

Notice of Completion & Environmental Document Transmittal**SCH # 2019029058**

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

Project Title: Professional Commercial and North Commercial Zoning Code Amendment (ZA18-002)

Lead Agency: City of Del Mar

Contact Person: Shaun McMahon

Mailing Address: 1050 Camino Del Mar

Phone: 858-755-9313 ext.1163

City: Del Mar

Zip: 92014

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Del Mar

Cross Streets: Multiple locations

Zip Code: 92014

Longitude/Latitude (degrees, minutes and seconds): Multiple Locations

Total Acres: See attached

Assessor's Parcel No. See attached

Section: 11 and 14 Twp. 14S Range: 04W Base:

Within 2 Miles: State Hwy #: Interstate 5

Waterways: San Dieguito Lagoon; Los Penasquitos Creek

Airports:

Railways: NCTD Railway

Schools: Del Mar Heights School;

The Winston School

Document Type:

CEQA: <input type="checkbox"/> NOP	<input checked="" type="checkbox"/> Draft PEIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH #) 2007091007	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> Other _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Community Plan (General Plan) Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input checked="" type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: Local Coastal Program Amendment

Development Type:

<input type="checkbox"/> Residential: Units _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq. ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq. ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ Watts _____
<input type="checkbox"/> Industrial: Sq. ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input checked="" type="checkbox"/> Other: Amendment to Zoning Code
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed In Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Floodplain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archaeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: Greenhouse Gas Emissions;
			Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation

Project parcels are currently zoned commercial (NC and PC zones) and public facility (PF zone)

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

The program amends the City Zoning Ordinance to allow residential development up to 20 dwelling units per acre within the PC and NC zones, and evaluates residential uses within the PF zone for future contemplation of a zoning amendment. No specific development is proposed.

Reviewing Agencies Checklist**continued**

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."

<u>X</u>	Air Resources Board	<u>X</u>	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Highway Patrol		Parks & Recreation, Department of
	California Emergency Management Agency		Pesticide Regulation, Department of
<u>X</u>	Caltrans District # 11		Public Utilities Commission
	Caltrans Division of Aeronautics	<u>X</u>	Regional WQCB #9
	Caltrans Planning		Resources Agency
	Central Valley Food Protection Board		Resources Recycling & Recovery, Department of
	Coachella Valley Mountains Conservancy		S.F. Bay Conservation & Development Comm.
<u>X</u>	Coastal Commission		San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mountains Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
<u>X</u>	Fish & Game Region #5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	<u>X</u>	Toxic Substances Control, Department of
	Forestry & Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other _____
	Housing & Community Development		Other _____
<u>X</u>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)Starting Date November 19, 2019Ending Date January 3, 2020**Lead Agency** (complete if applicable):Consulting Firm: RECON Environmental, Inc.Address: 1927 Fifth AvenueCity/State/Zip: San Diego, CA 92101Contact: Lori SparPhone: 619-308-9333**Applicant:** City of Del MarAddress: 1050 Camino Del MarCity/State/Zip: Del Mar, CA 92014Phone: 858-755-9313**Signature of Lead Agency Representative:**  **Date** 11-15-2019

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

**Attachment
Assessor's Parcel Numbers**

APN	Approximate Lot Size (square feet)
NC Zone	
299-071-02-00	193,490
299-100-50-00	912
299-100-49-00	18,395
299-100-30-00	16,472
299-100-28-00	22,035
299-100-29-00	22,035
299-100-27-00	39,300
299-071-06-00	92,180
299-071-07-00	61,704
299-100-48-00	67,684
299-100-47-00	49,160
299-100-32-00	1,812
299-100-33-00	29,532
299-100-34-00	49,064
299-100-35-00	11,510
299-100-36-00	10,050
PC Zone	
300-200-24-00	7,800
300-222-31-00	24,303
300-222-32-00	11,254
300-222-33-00	13,000
PF Zone	
300-093-15-00	4,600
300-093-16-00	19,670
300-093-17-00	4,600
300-093-18-00	39,400
300-020-06-00	8,000
300-020-07-00	4,000
299-310-02-00	34,550
301-025-42-00	9,000
299-260-45-00	27,500
300-243-10-00	34,500
300-272-07-00	13,500
299-030-12-00	2,500