



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

FILED
Feb 04, 2026 02:16 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000120
State Receipt # 37020420260113

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 AND 5677 OBERLIN DRIVE / PRJ-1131909

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** February 4, 2026
Posted February 4, 2026 **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

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: 5665 and 5677 Oberlin Drive / PRJ-1131909

State Clearinghouse No.: N/A

Project Location-Specific: 5665 and 5677 Oberlin Dr, San Diego, CA 92121

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

Description of nature and purpose of the Project: The project proposes a Tentative Map (TM) for the consolidation of two existing legal lots into one lot, the conversion of an existing 8,854-square-foot (sf) two-story commercial building and an existing 9,650 sf two-story commercial building to 12 commercial condominium units at 5665 Oberlin Drive and 14 commercial condominium units at 5677 Oberlin Drive for a total of 26 commercial condominium units. Landscape and hardscaping improvements are proposed. The 1.35-acre site is in the IL-2-1 (Industrial Light) base zone with overlay zones including Prime Industrial Lands, Complete Communities Mobility Zone 2, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Transit Priority Area, Airport Influence Area (MCAS Miramar Review Area 1), Airport Safety Zone (MCAS Miramar Accident Potential Zone 2), and FAA Part 77 Noticing Area. The site is designated Technology Park within the Mira Mesa Community Plan Area. LEGAL DESCRIPTION: Lots 43 and 44 of Lusk Industrial Park Unit No. 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Mike Hoe, 3911 Sorrento Valley Blvd, Ste 120, San Diego, CA 92121, (951) 694-2389

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 15301, Existing Facilities
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego 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 15301, which consists 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. The project is requesting a Tentative Map Waiver to convert two existing commercial buildings into 26 Commercial Condominium Units. Physical improvements include minor landscape and hardscape improvements and there is no expansion of use proposed. Therefore, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

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.

Analyst: Marlene Watanabe / (619) 446-5129

Filed by:

Jose Bautista / (619) 557-7983
Name/Phone Number


Signature

Development Project Manager
Title

2/4/2026
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8870643
Receipt #: 2026045386

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: 02/04/2026
Cashier Location: SD

Print Date: 02/04/2026 2:16 pm

Payment Summary

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

Payment

CHECK PAYMENT #1009 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000120 Date: 02/04/2026 2:16PM Pages: 3

State Receipt # 37-02/04/2026-0113

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
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER 37-02/04/2026-0113
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 02/04/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0113	

PROJECT TITLE
5665 AND 5677 OBERLIN DRIVE / PRJ-1131909

PROJECT APPLICANT NAME MIKE HOE	PROJECT APPLICANT EMAIL	PHONE NUMBER 951-694-2389
PROJECT APPLICANT ADDRESS 3911 SORRENTO VALLEY BLVD, STE 120	CITY SAN DIEGO	STATE CA
		ZIP CODE 92121

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227 50	\$	0 00
<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

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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 \$ 50 00

SIGNATURE <i>X Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference # CHECK NO 1009