

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 # 2025120955
Project Title: 8204 La Jolla Shores Drive

Lead Agency: City of San Diego

Contact Person: Marlene Watanabe

Mailing Address: 7650 Mission Valley Road, MS DSD-1A

Phone: (619) 446-5129

City: San Diego

Zip: 92108

County: San Diego

Project Location: County: San Diego

City/Nearest Community: San Diego

Cross Streets: La Jolla Shores Drive and Vallecitos

Zip Code: 92037

Longitude/Latitude (degrees, minutes and seconds): 32 ° 51 ' 20.55 " N / 117 ° 15 ' 14.77 " W Total Acres: 0.14

Assessor's Parcel No.: 3462321300

Section: NA Unsectioned

Twp.: 15

Range: 4 West

Base: San Bernardo

Within 2 Miles: State Hwy #:

Waterways:

Airports:

Railways:

Schools: The Children's School, Torrey Pines Elementary

Document Type:
 CEQA: ☐ NOP

☐ Draft EIR

 NEPA: ☐ NOI

 Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☒ Final Document

☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

☐ Other:

☒ Mit Neg Dec

Other:

☐ FONSI
Local Action Type:
☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☐ Use Permit

☒ Coastal Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☒ Other: Site Development Permit
Development Type:
☒ Residential: Units 1 Acres 0.14

☐ Office: Sq.ft. Acres Employees

☐ Transportation: Type

☐ Commercial: Sq.ft. Acres Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft. Acres Employees

☐ Power: Type MW

☐ Educational:

☐ Waste Treatment: Type MGD

☐ Recreational:

☐ Hazardous Waste: Type

☐ Water Facilities: Type MGD

☐ Other:
Project Issues Discussed in Document:
☐ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☐ Vegetation

☐ Agricultural Land

☐ Flood Plain/Flooding

☐ Schools/Universities

☐ Water Quality

☐ Air Quality

☐ Forest Land/Fire Hazard

☐ Septic Systems

☐ Water Supply/Groundwater

☒ Archeological/Historical

☐ Geologic/Seismic

☐ Sewer Capacity

☐ Wetland/Riparian

☐ Biological Resources

☐ Minerals

☐ Soil Erosion/Compaction/Grading

☐ Growth Inducement

☐ Coastal Zone

☐ Noise

☐ Solid Waste

☐ Land Use

☐ Drainage/Absorption

☐ Population/Housing Balance

☐ Toxic/Hazardous

☐ Cumulative Effects

☐ Economic/Jobs

☐ Public Services/Facilities

☐ Traffic/Circulation

☐ Other:
Present Land Use/Zoning/General Plan Designation:

Low Density Residential (5-9 du/ac)/LJSPD-SF/Residential

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

The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the demolition of an existing 3,214 square-foot (sf) single-family residence and garage, and construction of a new two-story, 3,525 sf single-family residence with garage, pool, and associated site improvements (perimeter privacy wall (fencing), hardscape and landscaping). The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD-SF zone. The project site is also within the Coastal Height Limit Overlay Zone-CHLOZ-30' Coastal Overlay Zone-Non-Appealable-2, Parking Impact Overlay Zone-PIOZ-Coastal-Impact, Parking Impact Overlay Zone-PIOZ Beach Impact, Parking Standards Transit Priority Area (PSTPA) Transit Priority Area (TPA) overlay zones and is designated Low Density Residential (5-9 DU/AC) within the La Jolla Community Plan Area.

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 an "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	☐ Regional WQCB # _____
☐ 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.
☐ 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: _____
☐ Native American Heritage Commission	

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

Starting Date NA Ending Date _____

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: Marlene Watanabe Date: 1/20/26

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