

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 # 2017091081**Project Title:** Marisol Specific Plan Initiative

Lead Agency: City of Del Mar

Contact Person: Matt Bator

Mailing Address: 1050 Camino del Mar

Phone: (858) 755-9313

City: Del Mar

Zip: 92104

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Del Mar

Cross Streets: Camino del Mar and Via de la Valle

Zip Code: 92014

Longitude/Latitude (degrees, minutes and seconds): 32 ° 58 ' 43 " N / 117 ° 16 ' 14 " W Total Acres: 17.45

Assessor's Parcel No.: 298-241-06-00

Section: 2

Twp.: 14S

Range: 4W

Base: SB

Within 2 Miles: State Hwy #: 5

Waterways: San Dieguito River

Airports: N/A

Railways: Coastal Rail (LOSSAN)

Schools: Saint James Academy

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

Other: _____

☐ Mit Neg Dec

Other: _____

☐ FONSI**DEC 20 2019****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: LCP Amendment**STATE CLEARINGHOUSE****Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 410,970 Acres 11.80 Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☒ Recreational: 1.5 miles of new trails☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Resort with up to 182 units**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: Climate Change**Present Land Use/Zoning/General Plan Designation:**

Residential, including R1-14 (Modified Low Density) and R1-40 (Very Low Density)

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

The proposed project includes the adoption of an Initiative by the citizens of the City of Del Mar to amend the City of Del Mar's Community Plan, Zoning Map, and Local Coastal Program. If the Initiative is approved, the proposed amendments would guide future development at the project site. The Initiative identifies the potential for a resort on the project site with a range between 118 and 182 units and a total of 410,970 sf of development within 11.80 acres of the 17.45-acre project site. Remaining areas would be devoted to passive recreation and open space or would be protected due to steep slopes and coastal bluffs.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>9</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date December 20, 2019 Ending Date February 3, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>HELIX Environmental Planning, Inc.</u>	Applicant: <u>Zephyr Partners</u>
Address: <u>7678 El Cajon Boulevard</u>	Address: <u>700 Second Street</u>
City/State/Zip: <u>La Mesa, CA 91942</u>	City/State/Zip: <u>Encinitas, CA 92024</u>
Contact: <u>Aaron Brownwood</u>	Phone: <u>858-461-5109</u>
Phone: <u>619-462-1515</u>	

Signature of Lead Agency Representative: Matthew G. Barton Date: 12-19-19

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