



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jul 15, 2026 11:01 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000678
State Receipt # 37071520260628

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

VALLEY VIEW TERRACE APARTMENTS BUILDING AND SITE IMPROVEMENTS (MDRA24
0021)

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):

Posted: 7/15/26

Filed by: ELVA STOPKE

Deputy County Clerk

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 92101

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

(Address)

Project Title: Valley View Terrace Apartments Building and Site Improvements (MDRA24 0021)

Project Applicant: Scott Cass, 1306 Trieste Dr., San Diego, CA 92107, (619) 223 1486

Project Location - Specific:

13685 13689 Cynthia Lane, Poway, CA 92064; APN 3171221200

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

Description of Nature, Purpose and Beneficiaries of Project:

Building, site, and landscape improvements at the multifamily property called Valley View Terrace Apartments, 13685 13689 Cynthia Lane, Poway, CA 92064

Name of Public Agency Approving Project: City of Poway

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

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: Article 19, Section 15301 Class 1
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Article 19, Section 15301, Class 1 Existing Facilities, consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, including (a) interior or exterior alterations, and (d) restoration or rehabilitation of deteriorate or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety.

Lead Agency

Contact Person: Julie Procopio, Director, Development Services Department **Area Code/Telephone/Extension:** (858) 668 4601

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: Julie Procopio **Date:** 7/10/26 **Title:** Development Svc Director

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: _____



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

37-07/15/2026-0628

STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF POWAY

LEAD AGENCY EMAIL

DATE

07/15/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2026-0628

PROJECT TITLE

VALLEY VIEW TERRACE APARTMENTS BUILDING AND SITE IMPROVEMENTS (MDRA24 0021)

PROJECT APPLICANT NAME

SCOTT CASS

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-223-1486

PROJECT APPLICANT ADDRESS

1306 TRIESTE DR.

CITY

SAN DIEGO

STATE

CA

ZIP CODE

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)

\$4,227.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$3,043.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

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

ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: VITALCHEK: 223948990/02134Z