



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jun 30, 2026 09:50 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000624
State Receipt # 37063020260577

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

3751 OCEAN FRONT WALK / PRJ-1124856

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 6/30/26

Filed by Steve Sangthai

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: 3751 Ocean Front Walk / PRJ-1124856

State Clearinghouse No.: N/A

Project Location-Specific: 3751 -- 3753 Ocean Front Walk, San Diego, CA 92109

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

Description of nature and purpose of the Project: A request for a MAP WAIVER to convert four existing apartment units to condominium units. The project requires public improvements within the public right-of-way, which are proposed under PRJ-1145185. The improvements include the reconstruction of the damaged concrete walkway along Pismo Court and the construction of concrete pavement along Strandway. The 0.21-acre site located at 3751 - 3753 Ocean Front Walk is designated as Neighborhood Commercial within the Mission Beach Community Plan Area and zoned Mission Beach Planned District -- Neighborhood Commercial -- North (MBPD-NC-N). The project site is within the Coastal Height Limit Overlay Zone, Coastal Overlay Zone (CST-PMT), Coastal Overlay Zone First Public Roadway, Parking Impact Overlay Zone (PIOZ Beach Impact), Affordable Housing Parking Demand (High), and Transit Priority Area. (LEGAL DESCRIPTION: Parcel 1, as shown on that certain parcel map filed in the Office of the Recorder of the County of San Diego, State of California on June 8, 2006; according to maps thereof No. 20012. Assessor's Parcel Number: 423-583-17).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Chris Cook, Oceanfront Walk Beach Houses, LLC., 10580 Prospect Avenue #200, Santee, CA, 92071. (619) 749-0734.

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 15301 (Existing Facilities)
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project qualifies to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The project meets the criteria set forth in CEQA Guidelines Section 15301, as the project would allow the conversion of four existing apartment units to condominium units with no physical change to the units or expansion of use. The project would include the repair of the damaged sidewalks, which is covered under this exemption consistent with CEQA Section 151301(d). The exceptions listed in CEQA Section 15300.2 would not apply in that the project would not contribute to significant cumulative impacts, no significant effect on the environment would be caused by the project; the project is not within the view of a scenic highway; the project is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites; and the project would not cause substantial adverse change in the significance of a historical resource as none exists on the site.

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:

Sarah Hatinen / (619) 446-5394

Name/Phone Number



Signature

PROJECT MANAGER

Title

JUNE 29, 2026

Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 9108730
Receipt #: 2026251072

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: 06/30/2026

Cashier Location: SD

Print Date: 06/30/2026 9:50 am

Payment Summary

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

Payment

CHECK PAYMENT #1056 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000624 Date: 06/30/2026 9:50AM Pages: 3

State Receipt # 37-06/30/2026-0577

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

37-06/30/2026-0577

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

06/30/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2026-0577

PROJECT TITLE

3751 OCEAN FRONT WALK / PRJ-1124856

PROJECT APPLICANT NAME

CHRIS COOK, OCEANFRONT WALK BEACH HOUSES,
LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-749-0734

PROJECT APPLICANT ADDRESS

10580 PROSPECT AVENUE #200

CITY
SANTEESTATE
CAZIP CODE
92071

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 *Steve Sangthai*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: CHECK NO 1056