



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

**FILED**  
Mar 11, 2026 08:40 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000240  
State Receipt # 37031120260219

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

1913 PACIFIC BEACH DRIVE AND 4091 LAMONT STREET / 1127792

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 11, 2026  
**Posted** March 11, 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.



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 37-03/11/2026-0219
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 03/11/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0219	

PROJECT TITLE  
1913 PACIFIC BEACH DRIVE AND 4091 LAMONT STREET / 1127792

PROJECT APPLICANT NAME BEN RYAN, TOURMALINE BUILDERS, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-431-6102
PROJECT APPLICANT ADDRESS 400 SIERRA AVENUE	CITY SOLANA BEACH	STATE CA
		ZIP CODE 92075

PROJECT APPLICANT (Check appropriate box)

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

**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. 2506

**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:** 1913 Pacific Beach Drive and 4091 Lamont Street / 1127792

**State Clearinghouse No.:** N/A

**Project Location-Specific:** 1913 Pacific Beach Drive and 4091 Lamont Street, San Diego, CA 92109

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

**Description of nature and purpose of the Project:** The project proposes a Coastal Development Permit (CDP) for demolition of two existing s one-story, single dwelling units and construction of two, 3-story single dwelling units (SDU), each on subdivided lots, on a 0.12-acre site. The SDU on Lot 1 would be 2,081 SF and the dwelling unit on Lot 2 would be 1,965 SF. The community plan designates this area as a Medium Density Residential (14-29 dwelling units/acre). The project is in the RM-2-5 (Residential-Multiple Unit) Base Zone, within the Pacific Beach Community Plan Area. Coastal Overlay Zone (Non- Appealable), Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area and the Parking Impact Overlay Zone (Coastal Impact/Beach Impact). LEGAL DESCRIPTION: Lots 1 and 2, Block 1 of Map No. 991, APN 424-431-0100, 424-431-0200.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Ben Ryan, Tourmaline Builders, Inc., 400 Sierra Avenue, Solana Beach, CA, (858) 431-6102.

92075

**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: Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures)

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, and Section 15303, New Construction or Conversion of Small Structures. The project proposes to demolish two existing single-dwelling units and construct two single-dwelling units involving negligible or no expansion of existing or former use as single-family residences and therefore, meets the criteria

under CEQA Section 15301(l)(1) which allows for the demolition and removal of individual small structures, specifically one single-family residence or in urbanized areas, up to three single-family residences. The project also meets the criteria set forth in CEQA Section 15303(a) which allows for the construction of one single-family residence, or a second dwelling unit in a residential zone. Further, in urbanized areas, up to three single-family residences may be constructed under this exemption. Since the project is in an urbanized area and proposes two new single dwelling units the project meets the criteria of this exemption. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; and the project is not adjacent to a scenic highway. 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:** Rhonda Benally/ (619) 446-5468

**Filed by:**

Sarah Hatinen/ (619) 446-5394  
Name/Phone Number

  
Signature

Development Project Manager  
Title

3.11.2026  
Date

**Check One:**

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8925995  
Receipt #: 2026094263

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: 03/11/2026  
Cashier Location: SD

Print Date: 03/11/2026 8:40 am

Payment Summary

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

Payment

CHECK PAYMENT #2506 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000240 Date: 03/11/2026 8:40AM Pages: 3

State Receipt # 37-03/11/2026-0219

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00