



CITY OF DEL MAR

NOTICE OF AVAILABILITY AND PUBLIC REVIEW OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MARISOL SPECIFIC PLAN INITIATIVE

State Clearinghouse No. 2017091081

NOTICE IS HEREBY GIVEN that the CITY OF DEL MAR, CA has issued a Draft Environmental Impact Report (EIR) for the Marisol Specific Plan Initiative on Friday, December 20, 2019. The documents are being circulated for a 45-day review period which will close at **5:30 pm on Monday, February 3, 2020**. The City is soliciting comments on the environmental analysis contained within the Draft EIR. Pursuant to Section 15204 of the California Environmental Quality Act (CEQA) Guidelines, in reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. The following is a summary of the project location, description, and environmental issues further analyzed within the Draft EIR.

Applicant: Zephyr Partners

Project Location: The Marisol Specific Plan Initiative involves 17.45 acres of private and public property generally southwest of the intersection of Camino del Mar and Via de la Valle, in the City of Del Mar (or Del Mar) and adjacent and immediately south of the City of Solana Beach. The project site comprises 16.55 acres of privately-owned properties (APN #'s 298-241-06, 07, 29, 34, 35 & 36; 299-030-14 & 15), a publicly-owned 0.12-acre coastal viewing access west of Border Avenue (APN # 298-241-18), and 0.78 acre of public right-of-way along the western edge of Camino del Mar.

Project Description: 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.

Environmental Determination: The EIR analyzes in detail the following environmental issue areas for potentially significant impacts: Aesthetics; Air Quality; Biological Resources; Cultural and Paleontological Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Public Services, Utilities and Service Systems; and Transportation/Traffic.

A public meeting to provide information regarding the Draft EIR and to receive public input is scheduled for the City of Del Mar Planning Commission meeting of **Tuesday, January 14, 2020** at 6:00 PM in the Del Mar Town Hall located at 1050 Camino del Mar, Del Mar, California 92014. **Written comments, delivered or sent via email or U.S. Postal service, must be submitted to the address shown below by 5:30 pm on Monday, February 3, 2020.**

Written comments shall be sent via email to mbator@delmar.ca.us or delivered/mailed to:

City of Del Mar
Attn: Matt Bator, Principal Planner
1050 Camino del Mar
Del Mar, CA 92014
RE: Marisol Specific Plan Initiative Draft EIR

The Draft EIR and technical appendices can be viewed on the City's website at:
<http://www.delmar.ca.us/notices>

The Draft EIR and technical appendices are also available for viewing in print form at the following locations:

City of Del Mar
City Hall
1050 Camino del Mar
Del Mar, CA 92014

City of Del Mar
Library
1309 Camino del Mar
Del Mar, CA 92014