



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
May 21, 2026 10:10 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000488  
State Receipt # 37052120260452  
Document # 2026-NOD-55

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

**Project Title**

8204 LA JOLLA SHORES DRIVE / PRJ-1126220

**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 5/21/26

Filed by Steve Sangthai

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 DETERMINATION**

**To:** Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

**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:** 8204 La Jolla Shores Drive / PRJ-1126220

**State Clearinghouse Number:** 2025120955

**Project Location (include County):** 8204 La Jolla Shores Dr, San Diego, CA 92037 (County of San Diego)

**Project Description:** 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. (LEGAL DESCRIPTION: Lot 12 in Block 15 of La Jolla Shores Unit No.1, Map No. 1913.)

**Project Applicant:** Stuart Stielau, Island Architects, 7626 Herschel Ave, San Diego, CA 92037, (858) 291-1926

**Determination:** This is to advise that the Hearing Officer of the City of San Diego, as Lead Agency, has approved the above-described project on April 22, 2026 and made the following determinations per the California Environmental Quality Act (CEQA):

- 1. The project in its approved form  will,  will not, have a significant effect on the environment.
- 2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The record of project approval may be examined at the City of San Diego Development Services Department, located at 7650 Mission Valley Road, San Diego, CA 92108.

- 3. Mitigation measures  were,  were not, made a condition of the approval of the project; and a mitigation monitoring and reporting program  was,  was not, adopted for the project.

**Responsible and Trustee Agency:** Implementation of the project  will require  will not require coordination with the following responsible and/or trustee agencies:

None Applicable

It is hereby certified that the final environmental document including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

**Analyst:** Marlene Watanabe / (619) 446-5129

**Filed by:**

Xavier Del Valle / (619) 557-7941

Name/Phone Number



Signature

Development Project Manager

Title

5/21/2026

Date



San Diego County



Transaction #: 9039696  
Receipt #: 2026196647

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: 05/21/2026  
Cashier Location: SD

Print Date: 05/21/2026 10:11 am

Payment Summary

Total Fees:	\$3,093.75
Total Payments:	\$3,093.75
Balance:	\$0.00

Payment

CHECK PAYMENT #153 \$3,093.75

Total Payments \$3,093.75

Filing

CEQA - NOD FILE #: 2026-000488 Date: 05/21/2026 10:10AM Pages: 3

State Receipt # 37-05/21/2026-0452

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$3,043.75
Total Fees Due:		\$3,093.75

Grand Total - All Documents: \$3,093.75



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 37-05/21/2026-0452
STATE CLEARING HOUSE NUMBER (If applicable) 2025120955

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 05/21/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0055	
PROJECT TITLE 8204 LA JOLLA SHORES DRIVE / PRJ-1126220		

PROJECT APPLICANT NAME STUART STIELAU, ISLAND ARCHITECTS	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-291-1926
PROJECT APPLICANT ADDRESS 7626 HERSCHEL AVE.	CITY LA JOLLA	STATE CA
		ZIP CODE 92037

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 checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	3,043 75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 25	\$	0 00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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
			<hr/>

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    3,093 75

SIGNATURE <b>X</b> <i>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. 153