



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Aug 02, 2023 03:10 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000643  
State Receipt # 37080220230585  
Document # 2023-NOD-99

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

BELMONT SR LIVING SIGN

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 August 2, 2023  
 Posted August 2, 2023 Removed **SEP 01 2023**  
 Returned to agency on **SEP 05 2023**  
 DEPUTY Management

**M. Gomez**

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**  
**(Consistency Determination Pursuant to CEQA Section 15162)**

(Choose one)

**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  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Number:** 683337

**State Clearinghouse Number:** N/A

**Project Title:** Belmont Sr Living Sign

**Project Location:** 3880 Nobel Drive, San Diego, CA 92122

**Project Description:** The project requests a Neighborhood Development Permit to deviate from the San Diego Municipal Code Sign Regulations for a monument identification sign and wall identification sign at the Belmont Village Senior Living project located at 3880 Nobel Drive. The project is subject to the RM-3-9 zone, MCAS Miramar - Airport Influence Area, and Community Plan Implementation Overlay Zone-A within the University Community Plan area. (LEGAL DESCRIPTION: Parcel #3, Parcel Map #15858; APN: 345-120-3400.)

The primary sign is a monument identification sign located at the driveway entrance on the North side of Nobel Drive. It is seven feet in height and 12 feet in length with an area of 84 square feet. The sign will be made of concrete and painted aluminum with lettering, silhouette and front lighted. The second sign is a wall identification sign located on the South elevation of the building set back 155" feet from the street. It is 10 feet high from grade, 17'10" in length and 4'6" feet tall, an area of 60 square feet. The lettering will have opaque faces and silhouette back lighting and front lighting.

La Jolla Regent Environmental Impact Report No. 86-0919 analyzed the construction and operation of a 296-unit senior housing development on 2.46 acres, the development included 21 stories connected by a three-story annex, and two levels of underground parking and support facilities. The EIR was prepared and certified on September 11, 1987 (Planning Director Resolution No. 7254).

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent Environmental Impact Report exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

The proposed project  would, or  would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Environmental Impact Report No. 86-0919.

**Project Applicant:** Brent Covey, 5800 Armada Drive, Suite 200 Carlsbad, CA 92008 (760)931-1134

This is to advise that the City of San Diego Development Services Department on October 10, 2022 approved the above described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous Environmental Impact Report No. 86-0919 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report No. 86-0919 due to

the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Environmental Impact Report No. 86-0919 was adopted, shows any of the following:
- a. The project will have one or more significant effects not discussed in the previous Environmental Impact Report No. 86-0919;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous Environmental Impact Report No. 86-0919;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Environmental Impact Report No. 86-0919 would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Sara Osborn

Telephone: (619) 446-5404

Filed by: Sara Osborn  
Signature

Senior Planner  
Title



STATE OF CALIFORNIA • NATURAL RESOURCES AGENCY Gavin Newson, Governor  
DEPARTMENT OF FISH AND WILDLIFE Charlton H. Bonham, Director

South Coast Region  
3883 Ruffin Road | San Diego, CA 92123  
wildlife.ca.gov

### **CEQA Filing Fee No Effect Determination**

**Applicant Name and Address:**

Ruben Andrews  
Graphic Solutions Ltd.  
1133 Broadway  
San Diego, CA 92101  
andrews343@gmail.com

**CEQA Lead Agency:** Graphic Solutions Ltd.

**Project Title:** Belmont Living Senior Living Sign

**CEQA Document Type:** Certified Regulatory Program Document

**State Clearinghouse Number/local agency ID number:** N/A

**Project Location:** 3880 Nobel Drive, San Diego, CA 92122

**Brief Project Description:** A monument identification sign and wall identification sign at the Belmont Village Senior Living project. The primary sign is a monument identification sign located at the driveway entrance on the North side of Nobel Drive. It is 12' in height and 2'-4 1/2" in width with an area of 18.50 square feet. The sign will be made of concrete and painted aluminum with lettering, silhouette and internal illumination. The second sign is a wall identification sign located on the South elevation of the building set back 155' from the street. It is 10 feet high from grade, 17'10" in length and 4'6" tall with an area of 60 square feet.

**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Ruben Andrews  
Graphic Solutions Ltd.  
Page 2 of 2

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved  
by:

DocuSigned by:  
*David Mayer*  
D70CB4520375408...

Date: 6/15/2023

Signature

David Mayer, Environmental Program  
Manager

Name, Title

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FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to  
indicate acceptance of this signed  
No Effect Determination in lieu of  
a CEQA Document Filing Fee.

County Clerk Stamp or Initial

San Diego County



Transaction #: 7300557  
Receipt #: 2023269384

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](http://www.sdarcc.gov)

Cashier Date: 08/02/2023  
Cashier Location: SD

Print Date: 08/02/2023 3:10 pm

Payment Summary

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

Payment	
CHECK PAYMENT #82693	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2023-000643 Date: 08/02/2023 3:10PM Pages: 5
	State Receipt # 37-08/02/2023-0585
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  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-08/02/2023-0585
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 08/02/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0099	
PROJECT TITLE BELMONT SR LIVING SIGN		

PROJECT APPLICANT NAME BRENT COVEY	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-931-1134
PROJECT APPLICANT ADDRESS 5800 ARMADA DRIVE, SUITE 200	CITY CARLSBAD	STATE CA
		ZIP CODE 92008

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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<b>Exempt from fee</b>			
<input type="checkbox"/> Notice of Exemption (attach)			
<input checked="" type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> 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 <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: CHECK # 82693 & LTRR NO EFFECT