



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
May 26, 2026 10:04 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000503
State Receipt # 37052620260467

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

4711 DEL MONTE / PRJ 630387

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: 4711 Del Monte / PRJ 630387

State Clearinghouse No.: N/A

Project Location-Specific: 4711 Del Monte Avenue, San Diego, CA 92107

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

Description of nature and purpose of the Project: Coastal Development Permit (CDP) to demolish a one-story, 1,535 square-foot (SF) single-family residence and construct a new two-story, 3,441 SF single family residence with a two-story, 1,479 SF accessory dwelling unit (ADU) on a 0.16-acre site. The proposed residence would be constructed over a subterranean basement/theatre and the detached ADU would be on the second level over the proposed 803 square-foot 3-car garage. The project would include other site amenities such as patios/decks, on-site landscaping, and site walls. The Ocean Beach Community Plan designates the site as Low-Medium Residential (10-14 dwelling units per acre). The project site is in the RM-1-1 (Residential-Multiple Unit) Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Transit Priority Area, Ocean Beach Cottage Emerging District, Parking Impact Overlay Zone (Coastal Impact), 60-65 dB ALUCP Noise Contours (CNEL), Airport Approach Overlay Zone, Airport Influence Area (Review Area 1), and the Federal Aviation Administration Part 77 Notification area. LEGAL DESCRIPTION: Lots 27 and 28 in Block 36 of Ocean Beach, In the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 279, Filed in the Office of the County Recorder of San Diego, MAY 28, 1887, APN 448-381-1600.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Patrick Bunt, 4711 Del Monte Avenue, San Diego, CA 92107, (619) 606-8344.

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: Section 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 Guidelines, Section 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) and where the exceptions listed in Section 15300.2 would not apply. The project, as described above, meets the criteria under Section 15301(l)(1) which allows for the demolition and removal of individual small structures listed in this subdivision: (1) one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The project also qualifies to be exempt from CEQA as 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 and 15303(e) which allows for construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. The project proposes two units (a single-family residence and a detached ADU) consistent with the underlying RM-1-1 zone, as well as other structures such as garages, patios/decks, and site walls; therefore, this exemption is deemed appropriate. **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:

Hector Rios / (619) 533-6733
Name/Phone Number


Signature

Development Project Manager
Title

5-21-2026
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:
 37-05/26/2026-0467
 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 37-2026-0467	

PROJECT TITLE
 4711 DEL MONTE / PRJ 630387

PROJECT APPLICANT NAME PATRICK BUNT	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-606-8344
PROJECT APPLICANT ADDRESS 4711 DEL MONTE AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92107

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

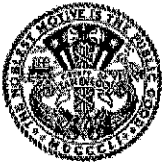
PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X <i>S. Hood</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK # 1001



San Diego County



Transaction #: 9044075
Receipt #: 2026200502

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 10:05 am

Payment Summary

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

Payment	
CHECK PAYMENT #1001	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2026-000503 Date: 05/26/2026 10:04AM Pages: 3
	State Receipt # 37-05/26/2026-0467
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00