



City of Del Mar



Professional Commercial and North Commercial Zoning Code Amendment (ZA18-002) Program Environmental Impact Report (PEIR) Notice of Preparation (NOP) and Public Scoping Meeting

Date: February 13, 2019

To: State Clearinghouse, Responsible Agencies, Trustee Agencies,
Interested Parties and Organizations

Lead Agency: City of Del Mar, Planning and Community Development Department,
1050 Camino Del Mar, Del Mar, CA 92014

Subject: **Professional Commercial and North Commercial**
Zoning Code Amendment (ZA18-002)

The City of Del Mar (City) will be the Lead Agency under the California Environmental Quality Act (CEQA) as amended (Public Resources Code §21000–21178 and California Code of Regulations, Title 14, Chapter 3 §15000–15387) and will initiate the preparation of a Program Environmental Impact Report (PEIR) in accordance with CEQA for the proposed North Commercial Zone (NC) and Professional Commercial Zone (PC) Zoning Code Amendment Project (Project) that will include the evaluation of potential future actions in Public Facilities (PF) zone. The purpose of this project is to implement the City's Certified Housing Element identified follow-up action to allow up to 20 residential dwelling units per acre in the NC and PC zones and to consider the impacts of potential future zoning code modifications to allow the same residential density in the PF zone on specified parcels. No changes to the floor area ratios, heights, setbacks or other development regulations are proposed.

Notice of Preparation (NOP)

This NOP provides information describing the Project and its potential environmental effects. The Draft PEIR will describe: the Project need, goals, and objectives; baseline environmental conditions in the Project study area; and potential environmental effects associated with implementation of the Project. This NOP shall be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The comment period for the NOP begins on February 13, 2019 and ends March 15, 2019. The City has prepared a *CEQA Initial Study and Environmental Checklist* (Initial Study) and has determined that the Project will require the preparation of a PEIR. This NOP will assist the City in identifying those areas where further technical analysis will be required for the Draft PEIR. Potential significant environmental effects anticipated to be evaluated in the PEIR include: Land Use; Aesthetics and Visual Quality; Air Quality and Greenhouse Gas Emissions; Cultural and Historic Resources; Noise and Vibration; Transportation, Circulation, Access and Parking; Biological Resources; Energy; Geology and Soils; Hazards and Hazardous Materials; Hydrology (flooding); Public Services; Recreation; Tribal Cultural Resources; and Utilities and Service Systems. Additional issue areas may be added after further Project details are known and in response to public comments on this NOP. See attached Initial Study.

The City is requesting input from government agencies, other organizations, and private citizens regarding the scope and content of the environmental information to be included in the Draft PEIR. Responsible agencies are requested to indicate their statutory responsibilities in connection with the Project. Public agencies receiving this NOP may need to consider the Draft PEIR if they need to issue permits or other approvals for the Project.

Please submit your written comments as to the scope and content of the forthcoming Draft PEIR no later than March 15, 2019 at 4:30 p.m. You may send your responses and comments to Shaun McMahon – City of Del Mar, 1050 Camino Del Mar, Del Mar, California 92014 or by e-mail to smcmahon@delmar.ca.us.

Scoping Meeting

On **Thursday, February 21, 2019 starting at 4:30 p.m.**, the City of Del Mar Planning and Community Development Department will conduct a public scoping meeting/open house to solicit input and comments from public agencies and the general public on potential topics for analysis within the future Draft PEIR for the Project.

This meeting will be held at the Del Mar Town Hall (Del Mar City Hall), located at 1050 Camino Del Mar, Del Mar, CA 92014. The meeting will begin at 4:30 p.m.

This meeting will be an open house format, and interested parties may “drop-in” to review Project exhibits and/or submit written comments on the scope of the Draft PEIR during the meeting. Representatives from the Planning and Community Development Department as well as the consultant preparing the PEIR on behalf of the City will be available to address questions regarding the PEIR process.

If you have any questions regarding this scoping meeting, please contact Shaun McMahon, Management Analyst, at smcmahon@delmar.ca.us or 858-755-9313.

Project Location/Background

The Project area consists of sixteen parcels zoned NC (North Commercial), four parcels zoned PC (Professional Commercial), and a portion of the PF (Public Facilities) zone (seven parcels) currently developed with the Del Mar Library, Post Office, and City Hall (Figures 1 and 2).

The NC Zone comprises sixteen legal lots of varying size measuring a combined 680,000 square feet (15.6 acres), with street frontage and property access from Jimmy Durante Boulevard or San Dieguito Drive. The associated parcel numbers within the NC Zone are: 299-071-02, -06, and -07; 299-100-27, -28, -29, -30, -32, -33, -34, -35, -36, -47, -48, -49, and -50. Portions of the NC zone are located within the Floodplain Overlay Zone and the Lagoon Overlay Zone. There are eight vacant parcels under various public or private ownerships. Privately owned and developed properties within the NC Zone include various office and commercial uses. Several others are owned by the North County Transit District (NCTD), contain rights-of-way from former railroad spurs and are currently used as public parking or remain unimproved as designated wetland. The NC zone is bordered by the Floodway Zone (FW) to the north and east; R1-40 (Very Low Density Residential) Zone to the east; R1-10 (Low Density Residential) to the south, and the RM-East (Medium Density Mixed Residential) Zone and RR (Railroad) right-of-way to the west. The sixteen NC zoned parcels are shown in Figure 3.

The PC zone comprises four legal lots of varying size measuring a combined 55,000 square feet (1.26 acres), with street frontage and property access from either Camino Del Mar, 8th Street or 9th Street in the Del Mar Village (downtown corridor). The associated parcel numbers within the PC Zone are: 300-200-24; and 300-223-31, -33, and -33. All properties are currently developed with office

buildings. The PC Zone is surrounded by the RM-Central (Medium Density Mixed Residential) and R1-10 (Low Density Residential) Zones to the east; the PF (Public Facilities) Zone to the west; and CC (Central Commercial) Zone to the north. The four PC zoned parcels are shown in Figure 4.

In addition to the aforementioned commercial zones, the PEIR would include an analysis of seven parcels within the PF Zone and specifically excludes the Shores Park parcels from the analysis. No amendment to the PF zone is currently proposed; however, future amendments may be considered where necessary to implement the City's Housing Element. Four of the parcels (300-093-15, -16, -17, and -18) comprise lands utilized for the City of Del Mar City Hall, located at 1050 Camino Del Mar. Two of the seven parcels (300-020-06 and -07) comprise lands utilized for the Del Mar Library, located at 1039 Camino Del Mar and 316 13th Street, respectively. The last parcel (299-310-03) consists of the United States Postal Service post office located at 122 15th Street. The seven PF zoned parcels are shown in Figure 5.

Project Description

The Project proposes a General Plan Amendment (amending the Del Mar Community Plan), Zoning Code Amendment, and a Local Coastal Program Amendment to implement the City's Certified Housing Element by allowing multiple-dwelling unit residential as an allowed use within the existing NC and PC Zones. The Project would set the maximum allowed density range to 20 dwelling units per acre. The addition of multiple-dwelling unit residential to the existing mix of allowed uses within these two zones would allow for these properties to develop or redevelop with a mix of commercial and residential uses; or solely as multiple-dwelling unit residential; commercial development; or light-industrial development where allowed per the zoning code. The applicable zoning setbacks, floor area ratio, lot coverage, and height restrictions within the NC and PC Zones would remain the same as they currently are written within the zoning code. **The Project does not include any specific development or redevelopment projects as part of the zoning code modification.**

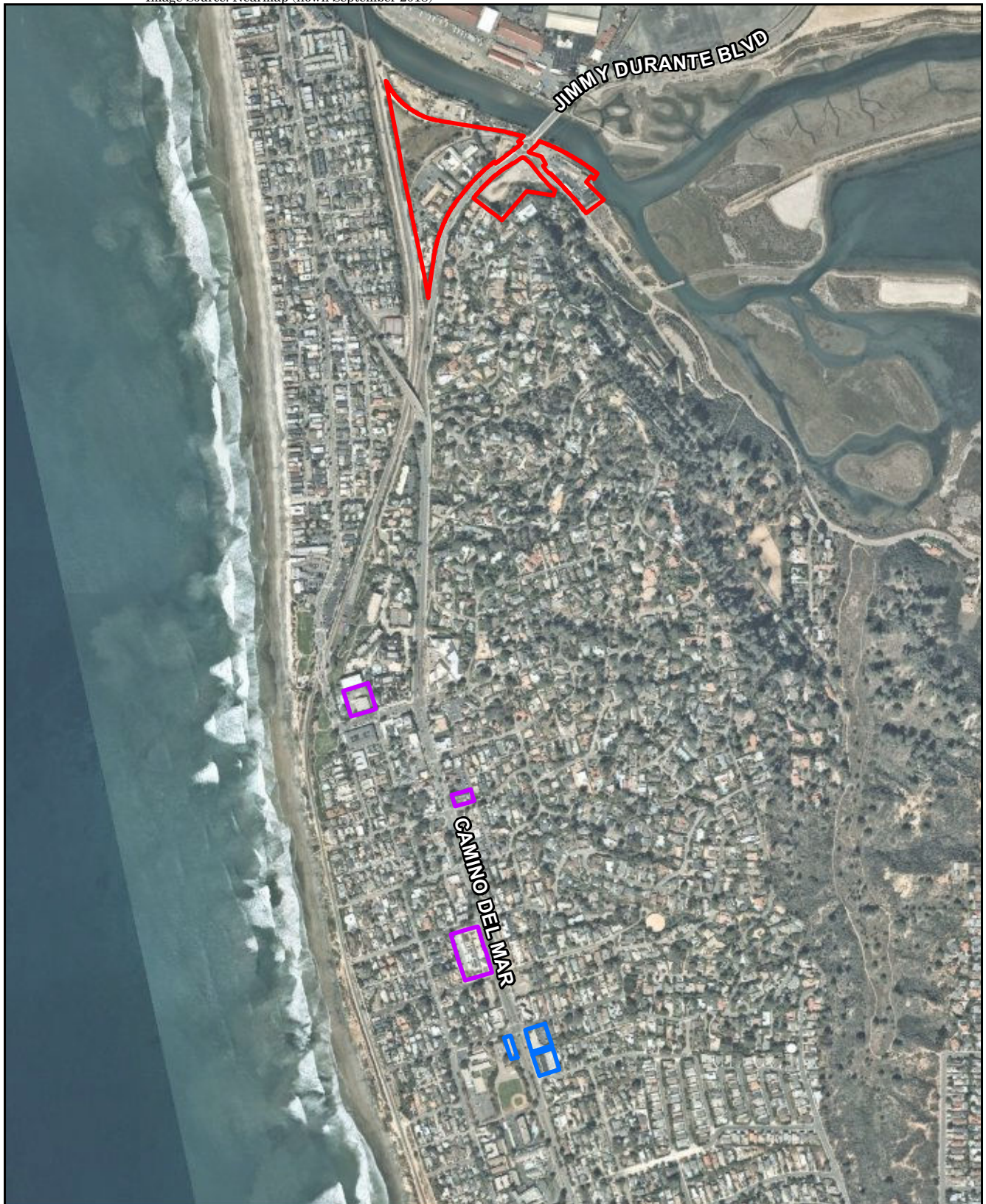
In addition to modifying the zoning code to allow for multiple-dwelling unit residential uses within the PC and NC zones, the PEIR would analyze environmental impacts of a potential future zoning modification to the seven (7) PF zoned parcels to allow for residential development of up to 20 dwelling units per acre. **No General Plan Amendment or zone changes are currently proposed for the PF zones; however, the environmental analysis would address a potential future change to these zones.**




Attachment: Initial Study



✱ Project Location

FIGURE 1
Regional Location



-  North Commercial (NC) Zone
-  Professional Commercial (PC) Zone
-  Public Facilities (PF) Zone

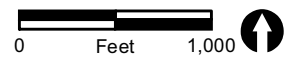
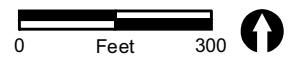

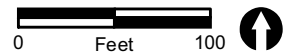


FIGURE 2

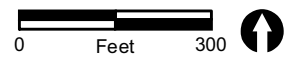
Project Location on Aerial Photograph



 North Commercial (NC) Zone



Professional Commercial (PC) Zone




 Public Facilities (PF) Zone

FIGURE 5

Public Facility (PF) Zone
(Does not include Shores Park Parcels)

ATTACHMENT

Initial Study



**Initial Study/Environmental Checklist
for the Professional Commercial and
North Commercial Zoning Code
Amendment (ZA18-002)
Del Mar, California**

Prepared for
City of Del Mar
Planning and Community Development Department
1050 Camino del Mar
Del Mar, CA 92014-2604

Prepared by
RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101
P 619.308.9333

RECON Number 9348
February 13, 2019

TABLE OF CONTENTS

1.0	Introduction	1
2.0	Project Description	1
3.0	Initial Study Checklist	11
3.1	Aesthetics	13
3.2	Agriculture and Forestry Resources	15
3.3	Air Quality.....	16
3.4	Biological Resources.....	18
3.5	Cultural Resources.....	21
3.6	Energy	22
3.7	Geology and Soils	23
3.8	Greenhouse Gas Emissions	26
3.9	Hazards and Hazardous Materials	27
3.10	Hydrology and Water Quality	29
3.11	Land Use and Planning	32
3.12	Mineral Resources.....	33
3.13	Noise	34
3.14	Population and Housing	35
3.15	Public Services	36
3.16	Recreation.....	37
3.17	Transportation	38
3.18	Tribal Cultural Resources	40
3.19	Utilities and Service Systems	41
3.20	Wildfire.....	44
3.21	Mandatory Findings of Significance	45
4.0	Determination and Preparers	46
5.0	Sources Consulted.....	46

FIGURES

1:	Regional Location	6
2:	Aerial Photograph of Project Area	7
3:	North Commercial (NC) Zone	8
4:	Professional Commercial (PC) Zone	9
5:	Public Facility (PF) Zone (Does not include Shores Park Parcels)	10

1.0 Introduction

This Initial Study (IS) has been prepared in accordance with relevant provisions of the California Environmental Quality Act (California Public Resources Code (PRC), Sections 21000 et seq.; CEQA of 1970, as amended) and California Code of Regulations, Title 14, Chapter 3, Sections 15000 et seq. (CEQA Guidelines, as revised). This IS includes a checklist which is used to evaluate the potential environmental effects of the City of Del Mar (City) Professional Commercial and North Commercial Zoning Code Amendment (ZA18-002) (project).

The IS checklist includes a detailed project description and a CEQA IS Checklist, which provides standards to evaluate the potential for significant environmental impacts from the project, and is adapted from Appendix G of the CEQA Guidelines. The project is evaluated in 21 environmental issue categories to determine whether the project's environmental impacts would be significant in any category. Brief discussions are provided that further substantiate the project's anticipated environmental impacts in each category.

Because the project fits into the definition of a "project" under Public Resources Code Section 21065 requiring discretionary approvals by the City, and because it could result in a significant effect on the environment, the project is subject to CEQA review. The IS Checklist was prepared to determine the appropriate environmental document to satisfy CEQA requirements: an Environmental Impact Report (EIR), a Mitigated Negative Declaration (MND), or a Negative Declaration (ND). The analysis in this IS Checklist finds that an EIR is warranted.

Specifically, as detailed below, the analysis in this IS Checklist finds that a Program EIR (PEIR) is warranted. This level of analysis is appropriate because the project does not include any specific development or redevelopment projects as part of the zoning code modification. The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures that would be implemented to reduce impacts to less than significant levels.

2.0 Project Description

1. Project:

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

2. Lead Agency:

City of Del Mar, Planning and Community Development Department
1050 Camino Del Mar
Del Mar, California 92014-2698

3. Contact Person and Phone Number:

Shaun McMahon
Management Analyst
City of Del Mar
(858) 755-9313
smcmahon@delmar.ca.us

4. Project Location:

The project location (referred to as “project area” hereinafter) consists of 27 parcels within the Professional Commercial (PC), North Commercial (NC), and Public Facilities (PF) zones within the city of Del Mar, California. The associated parcel numbers within the PC zone are: 300-200-24; 300-223-31, -32, and -33. The associated parcel numbers within the NC zone are: 299-071-02, -06, and -07; 299-100-27, -28, -29, -30, -32, -33, -34, -35, -36, -47, -48, -49, and -50. The associated parcel numbers within the PF zone are: 300-093-15, -16, -17, and -18; 300-020-06 and -07; and 299-310-03.

The regional location of the project is shown in Figure 1. An aerial photograph of the project area is shown on Figure 2.

5. Project Applicant/Sponsor:

City of Del Mar, California

6. General Plan Designation:

1 - Very Low Density
3 - Low Density
6 - High Density
7 - Commercial Central
11 - North Commercial

7. Zoning:

Professional Commercial (PC)
North Commercial (NC)
Public Facilities (PF)

8. Description of Project:

The City proposes a General Plan Amendment (Community Plan Amendment), Zoning Code Amendment (Zi8-003), and a Local Coastal Program Amendment to implement program objectives 2E and 2F in the City’s Certified Housing Element by adding multiple-dwelling unit residential as an allowed use within the existing NC and PC zones to the zoning code. The project would set the maximum allowed density range to 20 dwelling units per acre within the PC and NC zones.

The NC zone comprises sixteen legal lots of varying size measuring a combined 680,000 square feet (15.6 acres), with street frontage and property access from Jimmy Durante Boulevard or San Dieguito Drive. The PC zone comprises four legal lots of varying size measuring a combined 55,000 square feet (1.25 acres), with street frontage and property access from either Camino Del Mar, 8th Street or 9th Street in the downtown corridor. The locations of the NC zoned parcels are shown in Figure 3 and the locations of the PC zoned parcels are shown in Figure 4.

The addition of multiple-dwelling unit residential to the existing mix of allowed uses within these two zones would allow for these properties to develop or redevelop with a mix of commercial and residential uses; or solely as multiple-dwelling unit residential; commercial development; or light-industrial development where allowed per the zoning code. The applicable zoning setbacks, floor area ratio, lot coverage, and height restrictions within the NC and PC zones would remain the same as they currently are written within the zoning code. The project does not include any specific development or redevelopment projects as part of the zoning code amendment.

In addition to modifying the zoning code to allow for multiple-dwelling unit residential uses within the PC and NC zones, the project would include an environmental analysis of the potential addition of multiple-dwelling unit residential (up to 20 dwelling units per acre) to the existing mix of allowed uses as necessary to implement the City's Housing Element on seven parcels within a portion of the PF zone, and specifically excludes the Shores Park parcels from the analysis. No amendment to the PF zone is currently proposed. Four of the parcels (300-093-15, -16, -17, and -18) comprise lands developed with and utilized for the City of Del Mar City Hall. Two of the seven parcels (300-020-06 and -07) comprise lands developed with and utilized for the Del Mar Library. The last parcel (299-310-03) is developed with and utilized by the United States Postal Service post office. The locations of the PF zoned parcels are shown in Figure 5.

9. Surrounding Land Use(s) and Project Setting:

The NC zone comprises sixteen lots of varying size measuring a combined 680,000 square feet (15.6 acres), with street frontage and property access from Jimmy Durante Boulevard or San Dieguito Drive. Portions of the NC zone are located within the Floodplain Overlay Zone, the Bluff, Slope and Canyon Overlay Zone, and the Lagoon Overlay Zone. There are eight vacant parcels under various public or private ownerships. The private properties that are developed contain various office and commercial uses. Existing buildings are of various ages and conditions. North County Transit District (NCTD) owns two of the parcels, and has rights-of-way from former railroad spurs. A portion of the NCTD properties are currently used as public parking. The remaining portion of the properties is unimproved as wetlands. The NC zone is surrounded by the Floodway Zone (FW – San Dieguito River) to the north and east; Very Low Density Residential (R1-40) to the east; Low Density Residential (R1-10) to the south; and Medium Density Mixed Residential (RM-East) and the Railroad Right-of-Way (RR zone) to the west. See Figure 3.

The PC zone comprises four lots of varying size measuring a combined 55,000 square feet (1.25 acres), with street frontage and property access from either Camino Del Mar,

8th Street or 9th Street in the downtown corridor. All properties are currently developed with office buildings of various ages and conditions. The PC zone is surrounded by Medium Density Mixed Residential (RM-Central) and Low Density Residential (R1-10) to the east; Public Facilities (PF-Shores Park) to the west; and Central Commercial (CC) to the north. See Figure 4.

The portion of the PF zone included in the environmental analysis comprises seven lots of varying size measuring a combined 114,820 square feet (2.65 acres), with street frontage and property access along Camino Del Mar, 11th Street, 10th Street, 13th Street, and 15th Street currently developed with and utilized by the Del Mar City Hall, Library, and Post Office. The PF zoned parcels associated with City Hall are surrounded by Central Commercial (CC) to the east and High Density Mixed Residential (R2) to the west. Specifically, the City Hall site is surrounded by retail and commercial uses along Camino del Mar, and single-family residential homes are located to the north, west, and south. The PF zoned parcels associated with the library are surrounded by retail and commercial uses in the Central Commercial (CC) to the north, south, and west, and single dwelling unit and duplex development in the Medium Density Mixed Residential (RM-Central) to the east along Maiden Lane. The PF zoned parcel associated with the post office is surrounded by High Density Residential (R2) to the north, south, and west, and Central Commercial (CC) to the east. Specifically, uses surrounding the post office are retail and commercial, with a single-family home directly west of the site. See Figure 5.

10. Other Required Agency Approvals or Permits Required:

The project requires a General Plan Amendment (Community Plan Amendment) and Zoning Code Amendment which would be subject to approval by the City Council after recommendation by the City Planning Commission. A Local Coastal Program Amendment would also be required subject to certification by the Coastal Commission.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Native American consultation will be initiated concurrent with the release of the Notice of Preparation (NOP), consistent with Assembly Bill (AB) 52, and all state requirements.

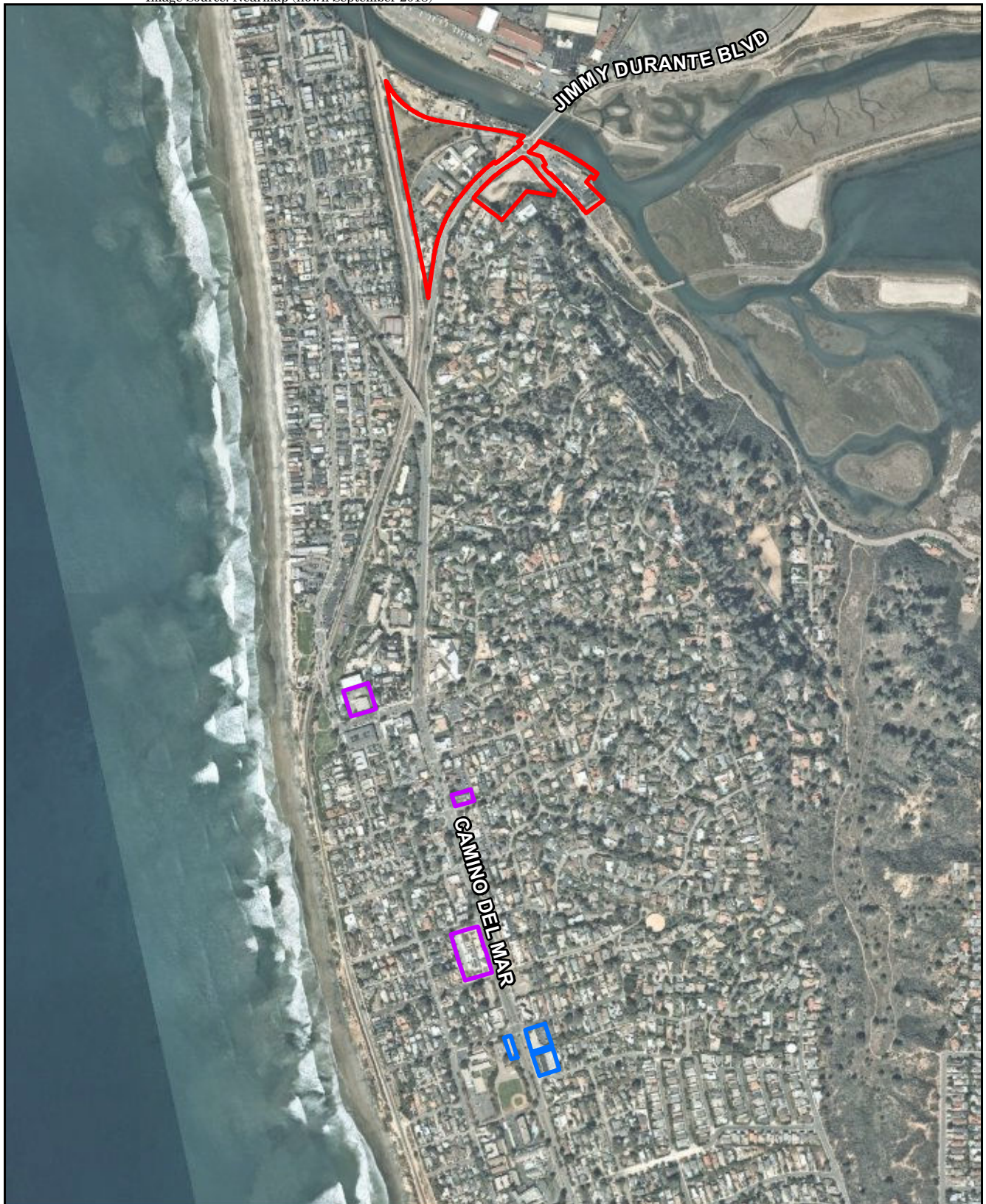
12. Summary of Environmental Factors Potentially Affected:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources/Paleontology | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |



✱ Project Location

FIGURE 1
Regional Location



- North Commercial (NC) Zone
- Professional Commercial (PC) Zone
- Public Facilities (PF) Zone

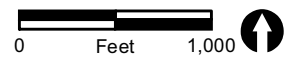
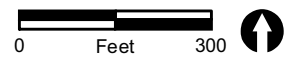
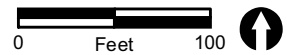


FIGURE 2

Project Location on Aerial Photograph



North Commercial (NC) Zone



Professional Commercial (PC) Zone




 Public Facilities (PF) Zone

FIGURE 5

Public Facility (PF) Zone
(Does not include Shores Park Parcels)

3.0 Initial Study Checklist

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated

or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion. \
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

3.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:

a. Potentially Significant Impact; Further Analysis Required

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. The PC and PF zones are completely built out and surrounded by existing development that blocks existing views of scenic vistas. Similarly, most views toward the Pacific Ocean from existing development surrounding the PC and PF zones are already obscured by other buildings. Likewise, the NC zone is primarily developed, but is surrounded by some natural areas, including the San Dieguito River Valley and Lagoon, that may qualify as a scenic vista. There may be some views of the Pacific Ocean from areas surrounding the PC and PF zones that could be affected by future development within these zones. Although the proposed zoning code amendment would have no effect on the height or bulk of structures that could be developed, the environmental analysis will nonetheless consider the potential impact of development and redevelopment on scenic vistas. New development under the proposed zoning amendment within the project area could result in a potentially significant impact on scenic vistas, and further analysis will be completed as part of the EIR process.

Visual 3D models of the project area features will be prepared to create visual simulations (massing) of selected views throughout the project area. The visual simulations will include improvements based on maximum buildout potential under the zoning code amendment to assess potential impacts to scenic vistas. The PEIR will evaluate the visual simulations and analyze whether potential future redevelopment within the project area will have a substantial adverse effect on a scenic vista. The PEIR will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts. Discretionary review in accordance with the City's Design Review Ordinance (Del Mar Municipal Code Chapter 23.08), which provides for the protection of existing public coastal views and primary scenic views, will continue to be required for new development in the locations affected by the proposed zoning code amendment.

b. Potentially Significant Impact; Further Analysis Required

The PC and PF zones are completely built out and do not possess any scenic resources. The NC zone is primarily developed, but is surrounded by some natural areas, including the San Dieguito River. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development within the NC zone could result in additional or new damage to existing scenic resources. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact on scenic resources, and further analysis is required.

The PEIR will evaluate the potential for development within the project area to substantially damage scenic resources. The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

c. Potentially Significant Impact; Further Analysis Required

The project area is within an urbanized area. As such, future development occurring within the project area would not substantially degrade the quality of public views of the site and its surroundings. However, future development of residential uses within traditionally commercial areas could result in conflicts with zoning and changes to the existing visual character of the project area. Therefore, although any new development would be required to adhere to regulations governing community and scenic quality, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact on scenic vistas, and further analysis is required.

The PEIR will evaluate the potential for development within the project area to conflict with applicable zoning and other regulations governing scenic quality. The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

d. Potentially Significant Impact; Further Analysis Required

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development within the project area could

result in new sources of light and glare. Future development would be required to comply with the City's Design Review Ordinance that prohibits projects that "adversely affect the lighting of the local neighborhood." Even with compliance with existing regulations, potentially significant impacts could result from light and glare due to indoor lighting, vehicle headlights in parking structure, and outdoor lighting of multi-family and mixed-use development. Further analysis is necessary.

The PEIR will evaluate whether the project would result in impacts related to light and glare. The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

3.2 Agriculture and Forestry Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATIONS:**a. No Impact**

The project area and the surrounding properties are not identified as prime farmland, unique farmland, or farmland of statewide importance. The Farmland Mapping and Monitoring Program classifies the project area and their surrounding properties as “urban and built up land” and “other land” (California Department of Conservation 2016). Therefore, the project would not result in the conversion of classified farmland or agricultural land to non-agricultural use. No impact would occur.

b. No Impact

The project area and surrounding properties are not zoned for agricultural uses and are not subject to a Williamson Act contract. No impact would occur.

c. No Impact

The project area and surrounding properties are not zoned as forest land or timberland. No impact would occur.

d. No Impact

The project area and surrounding properties do not include any forest land or timberland. No impact would occur.

e. No Impact

The project area and surrounding properties do not consist of agricultural lands or forest land. No impact would occur.

3.3 Air Quality

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a. Potentially Significant Impact; Further Analysis Necessary**

The land uses that could develop as a result of the zoning code amendment within the project area may not be consistent with the buildout assumptions used to calculate existing air quality plans. If emissions associated with the maximum allowable buildout under the zoning are greater than those associated with the existing buildout under the zoning code, a potentially significant impact could occur. Further analysis is necessary.

An Air Quality Impact Analysis will be prepared to calculate total future emissions for the project area with and without implementation of the zoning code amendment to determine if total project emissions are accounted for in the Regional Air Quality Standards. The PEIR will include a summary of the conclusions of the Air Quality Impact Analysis and include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

b. Potentially Significant Impact; Further Analysis Necessary

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, changes in uses within the project area could result in a net increase of a criteria pollutant for which the project region is non-attainment. Therefore, the project could result in a potentially significant impact associated with air quality standards and further analysis is necessary.

The Air Quality Impact Analysis will calculate total future emissions for the project area under maximum buildout potential and compare the results to applicable air quality standards. If emissions associated with the zoning code amendment exceed applicable air quality standards, a significant impact will be identified. The PEIR will include a summary of the conclusions of the Air Quality Impact Analysis and include a framework for future mitigation measures that would be implemented to reduce impacts to less than significant levels.

c. Potentially Significant Impact; Further Analysis Necessary

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, the placement of residential uses within zones that allow commercial and/or light industrial uses could result in the exposure of sensitive

receptors to substantial pollutant concentrations due to adjacent uses or traffic patterns. Therefore a potentially significant impact could occur and further analysis is necessary.

The Air Quality Impact Analysis will evaluate whether potential future emissions under maximum build out potential within the project area would expose sensitive receptors to substantial pollutant concentrations. The PEIR will include a summary of the conclusions of the Air Quality Impact Analysis and include a framework for future mitigation measures that would be implemented to reduce impacts to less than significant levels.

d. Potentially Significant Impact; Further Analysis Necessary

Although the project does not propose any site-specific development at this time, future development occurring within the project area could generate odor emissions during the construction and/or operation phases of development. Therefore a potentially significant impact could occur and further analysis is necessary.

The Air Quality Impact Analysis will evaluate potential odor impacts. The PEIR will include a summary of the conclusions of the Air Quality Impact Analysis and include a framework for future mitigation measures would be implemented to reduce impacts to less than significant levels.

3.4 Biological Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATIONS:**a. Potentially Significant Impact; Further Analysis Necessary**

The PC and PF zones are completely built out. The NC zone is primarily developed, but is surrounded by some natural areas, including the San Dieguito River. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development within the NC zone, or redevelopment of existing areas adjacent to the sensitive areas could result in a substantial adverse effect to sensitive habitat. Therefore, a potentially significant impact could result and further analysis is necessary.

The PEIR will evaluate the potential for redevelopment within the project area to impact sensitive species. The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

b. Potentially Significant Impact; Further Analysis Necessary

The PC and PF zones are completely built out. Therefore, redevelopment would not impact any riparian habitat. The NC zone is primarily developed, but is surrounded by some natural areas, including the San Dieguito River. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development of the remaining parcels within the NC zone, or redevelopment of existing areas adjacent to the sensitive areas could result in a substantial adverse effect to riparian habitat. Therefore, a potentially significant impact could result and further analysis is necessary.

The PEIR will evaluate the potential for redevelopment within the project area to impact riparian habitat. The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

c. Potentially Significant Impact; Further Analysis Necessary

The PC and PF zones are completely built out and do not contain sensitive biological resources. Therefore, redevelopment would not impact any wetlands. The NC zone is primarily developed, but is surrounded by some natural areas, including the San Dieguito River. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development of the remaining parcels within the NC zone, or redevelopment of existing areas adjacent to the sensitive areas could result in a substantial adverse effect to wetlands. Therefore, a potentially significant impact could result and further analysis is necessary.

The PEIR will evaluate the potential for redevelopment within the project area to impact wetlands. The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

d. Potentially Significant Impact; Further Analysis Necessary

The PC and PF zones are completely built out. Therefore, they do not currently function as a wildlife corridor and no impact relating to wildlife corridors would result from the proposed zoning code amendment. The NC zone, however, is surrounded by some natural areas, including the San Dieguito River, and parcels within the zone may function as a wildlife corridor. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development of the remaining parcels within the NC zone, or redevelopment of existing areas adjacent to the sensitive areas could result in a substantial interference of wildlife movement. Therefore, a potentially significant impact could result and further analysis is necessary.

The PEIR would evaluate the potential for redevelopment within the project area to impact existing wildlife corridors. The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

e. No Impact

Although the project does not authorize any specific development, future development consistent with the zoning code amendment would be required to adhere to all City regulations including the City's Tree Ordinance (Municipal Code Section 23.50) and associated Tree Protection Manual. Through regulatory compliance, impacts would be less than significant.

f. No Impact

The San Diego Multiple Species Conservation Program (MSCP), adopted in 1997, is a comprehensive, habitat conservation planning program for the San Diego region, and currently consists of 11 planning subareas. However, no MSCP Subarea Plan or Draft Subarea Plan has been prepared for the City at this time; nor does the City have any other approved local, regional, or state Habitat Conservation Plan. Therefore, no impacts would occur.

3.5 Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATIONS:**a. Potentially Significant Impact; Further Analysis Necessary**

The project area contains existing development, and some of the existing buildings are of sufficient age to require further evaluation. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future redevelopment of these buildings could result in substantial adverse change in the significance of an historical resource. Therefore, a potentially significant impact could result and further analysis is necessary.

The PEIR will evaluate the potential for future development to adversely impact potentially historic structures and will identify a mitigation framework, if warranted, to address potentially significant impacts to historic resources.

b. Potentially Significant Impact; Further Analysis Necessary

While the project does not propose any site-specific development, future projects occurring within the project area have the potential to require excavation below disturbed urban fills, possibly into native soils that were not disturbed during the previous development. Therefore, a potentially significant impact relating to archaeological resources could result and further analysis is necessary.

The PEIR will include a discussion of relevant information collected during a records search for the project areas to identify the presence of recorded archaeological sites. The PEIR will evaluate whether implementation of the zoning code amendment could cause a substantial adverse change in the significance of archaeological resources and include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

c. Less Than Significant Impact

There are no known burial sites or cemeteries within the vicinity of the project area. Therefore, it is not expected that human remains would be disturbed as a result of implementation of the proposed project. In the unlikely event of the discovery of human remains, the City must conform to the procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) requiring that all work shall halt in the area if a discovery occurs. Through compliance with regulatory requirements, impacts would be less than significant.

3.6 Energy

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a and b. Potentially Significant Impact**

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development under the zoning code amendment could require consumption of energy related to construction and operation of uses which could be wasteful, inefficient, or unnecessary. While future projects would be required to adhere to City and local regulations associated with energy use and conservation including the City Energy Code (Del Mar Municipal Code [DMMC] Section 23.12.050, adoption of the 2016 California Energy Code) and the City Green Building Code (DMMC 23.12.070, adoption of the 2016 California Building Code), as well as Community Plan goals and policies related to the reduction of energy consumption. Absent details relating to future development, a potentially significant impact related to energy consumption could result and further analysis is necessary.

The PEIR will include a discussion of potential energy use and include a framework for future mitigation measures if warranted, that would be implemented to reduce potentially significant impacts.

3.7 Geology and Soils

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a.i-iv. Potentially Significant Impact**

The project area has the potential for strong ground shaking, as is the case for much of southern California and the project area lies within a high earthquake shaking probability zone. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development will be required to comply with the City Municipal Code and related California Building Code, which will require site-specific geotechnical investigations to be included as part of project application. Absent details relating to future development, a potentially significant impact related to geological conditions could result and further analysis is necessary. Additionally, although the project area is not within a mapped liquefaction seismic hazard zone (Cal Emergency Management Agency [EMA] 2011) or within an earthquake-induced landslide hazard zone (Cal EMA 2011), absent details of a site-specific geological investigation, a potentially significant impact related to liquefaction could result and further analysis is necessary.

The PEIR will include a discussion of potential geological hazards and include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

b. Less than Significant

Although the project does not propose any site-specific development at this time, future development will be required to comply with City and State regulations relating to erosion control and protection of water quality. Specifically, as required by the Regional Water Quality Control Board (RWQCB) and City requirements, all development projects would implement erosion control measures during construction and operations as outlined in a site-specific water quality management plan. Compliance with such regulations would preclude significant erosion or loss of topsoil. Therefore, through regulatory compliance, erosion impacts would be less than significant.

c. Less than Significant

See explanation to a, above.

d. Less than Significant

There could be expansive soils within the project area. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. Absent details of a site-specific geological investigation, a potentially significant impact related to liquefaction could result and further analysis is necessary.

The PEIR will include a discussion of potential hazards associated with expansive soils and include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

e. No Impact

The project does not include any specific development or redevelopment projects as part of the zoning code amendment. Future development will be connected to the City's sewer system, and would not require a septic system or any other alternative wastewater disposal system. Therefore, no impact related to on-site wastewater disposal would occur.

f. Potentially Significant Impact; Further Analysis Necessary

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development occurring within the project area could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, a potentially significant impact related to paleontological resources could occur and further analysis will be required.

The PEIR will evaluate whether implementation of the zoning code amendment could cause a substantial adverse change in the significance of a paleontological resource and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

3.8 Greenhouse Gas Emissions

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:

a-b. Potentially Significant Impact; Further Analysis Required

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development pursuant to the new zoning will result in the emissions of greenhouse gases (GHG) from construction and operation which could be potentially significant. Further analysis is required.

The PEIR will contain a detailed analysis to quantify the GHG emissions associated with potential buildout under the zoning code amendment. The estimated emissions will be compared to existing quantitative thresholds, as well as consistency with state/local plans, to determine if a significant impact would occur. If a significant impact would result the PEIR will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

3.9 Hazards and Hazardous Materials

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a: Less than Significant**

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development occurring within the project area may require demolition of existing buildings that could result in the need to dispose of hazardous materials. Existing buildings could contain hazardous building materials such as asbestos containing materials, lead-containing surfaces including lead-based paint, and other toxic materials. The demolition of on-site buildings would require compliance with existing state regulations for contaminated materials containment and disposal. Compliance with these regulations would ensure that disposal of hazardous materials would not create a significant hazard to the public or the environment. Compliance with these regulations would ensure that potential release or exposure to hazardous materials would not occur, and impacts would be less than significant.

b. Potentially Significant Impact; Further Analysis Necessary

Based upon a review of the California Department of Toxic Substance Control (DTSC) EnviroStor database, the NC zone contains two identified sites; one Leaking Underground Storage Tank (LUST) site and a Cleanup Program Site. Although the project does not include any site-specific development or redevelopment, future development within the project areas could result in release of hazardous materials. Impacts would be potentially significant and further analysis is necessary.

The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures if warranted, that would be implemented to reduce potentially significant impacts.

c. No Impact

One school (Winston School; private; grades 4–12; 215 9th Street, Del Mar) is located within one-quarter mile of the project area. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, the only change to potential uses within the project area would be to allow residential uses. Therefore, the zoning code amendment would not result in the introduction of new potentially hazardous emissions at close proximity to the school. No impact would occur.

d. Potentially Significant Impact; Further Analysis Necessary

See explanation under b, above.

e. No Impact

The project area is not in the vicinity of a private airstrip or within two miles of a public airport, and would not result in a safety hazard for people residing or working in the project area. Therefore, no impacts would occur.

f. Less Than Significant Impact

The project would not result in changes in circulation or access that would interfere with or impair emergency response associated with potential hazards such as coastal storm/erosion, wildfire, landslide, earthquake, and tsunami and planned emergency responses to such hazards. Future development would be required to comply with local regulations associated with adequate ingress/egress, fire protection, and emergency response. Therefore, through regulatory compliance, impacts would be less than significant.

g. Less Than Significant Impact

The project area is located within an urban core, and is not adjacent to wildlands or wildland-urban interfaces. Therefore, the risk of loss, injury, or death to people or structures involving wildland fires would be less than significant.

3.10 Hydrology and Water Quality

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a. Less than Significant**

On-site surface drainage is collected by City storm water facilities and discharged into the Pacific Ocean. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development occurring within the project area could result in increased storm water discharge, violating water quality standards or waste discharge requirements. Future projects would be required to comply with City storm water and drainage regulations, including the City's Stormwater Control Ordinance (DMMC 11.30, et seq.) and the associated Stormwater Standards

Manual requiring all runoff to be controlled and retained on-site. Therefore, through regulatory compliance future development would not result in significant impacts to upstream or downstream properties. Impacts would be less than significant.

b. Potentially Significant Impact; Further Analysis Necessary

Groundwater quality within the project area is generally poor as it has been intruded by seawater and water from surrounding marine sedimentary rocks. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development could uncover damp soils, or groundwater levels could rise in the future due to rainfall or leakage. Therefore, impacts associated with groundwater would be potentially significant and further analysis is necessary.

The PEIR will provide an assessment of potential significant effects and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts. The framework could include dewatering during excavation or installation of utility improvements.

c.i.-iv. Less than Significant

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development could substantially alter existing drainage patterns, or increase impervious surfaces which could increase erosion, increase the rate or amount of surface runoff, or increase polluted storm water runoff. Consistent with City regulations, including the City's Stormwater Control Ordinance (DMMC 11.30, et seq.), all drainage improvements that are part of future development projects would be designed to accommodate a 100-year storm event, to not result in an increase in flood hazards on surrounding properties, and to not exceed the capacity of the storm drain system. Furthermore, current regulations require more efficient and effective site design methods and construction techniques for addressing storm water management, including low impact development best management practices (BMPs) and treatment control BMPs, as necessary, that would manage, detain, and attenuate post-project runoff flows prior to discharge from the project area. Source control and treatment control BMPs would prevent erosion, siltation, and would ensure pollutants do not adversely affect water quality. As mandated in the existing state regulations, the existing peak flow rates would be maintained or reduced. Therefore, through regulatory compliance, impacts related to changes in drainage patterns would be less than significant.

d. Less than Significant

Portions of the parcels within the NC zone are located within a FEMA designated flood zone, per FEMA Flood Insurance Rate Map Numbers 06073C1039G and 06073C1307G. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development occurring within the project area could risk release of pollutants due to inundation in an identified special flood hazard area. Future projects would be required to adhere to City regulations, including those applicable to Floodplain Overlay Zone (DMMC Section 30.56). Consistent with the DMMC, future development would require a floodplain development permit finding that development within the Floodplain Overlay Zone will not obstruct flood flow; will be designed to reduce the need for construction of flood control facilities that would be required

if unregulated development were to occur; and to minimize the cost of flood insurance (see DMMC Section 30.56.010). Therefore, through regulatory compliance, impacts to related to flood hazards would be less than significant.

e. Less than Significant

See explanations a and d, above.

3.11 Land Use and Planning

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:

a. No Impact

The PC and PF zones are built out and surrounded by existing development. The NC zone is primarily developed. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development within these zones would be limited to redevelopment on established parcels or new construction within the few undeveloped lots. Pursuant to the proposed zoning code amendment, residential uses would be allowed within the PC and NC zones. The creation of additional housing within the limited project area would not physically divide an established community. No impact would occur.

b. Potentially Significant Impact; Further Analysis Required

The project area consists of parcels within the PC, NC and PF zones within the adopted Del Mar Community Plan, Zoning Code, and Local Coastal Program Land Use Plan. The project proposes a General Plan Amendment (Community Plan Amendment), Zoning Code Amendment, and a Local Coastal Program Amendment to allow for residential uses to be developed within the PC and NC zones. Although no site-specific development is proposed as part of the project, further analysis will be included in the PEIR to address the consistency of future projects occurring within these zones, with applicable land use and zoning regulations, including the City's Community Plan, Municipal Code, and Local

Coastal Program, and will include a framework for future mitigation, if warranted, that would be implemented to reduce potentially significant impacts.

3.12 Mineral Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATIONS:

a-b. No Impact

Per the State of California Department of Conservation, Division of Mines and Geology, the project area is located within Mineral Resource Zone 1 (MRZ-1) and MRZ-3 in the Del Mar quadrangle (California Department of Conservation 2011). MRZ-1 designated areas are where adequate information indicates that no significant mineral deposits are present, or where it is determined that little likelihood exists for their presence (California Department of Conservation 2011). MRZ-3 designated areas are areas containing mineral deposits the significance of which cannot be evaluated from available data. Due to the fact that the project area is already mostly developed, extraction of any potential mineral resources on properties within the project area is not feasible. In addition, mineral resource extraction within the project parcels would be incompatible with the City's zoning regulations. No impact would occur.

3.13 Noise

Would the project result in:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATIONS:

a. Potentially Significant Impact; Further Analysis Necessary

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future noise associated with vehicles and land uses within the project area could increase above allowable noise levels. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with noise level standards would be level and further analysis is necessary.

Potential noise impacts will be evaluated through the preparation of a noise analysis, and the significance of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project will be addressed. The PEIR will provide a summary of the findings of the noise analysis and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

b. Potentially Significant Impact; Further Analysis Necessary

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development occurring within the project area may require construction techniques that could result in groundborne vibration in excess of allowable noise levels. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with groundborne vibration noise level standards and further analysis is necessary.

Potential groundborne noise level impacts will be evaluated through the preparation of a noise analysis, and the significance of increases in noise levels in the vicinity of the project will be addressed. The PEIR will provide a summary of the findings of the noise analysis and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

c. No Impact

The project area is not in the vicinity of a private airstrip or within two miles of a public airport, and would not expose people residing or working in the area to excessive noise levels. No impact will occur.

3.14 Population and Housing

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXPLANATIONS:**a. Less Than Significant Impact**

The project would implement mixed-use zoning districts that would allow for development of residential uses within the project area. Specifically, the proposed zoning code

amendment would implement program objectives 2E and 2F in the City's Certified Housing Element by adding multiple-dwelling unit residential as an allowed use within the existing NC and PC zones to the zoning code. The project would set the maximum allowed density range to 20 dwelling units per acre within these zones. These zoning changes would provide additional housing units within the City as identified in the Regional Housing Needs Assessment prepared by SANDAG. Therefore, the project would accommodate future growth anticipated for the City. Furthermore, the project would not result in the extension of any existing roads or expansion of existing infrastructure facilities that could induce growth. Therefore, the project would not induce substantial population growth, either directly or indirectly, and impacts would be less than significant.

b. No Impact

The project would implement mixed-use zoning districts that would allow for development of residential structures where they are currently prohibited by existing zoning. Therefore, the project would not displace any existing people or housing. No impact would occur.

3.15 Public Services

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a.i-v. Potentially Significant Impact; Further Analysis Necessary**

Although the project does not propose any site-specific development at this time, future development occurring within the project area could result in the addition of residential development within the project area up to 20 dwelling units per acres. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with public services and further analysis is necessary.

The PEIR will assess the potential for the zoning code amendment to substantially impact public services including fire protection, police protection, schools, and parks and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

3.16 Recreation

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a. Potentially Significant Impact; Further Analysis Necessary**

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development occurring within the project area could result in the addition of residential development within the City, which could increase the use of existing neighborhood and regional parks or other recreational facilities resulting in the substantial deterioration of the facility. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with the deterioration of recreation facilities and further analysis is necessary.

The PEIR will assess the potential for the zoning code amendment to substantially impact recreational facilities and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

b. Potentially Significant Impact; Further Analysis Necessary

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development occurring within the project area could result in the addition of residential development within the City, which could warrant the construction or expansion of recreational facilities. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with the need for new or expanded recreation facilities and further analysis is necessary.

The PEIR will assess the potential for the zoning code amendment to result in the need for new or expanded recreational facilities and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

3.17 Transportation

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a. Potentially Significant Impact; Further Analysis Necessary**

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, under the zoning code amendment, residential development would be allowed within the project up to 20 dwelling units per acre. The change in uses within the project area could have an effect on the traffic volumes, patterns, and conditions in the project vicinity. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with circulation planning, including alternative modes of transportation, and further analysis is necessary.

Trip generation will be calculated for both the existing zoning and the proposed zone code amendment for the NC and PC areas. Based on the outcome of the initial assessment, additional analyses may be required to determine project effects on the neighboring street system. The PEIR will include a summary of the comparative traffic generation, and any additional analysis performed, and will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

b. No Impact

CEQA Guidelines Section 15064.3(b) allows an additional assessment to evaluate potential Vehicle Miles Travelled (VMT) impacts. The VMT requirements go into full effect statewide on July 1, 2020. Until that time, the City has discretion in which measure to use to evaluate roadway. The project's potential impacts associated with circulation planning, including alternative modes of transportation, will be evaluated using a level of service (LOS) analysis, if necessary. See explanation a, above. No impact will occur.

c-d. Less Than Significant Impact

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. Additionally, no changes to roadway configurations or incompatible roadway uses are proposed. Future projects within the project area would be reviewed by the City and be required to comply with City regulations pertaining to roadway design and emergency access. Therefore, through regulatory compliance, impacts would be less than significant.

3.18 Tribal Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a.i-ii: Potentially Significant Impact; Further Analysis Necessary**

While the project does not propose any site-specific development, future development projects occurring within the project area has the potential to require excavation below disturbed urban fills, possibly into native soils that were not disturbed during the previous development. Therefore, a potentially significant impact could result and additional analysis is required.

The City, as lead agency, will conduct consultation pursuant to AB 52 with any interested Native American tribes that respond to the City's noticing of the project requesting consultation. During consultation, any potential tribal cultural resources would be identified. The PEIR will include a discussion of potentially significant tribal cultural resources and include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

3.19 Utilities and Service Systems

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provided which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulation related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a. Potentially Significant Impact; Further Analysis Necessary**

The project area is generally surrounded by existing development that is serviced by existing water, wastewater treatment or storm water drainage, electric power, natural gas, and telecommunications facilities. The PC and PF zones are built out and contain existing utility connections in order to serve these sites. Portions of the NC zone do not contain existing development. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development within the project area could require the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities to accommodate the increased residential uses that would be allowed under the zoning code amendment. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with or expanded facilities and further analysis is necessary.

The PEIR will assess the capability of existing utility service facilities to serve the maximum allowable development potential under the project and specify whether any additional facilities or expansion of facilities would be required, and if significant environmental impacts would result. The PEIR will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

b. Potentially Significant Impact; Further Analysis Necessary

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development within the project area could result in new residential development requiring increased water supply. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with water supply and further analysis is necessary.

The PEIR will review City and local water plans to assess whether there is sufficient water supplies available to serve maximum allowable development potential under the project during normal, dry, and multiple dry years, and if significant environmental impacts would result. The PEIR will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

c. Potentially Significant Impact; Further Analysis Necessary

The PC and PF zones are built out, as is a majority of the NC zone. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development occurring within the project area could result in new residential development requiring the additional need for wastewater services. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with wastewater services, and further analysis is necessary.

The PEIR will review City wastewater plans and assess whether there is adequate capacity to serve the project's demand under maximum allowable development potential in addition to the provider's existing commitments. The PEIR will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

d. Potentially Significant Impact; Further Analysis Necessary

The PC and PF zones are built out, as is a majority of the NC zone, and contain existing utility connections in order to provide wastewater service to these sites. The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. However, future development occurring within the project area could result in the additional need for solid waste services. Therefore, new development under the proposed zoning code amendment within the project area could result in a potentially significant impact associated with solid waste disposal, and further analysis is necessary.

The PEIR will review City and local solid waste availability and assess whether future projects within the project area could generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The PEIR will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

e. Potentially Significant Impact; Further Analysis Necessary

The PEIR will assess whether future development within the project area would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and if significant environmental impacts would result. The PEIR will include a framework for future mitigation measures, if warranted, that would be implemented to reduce potentially significant impacts.

3.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:

a-c. No Impact

The project would not result in changes in circulation or access that would interfere with or impair emergency response or an evacuation plan. The project site is not located in or near a State Responsibility Area (SRA) or a Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone, as shown on the Cal Fire San Diego County Fire Hazard Severity Zone Map for Local Responsibility Areas (CalFire 2007). Therefore, there is no expectation of exacerbated wildfire risks. Additionally, the project does not include infrastructure improvements that may exacerbate fire risk. No impact would occur.

d. Less than Significant

The project does not include any site-specific development or redevelopment projects as part of the zoning code amendment. Future projects would be required to adhere to California Fire Code standards (DMMC Section 10.01.010), including providing adequate access, water supply and fire service features in new construction. Additionally, future development will be required to comply with City and state regulations relating to erosion control and protection of water quality, flooding and slope stability. Therefore, through regulatory compliance, impacts associated with post-fire runoff or other such risk of exposure would be less than significant.

3.21 Mandatory Findings of Significance

Does the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXPLANATIONS:**a-c. Potentially Significant Impact; Further Analysis Necessary**

Further analysis is required to determine if potential direct or cumulative impacts would occur as related to aesthetics, air quality, biological resources, cultural resources/paleontology, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. This detailed analysis will be conducted for the project and the issues will be discussed further in the PEIR.

4.0 Determination and Preparers

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FEE DETERMINATION**(Fish and Game Code Section 711.4, Statutes of 2006 – SB 1535)**

- [] It is hereby found that this project involves no potential for any adverse effect, either individual or cumulatively, on wildlife resources and that a “Certificate of Fee Exemption” shall be prepared for this project.
- [X] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore, fees in accordance with Section 711.4(d) of the Fish and Game Code shall be paid to the County Clerk.

Report Preparers

RECON Environmental, Inc., 1927 Fifth Avenue, San Diego, CA 92101

Lori Spar, Primary Report Author, Project Manager
Jennifer Campos, Report Reviewer, Principal

5.0 Sources Consulted

Agriculture and Forestry Resources

California Department of Conservation

2016 California Important Farmland Finder. Accessed on January 19, 2019 at
<https://maps.conservation.ca.gov/dlrp/ciff/>.

Geology and Soils

California Emergency Management Agency (Cal EMA)

2011 Hazard Mitigation Portal (Interactive Web Mapping Application).
<http://myhazards.calema.ca.gov/Default.aspx>. December 30.

Mineral Resources

California Department of Conservation

- 2011 Mineral Land Classification Map. Accessed January 25, 2019 at ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_153/SR-153_Plate-16.pdf.

Wildfire

California Department of Forestry and Fire Protection (CalFire)

- 2007 Very High Fire Hazard Severity Zones in Local Responsibility Areas. Accessed January 25, 2019 at http://frap.fire.ca.gov/webdata/maps/san_diego/fhszl_map.37.pdf.