BUILDING SHELL AND TENANT IMPROVEMENTS FOR TRACTOR SUPPLY COMPANY STORE

PROJECT APPLICANT NAME STERLING ORGANIZATION, FOR SVAP III POWAY CROSSINGS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 561-812-7480
PROJECT APPLICANT ADDRESS 302 DATURA ST. STE. 100	CITY WEST PALM BEACH	STATE FL
		ZIP CODE 33401

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

X *Steve Sangthai*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: ORDER #/AUTH 211491656/012595



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Nov 12, 2025 03:54 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001001
State Receipt # 37111220250911

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

BUILDING SHELL AND TENANT IMPROVEMENTS FOR TRACTOR SUPPLY
COMPANY STORE

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 12, 2025
Posted November 12, 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

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Diego
1600 Pacific Highway
San Diego, CA 92064

From: (Public Agency): City of Poway
13325 Civic Center Drive
Poway, CA 92064

(Address)

Project Title: Building Shell and Tenant Improvements for Tractor Supply Company store

Project Applicant: Sterling Organization, for SVAP III Poway Crossings LLC, (561) 812-7480

Project Location - Specific: 302 DATURA ST. STE. 100, WEST PALM BEACH, FL
12654-12666 Poway Road, Poway, CA 92064; APN 317-490-77 and 317-4790-78 33401

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

Description of Nature, Purpose and Beneficiaries of Project:

Minor Development Review 25-0002 for building shell and tenant improvements for a new Tractor Supply Company store.

Name of Public Agency Approving Project: City of Poway City Council

Name of Person or Agency Carrying Out Project: Development Services Department

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. State type and section number: Section 15332, Class 32 Infill Development
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32, Infill Development, in that the proposed development project is consistent with applicable General Plan, Specific Plan, and Poway Municipal Code policies, land use designation and regulations, occurs on property within the city limits and is surrounded by urban land uses, the site has no value as habitat for endangered, rare, or threatened species, approval will not result in any significant effects related to traffic, noise, air quality or water quality, and the site is adequately served by all required utilities and public services.

Lead Agency
Contact Person: Mary Piscitelli, Associate Planner Area Code/Telephone/Extension: 858-668-4657

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

Signature: [Signature] Date: 11/6/2025 Title: Director, Development Services Department

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



San Diego County



Transaction #: 8733806
Receipt #: 2025439627

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: 11/12/2025

Cashier Location: SD

Print Date: 11/12/2025 3:54 pm

Payment Summary

Total Fees	\$100.00
Total Payments	\$100.00
Balance:	\$0.00

Payment

VITALCHEK PAYMENT \$100.00

Total Payments \$100.00

Filings

CEQA - NOE FILE #: 2025-001000 Date: 11/12/2025 3:54PM Pages: 2

State Receipt # 37-11/12/2025-0910

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE FILE #: 2025-001001 Date: 11/12/2025 3:54PM Pages: 2

State Receipt # 37-11/12/2025-0911

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$100.00