

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 6th Cycle Housing Element Update and PEIR

Lead Agency: City of Del Mar

Contact Name: Joseph D. Smith, Planning and Community Development Director

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Project Location: City wide, City of Del Mar San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

The City is currently working on the 6th cycle housing element update to cover the planning period from April 2021 to 2029. To comply with State law, the City's Housing Element must be updated to ensure the City's policies and programs can accommodate estimated housing growth need identified in the San Diego County Association of Government's (SANDAG) Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period. Any future changes to Housing Element policy will require environmental review pursuant to the California Environmental Quality Act (CEQA). To meet these statutory deadlines, the local Del Mar approval process will need to be completed by October 30, 2020. Per the RHNA for the 2021-2029 planing period, the City of Del Mar is allocated 163 units to accommodate the estimated growth need at various income levels. As required by state law, the Housing Element must identify the City's ability to accommodate this estimated growth through available sites and appropriate zoning.

The following discretionary actions on the part of the City Council are anticipated to result from the proposed Project:

1. General Plan Amendment (Community Plan Amendment)
2. Zoning Code Amend.
3. Local Coastal Program Amend.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The City of Del Mar, the lead agency for the proposed 6th Cycle Housing Element and Program EIR, is subject to environmental review under CEQA. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term, and cumulative impacts associated with other development. Therefore, a Program EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The Program EIR will be comprehensive in nature evaluating all identified issues from the 2019 CEQA Initial Study Checklist.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

TBD

Provide a list of the responsible or trustee agencies for the project.

TBD