



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
May 29, 2026 11:02 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000523
State Receipt # 37052920260486
Document # 2026-NOD-59

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

8303 LA JOLLA SHORES

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: 5/29/26

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 DETERMINATION
SUBSEQUENT ACTION**

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 Number: PRJ-1085883

State Clearinghouse Number: 92071032

Project Title: 8303 La Jolla Shores

Project Location: 8303 La Jolla Shores Drive, San Diego, CA 92037

City/County: San Diego/San Diego

Description of Previous Action/Project: The City of San Diego previously prepared a Program Environmental Impact Report (EIR) No. 92-0199 /SCH No. 92071032 for the La Jolla and Pacific Beach Community Plan and Local Coastal Program Land Use Plan Updates. On March 29, 1994, the San Diego City Council (City Council) adopted Resolution No. R-283639, certifying the Environmental Impact Report, and adopting Findings, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. PEIR No. 92-0199 evaluated a comprehensive update to the adopted La Jolla and Pacific Beach Community Plans. These Plan Updates consolidated policy statements for community growth and development.

Description of Current Project: The project proposes a Tentative Map (TM), Site Development Permit (SDP), and Coastal Development Permit (CDP) to demolish an existing 3,304-square-foot (sf) single-dwelling unit and accessory structures, consolidate three parcels into a single lot, and subdivide the lot into six numbered residential lots ranging from 20,737-sf to 33,717-sf and one lettered lot for the private street. The project also proposes construction of six detached two- to three-story single-dwelling units with GFA (Gross Floor Area) ranging from 8,870 sf to 14,332 sf and total area ranging from 11,729 to 16,270 square feet, including one ADU on lot six (for a total combined square footage of 81,748 sf). Various site improvements would also be constructed, including associated hardscape, walls and landscape (i.e. private access road, utility improvements, sidewalk, pools etc.) The 4.5-acre project site is located at 8303 La Jolla Shores Drive south of the intersection of Calle Del Oro and Calle Del Cielo, and east of the intersection of La Jolla Shores Drive and Calle Frescota. The site is currently developed with a 3,304-square-foot (sf) single-dwelling unit and accessory structures, hardscape, and landscaping. The site is designated Very Low Density Residential (0-5 DU/AC) and zoned La Jolla Shores Planned District-Single Family (LJSPD-SF) within the La Jolla Shores Planned District of the La Jolla Community Plan and Local Coastal Program Land Use Plan. Additionally, the project is located within the Coastal Zone Boundary, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), Mobility Zone 2, Brush Management, Paleontological Sensitivity Area and Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Parcels 1, 2, and 3 of Parcel Map No. 14620)

Project Applicant: Andy Fotsch, Will and Fotsch Architects, 1298 Prospect Street, San Diego, CA 92037, (858) 224-2486

Determination: This is to advise that the Planning Commission of the City of San Diego, as Lead Agency, has approved the above-described project on December 4, 2025 and made the following determinations:

1. The project, in its approved form will, will not have a significant effect on the environment.
2. A Subsequent Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.

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.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

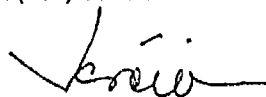
Responsible and Trustee Agency: Implementation of the project will require will not require coordination with the following responsible and/or trustee agencies:

- California Department of Fish and Wildlife

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

Telephone: (619) 446-5129



Filed by: _____
Signature

Development Project Manager



San Diego County



Transaction #: 9051777
Receipt #: 2026207441

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: 05/29/2026
Cashier Location: SD

Print Date: 05/29/2026 11:03 am

Payment Summary

Total Fees:	\$4,277.50
Total Payments:	\$4,277.50
Balance:	\$0.00

Payments

CHECK PAYMENT #317	\$4,227.50
CHECK PAYMENT #1844	\$50.00
Total Payments	\$4,277.50

Filing

CEQA - NOD	FILE #: 2026-000523 Date: 05/29/2026 11:02AM Pages: 3
	State Receipt # 37-05/29/2026-0486
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$4,227.50
Total Fees Due:	\$4,277.50
Grand Total - All Documents:	\$4,277.50



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: 37-05/29/2026-0486
STATE CLEARING HOUSE NUMBER (If applicable) 92071032

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 05/29/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0059	

PROJECT TITLE
8303 LA JOLLA SHORES

PROJECT APPLICANT NAME ANDY FOTSCH, WILL FOTSCH ARCHITECTS	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-224-2486
PROJECT APPLICANT ADDRESS 1298 PROSPECT STREET	CITY SAN DIEGO	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 checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	4,227.50
<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 \$ 4,277.50

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK # 317 AND CHECK # 1844