Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Coast Walk Lots 2 & 17

Lead Agency: City of San Diego | Contact Person: Anne B. Jarque

Mailing Address: 7650 Mission Valley Road, MS DSD 2A | Phone: 619-557-9753

City: San Diego | Zip: 92108 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: San Diego/La Jolla

Cross Streets: Coast Walk and Torrey Pines Road | Zip Code: 92307

Longitude/Latitude (degrees, minutes and seconds): 32 ° 50 ′ 53.5 ″ N / 117 ° 15 ′ 59.9 ″ W Total Acres: 0.45

Assessor's Parcel No.: 350-130-02 and 350-131-29 | Section: 00 | Twp.: 15 South | Range: 4 West | Base: San Bernardino

Within 2 Miles: State Hwy #: I-5 | Waterways: Pacific Ocean

Airports: | Railways: | Schools:

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☒ Coastal Permit ☒ Other: Site Development Permit

Development Type:

☒ Residential: Units 2 Acres 0.45
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☐ Agricultural Land
☐ Air Quality
☒ Archeological/Historical
☐ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☐ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☐ Toxic/Hazardous
☐ Traffic/Circulation
☐ Vegetation
☒ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☐ Cumulative Effects
☐ Other:

Present Land Use/Zoning/General Plan Designation:

Low Density Residential (5-9 dwelling units/acre)/RS-1-7 (Residential-Single Unit)/Residential

Project Description: *(please use a separate page if necessary)*

COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) to construct a new two-story, 5,478 square-foot single-family residence with a 491 square-foot garage and a new single-story 440 square foot detached accessory dwelling unit (ADU) with a 451-square foot garage. The 0.45-acre (19,599 square feet) project site is located within Lot 2 (APN 350-130-02) and Lot 17 (APN 350-131-29) in Block 17 of La Jolla Park on Coast Walk, between 1555 Coast Walk and 1535 Coastal Walk. The site is zoned RS-1-7 (Residential-Single Unit) Zone and designated for Low Density Residential (5-9 dwelling units/acre) within the La Jolla Community Plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	S	Regional WQCB # 9
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
S	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
_____	Fish & Game Region # _____	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
S	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/21/2025 Ending Date 9/22/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Patrick Vercio, Island Architecture
Address: 7626 Herschel Avenue
City/State/Zip: San Diego, CA 92307
Phone: 858-459-9291

Signature of Lead Agency Representative: Anne B. Jarque Digitally signed by Anne B. Jarque Date: 2025.08.12 12:14:48 -07'00' **Date:** 8/12/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.