



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 27, 2026

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009938

The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration (MND) for the project described below and is inviting comments on the adequacy of the document. The draft MND and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at <http://www.sandiego.gov/ceqa/draft>.

HOW TO SUBMIT COMMENTS: Comments on this draft MND must be received by close of business on June 26, 2026 to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, 8460 El Paseo Grande / PRJ-1113364, in the subject line. The City requests that comments be submitted electronically via email to: DSDEAS@sandiego.gov. However, if a hard copy submittal is necessary, it may be mailed to: **Marlene Watanabe, City of San Diego Development Services Department, Attention: Environmental Analysis Section, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108**

GENERAL PROJECT INFORMATION:

- Project Name: 8460 El Paseo Grande
- Project No. PRJ-1113364
- SCH No. Pending
- Community Plan Area: La Jolla
- Council District: 1

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the demolition of a 3,009 square-foot (sf) two-story single dwelling unit and 527 sf detached garage and the construction of a new two-story 5,755 sf single dwelling unit over basement with attached garage, and associated site work (hardscape and landscaping), located at 8460 El Paseo Grande. The 0.26-acre site is designated Very Low Density Residential (0-5 du/ac) within the La Jolla Community Plan Area. The site is within the LJSPD-SF (La Jolla Shores Planned District – Single Family) Base Zone, and Coastal (Appealable) Overlay Zone. (LEGAL DESCRIPTION: Lot 4 of Ocean Terrace, Map No. 2615 Excepting Therefrom That Portion Hereto or Now Lying Below the Mean High Tide Line of the Pacific Ocean.) **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

APPLICANT: Vince Kattoula

RECOMMENDED FINDING: The draft MND determined the proposed project would result in significant environmental effects in the following areas: **Cultural Resources (Archaeology) and Tribal Cultural Resources.**

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft MND, and/or supporting documents in an alternative format, please email the Development Services Department at DSDEASNoticing@sandiego.gov. Your request should include the suggested recommended format that will assist with review of the documents.

ADDITIONAL INFORMATION: For environmental review information, contact Marlene Watanabe at (619) 446-5129. For information regarding public meetings/hearings on this project, contact Development Project Manager, J Emmanuel Cadena, at (619) 446-5077. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on May 27, 2026.

Raynard Abalos
Deputy Director
Development Services Department