



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 37-02/11/2026-0132
STATE CLEARING HOUSE NUMBER (if applicable) 2022120345

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 02/11/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0016	

PROJECT TITLE
3823 INGRAHAM STREET (A.K.A. AVA PACIFIC BEACH) / PRJ-1059329

PROJECT APPLICANT NAME ALBERT KAO, AVALON BAY COMMUNITIES, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER 949-955-6223
PROJECT APPLICANT ADDRESS 11111 SANTA MONICA BOULEVARD, SUITE 1700	CITY SANTA MONICA	STATE CA
		ZIP CODE 90401

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,227 50	\$	4,227 50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 25	\$	0 00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850 00	\$	0 00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50 00
<input type="checkbox"/> Other		\$	0 00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 4,277 50

SIGNATURE X <i>Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
--------------------------------------	---

Payment Reference # CHECK NO 20048263



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Feb 11, 2026 12:54 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000144
State Receipt # 37021120260132
Document # 2026-NOD-16

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

3823 INGRAHAM STREET (A.K.A. AVA PACIFIC BEACH) / PRJ-1059329

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 <u>February 11, 2026</u>
Posted <u>February 11, 2026</u> 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 DETERMINATION

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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

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

Project Title / Number: 3823 Ingraham Street (a.k.a AVA Pacific Beach) / PRJ-1059329

State Clearinghouse Number: 2022120345 *San Diego, CA 92109*

Project Location (Include County): 3823 Ingraham St, San Diego, CA 92109 (County of San Diego)

Project Description: A COMMUNITY PLAN AMENDMENT to the Pacific Beach Community Plan to change the existing land use from Multi-family (29-43 dwelling units per acre (du/a) to Residential 15-54 (du/a), REZONE from RM-3-7 to RM-3-8, and a COASTAL DEVELOPMENT PERMIT to construct an additional 138 residential units, including seven affordable units; a surface parking lot; and two new parking structures within an existing multi-family development. The 4.3-acre site is designated residential and zoned residential multiple-unit (RM-3-7) in the Pacific Beach Community Plan. The site is also within the Coastal Overlay Zone; Coastal Height Limitation Overlay Zone; Parking Impact Overlay Zone; Parking Standards Transit Priority Area; and the Transit Priority Area. (LEGAL DESCRIPTION: Lots 1, 2, 3, and 4 of Crown Point Country Club Condominiums, in the City of San Diego, County of San Diego, State of California).

Project Applicant: Albert Kao, Avalon Bay Communities, Inc, 11111 Santa Monica Boulevard, Suite 1700, (949) 955-6223 *Santa Monica, CA 90401*

Determination: This is to advise that the Council of the City of San Diego, as Lead Agency, has approved the above-described project on January 27, 2026 and made the following determinations per the California Environmental Quality Act (CEQA): R-316608

1. The project in its approved form will, will not, have a significant effect on the environment.
2. A Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

The record of project approval may be examined at the Office of the City Clerk, located at 202 C Street Second Floor, San Diego, CA 92101

3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

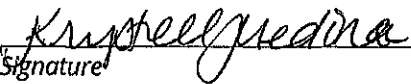
Responsible and Trustee Agency: Implementation of the project will require will not, require coordination with the following responsible and/or trustee agencies:

It is hereby certified that the final environmental document including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: Courtney Holowach / (619) 446-5187

Filed by:

Krystell Medina/619-525-8260
Name/Phone Number


Signature

Legislative Recorder
Title

2/11/2026
Date



San Diego County



Transaction #: 8881348
Receipt #: 2026055101

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: 02/11/2026
Cashier Location: SD

Print Date: 02/11/2026 12:54 pm

Payment Summary

Total Fees	\$4,277.50
Total Payments	\$4,277.50
Balance:	\$0.00

Payment

CHECK PAYMENT #20048263 \$4,277.50

Total Payments \$4,277.50

Filing

CEQA - NOD FILE #: 2026-000144 Date: 02/11/2026 12:54PM Pages: 3

State Receipt # 37-02/11/2026-0132

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Environmental Impact Report	\$4,227.50
Total Fees Due:		\$4,277.50

Grand Total - All Documents: \$4,277.50