



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
May 26, 2026 10:17 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000504
State Receipt # 37052620260468

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

1746 NEWTON AVENUE / PRJ - 1107226

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: 5/26/26

Filed by: TIFFANI HOOD

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

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: 1746 Newton Avenue / PRJ-1107226

State Clearinghouse No.: N/A

Project Location-Specific: 1746 Newton Avenue, San Diego, CA 92113

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

Description of nature and purpose of the Project: A request for a COASTAL DEVELOPMENT PERMIT to demolish existing hardscape and fencing to construct an 87,841 square foot (sq. ft.), 5-story multifamily building consisting of 127 units (16 affordable units), a 1,834 sq. ft. amenity deck, and 66 parking spaces. The project proposes site improvements that include new landscape, hardscape, and other supporting infrastructure. The 0.8-acre site, located at 1746 Newton Avenue, is designated Community Village per the Barrio Logan Community Plan and zoned Residential Multiple Unit (RM-3-7). Additionally, the site is within the Airport Land Use Compatibility Overlay Zone (Naval Air Station [NAS] North Island and San Diego International Airport [SDIA]), Coastal Overlay Zone (Non-appealable-2), Coastal Height Overlay Zone: 2.5 FAR, Mobility Zone 2, San Diego Promise Zone, Community Plan Implementation Overlay Zone (CPIOZ-A), Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand (Medium), Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (SDIA and NAS North Island - Review Area 2) and Federal Aviation Administration Part 77 Noticing Area (SDIA and NAS North Island); (LEGAL DESCRIPTION: Lots 11 to 20 inclusive, Block 131 of subdivision of the Pueblo Lot 1157; [commonly known as Mannasse and Schiller's Addition] in the City of San Diego, County of San Diego, State of California. Assessor's Parcel Number: 538-230-16, 538-230-17, and 538-230-18).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Trevor Outman, TKOZ Newton LLC, 10815 Rancho Bernardo Road, Suite 200, San Diego, CA 92127 - 2188. (858) 822-8227.

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: California Environmental Quality Act (CEQA) Guidelines Section 15332 In-fill Development Projects

- Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 In-fill Development Projects (Class 32). The Class 32 Exemption applies to projects that meet the conditions described in CEQA Guidelines Section 15332 (a) – (e). Consistent with CEQA Guidelines Section 15332(a), the proposed project would be consistent with the policies and regulations pertaining to the Community Village designation and the zoning code. Consistent with CEQA Guidelines Section 15332(b), the project would be located within City limits on a site no more than 5 acres (0.8 acres) and is surrounded on all sides by qualified urban uses as defined by Public Resources Code Section 21072 (e.g., public institutional, residential, and commercial). Pertaining to CEQA Guidelines Section 15332(c), the site has no value as habitat for endangered, rare or threatened species because the site was previously developed and consists of hardscape, and is completely surrounded by development. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in CEQA Guidelines Section 15332(d). The proposed project would have a less than significant vehicle miles traveled (VMT) impact because it is located within Census Tract 51 with a Series 14 (Base Year 2016) residential VMT per capita of 8.8 miles, which is 46.5% of the 2016 regional average of 18.9 miles per resident, and less than the 85% significance threshold. The project would comply with SDMC Section 59.5.401 (Sound Level Limits) and 59.5.0404 (Construction Noise), therefore noise impacts would be less than significant. The project would comply with applicable local, state, and federal regulations related to air quality and water quality, thereby also ensuring that significant air quality and water quality impacts would be less than significant. Lastly, consistent with CEQA Guidelines Section 15332(e), the project would be adequately served by all required utilities and public services, as the site is located within an urban area where all required utilities and public services exist.

The exceptions outlined in CEQA Guidelines Section 15300.2 do not apply. The location exception identified in CEQA Guidelines Section 15300.2(a) only potentially applies to Class 3, 4, 5, 6, and 11 exemptions only, and does not apply to this Class 32 Exemption. Considering the project scope and location; no significant cumulative impact would result from the project, and the exception identified in CEQA Guidelines Section 15300.2(b) would not apply. No significant effect due to unusual circumstances would result from the project and the exception identified in CEQA Guidelines Section 15300.2(c) would not apply. While the project would be visible from State Route 75 San Diego-Coronado Bridge that is officially designated as a scenic highway, the project site demolition of hardscape would not damage scenic resources nor would the proposed 5-story building block views of scenic resources considering the elevation of the bridge relative to the project. Thus, the scenic highway exception identified in CEQA Guidelines Section 15300.2(d) would not apply. The site is not located on a list compiled pursuant to Government Code Section 65962.5 and the hazardous waste sites exception identified in CEQA Guidelines Section 15300.2(e) would not apply. No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource. Thus, the CEQA Guidelines Section 15300.2(f) Historical Resources exception would not apply. In conclusion, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply.

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: C. Garcia / (619) 687-5959

Filed by:

May Rollin / (619) 446-5432

Name/Phone Number



Signature

Development Project Management

Title

May 26, 2026

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



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: 37-05/26/2026-0468
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 05/26/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0468	

PROJECT TITLE
1746 NEWTON AVENUE / PRJ-1107226

PROJECT APPLICANT NAME TREVOR OUTMAN, TKOZ NEWTON LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-822-8227
PROJECT APPLICANT ADDRESS 10815 RANCHO BERNARDO ROAD, SUITE 200	CITY SAN DIEGO	STATE CA
		ZIP CODE 92127

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 X 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK # 404640104



San Diego County



Transaction #: 9044121
Receipt #: 2026200545

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: 05/26/2026
Cashier Location: SD

Print Date: 05/26/2026 10:17 am

Payment Summary

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

Payment	
CHECK PAYMENT #404640104	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2026-000504 Date: 05/26/2026 10:17AM Pages: 4
	State Receipt # 37-05/26/2026-0468
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00