SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Dec 12, 2025 10:12 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001096
State Receipt # 37121220251001

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

5665 TOYON / PRJ-0688248

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 December 12, 2025
Posted December 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

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: 5665 Toyon / PRJ-0688248

State Clearinghouse No.: N/A

Project Location-Specific: 5665 Toyon Rd, San Diego, CA 92115

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

Description of nature and purpose of the Project: The project proposes a Site Development Permit (SDP) for a new 2-story, 4,418-square-foot (SF) single-family residence with deck, entry court, and new detached 552 SF accessory dwelling unit over a 557 SF garage, on a vacant 0.67-acre site. Work to include landscaping and retaining walls. The project site is in the RS-1-1 (Residential-Single Unit) Base Zone within the College Area Community Planning area, Redevelopment District (Grantville Redevelopment Project), Parking Standards Transit Priority Area/Transit Priority Area, Multi-Habitat Planning Area (Subarea 114), Parking Impact Overlay Zone (Campus Impact), Brush Management, Very High Fire Hazard Severity Zone, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 2-Montgomery Field Airport) and the Federal Aviation Administration Part 77 Notification area. The community plan designates the site as single-family residential. LEGAL DESCRIPTION: Portion of Lot 27, Map 2823, APN (APN 646-110-39-00).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Joshua Volen, 948 Cordova Street, San Diego, CA 92107, (916) 225-0693.

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: Section 15303, New Construction or Conversion of Small Structures
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 which consists of

construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the construction of a new single--family residential, this exemption was deemed appropriate. This exemption includes but is not limited to (a) one single family residence or a second dwelling unit in a residential zone. In urbanized areas, up to three single family residences may be constructed or converted under this exemption, and where the exceptions listed in Section 15300.2 would not apply. The project would construct a single -family residential structure with a total of two dwelling units. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Rhonda Benally **Telephone:** (619) 446-5468

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.

Christian Hogge
Signature/Title

11/05/2025
Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County

Transaction #: 8790363
Receipt #: 2025480031

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: 12/12/2025
Cashier Location: SD

Print Date: 12/12/2025 10:13 am

Payment Summary

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

Payment

CHECK PAYMENT #CK# 117 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2025-001096 Date: 12/12/2025 10:12AM Pages: 3

State Receipt # 37-12/12/2025-1001

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
37-12/12/2025-1001
STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO		12/12/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2025-1001

PROJECT TITLE
5665 TOYON / PRJ-0688248

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
JOSHUA VOLEN			916-225-0693
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
948 CORDOVA STREET	SAN DIEGO	CA	92107

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 [signature]	San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference #: CK# 117

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753 5A (Rev 01012025)