



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

FILED
Mar 26, 2025 09:14 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000233
State Receipt # 37032620250211

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

4448 LAMONT STREET / PRJ-1115725

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 March 26, 2025

Posted March 26, 2025 **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
1222 First Avenue, MS 501
San Diego, CA 92101

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

Project Title / Number: 4448 Lamont Street / PRJ-1115725

State Clearinghouse No.: N/A

Project Location-Specific: 4448 Lamont Street, San Diego, California 92109

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

Description of nature and purpose of the Project: A COASTAL DEVELOPMENT PERMIT (CDP) for the demolition of an existing commercial structure to construct a new 21,487-square-foot three-story mixed-use building consisting of 14 residential units including two affordable units, and three commercial units on the ground floor. The project is requesting an allowable deviation from the municipal code for the area, location and dimension requirements for private exterior open space. The 0.29-acre project site is located at 4448 Lamont Street. The project site is designated commercial and zoned CO-1-2 and CC-4-2 per the Pacific Beach Community Plan. The project site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable 2 Area), and the Parking Impact Overlay Zone (Coastal Impact), and the Transit Priority Area. LEGAL DESCRIPTION: Lots 21 thru 24, Block 215, Pacific Beach, in the City of San Diego, County of San Diego, State of California according to map No 854, filed in the office of the county recorder of San Diego County September 28, 1898.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Coal Investment LLC, 888 W East Street Unit 3601, San Diego, California 92101, (619) 854-0926

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: 15332 (In-fill Development)
- 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 15332, In-fill Development; (a) The project is

consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare, or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Furthermore, the exceptions listed in 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.

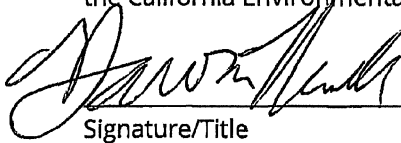
Lead Agency Contact Person: Morgan Dresser

Telephone: (619) 446-5404

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.



Signature/Title

Senior Planner

December 30, 2024
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County



Transaction #: 8280375
Receipt #: 2025110489

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: 03/26/2025
Cashier Location: SD

Print Date: 03/26/2025 9:15 am

Payment Summary

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

Payment

CHECK PAYMENT #2407 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000233 Date: 03/26/2025 9:14AM Pages: 3

State Receipt # 37-03/26/2025-0211

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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER. 37-03/26/2025-0211
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 03/26/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0211	

PROJECT TITLE
4448 LAMONT STREET / PRJ-1115725

PROJECT APPLICANT NAME COAL INVESTMENT LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-854-0926
PROJECT APPLICANT ADDRESS 888 W EAST STREET UNIT 3601	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101

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)	\$4,123 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401 75	\$	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, AIMEE SALOMON, Deputy
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Payment Reference #: CHECK #2407