



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

February 13, 2019

To: Reviewing Agencies

Re: Professional Commercial and North Commercial Zoning Code Amendment (ZA18-002)
SCH# 2019029058

Attached for your review and comment is the Notice of Preparation (NOP) for the Professional Commercial and North Commercial Zoning Code Amendment (ZA18-002) draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Shaun McMahon
City of Del Mar
1050 Camino Del Mar
Del Mar, CA 92014

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2019029058
Project Title Professional Commercial and North Commercial Zoning Code Amendment (ZA18-002)
Lead Agency Del Mar, City of

Type **NOP** Notice of Preparation

Description The city proposes a GPA (community plan amendment), Zoning Code Amendment (ZA18-002), 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 max allowed density range to 20 dwelling units per acre within the PC and NC zones.

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.

Lead Agency Contact

Name Shaun McMahan
Agency City of Del Mar
Phone (858) 755-9313 **Fax**
email
Address 1050 Camino Del Mar
City Del Mar **State** CA **Zip** 92014

Project Location

County San Diego
City Del Mar
Region
Cross Streets Various
Lat / Long
Parcel No. various
Township **Range** **Section** **Base**

Proximity to:

Highways I-5
Airports
Railways NCTD Coaster, Amtrak
Waterways Pacific Ocean, San Dieguito River
Schools Winston School
Land Use GPD: Very low density, low density, high density, commercial central, north commercial
 Z: PC, NC, PF

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; California Highway Patrol; Caltrans, District 11; Regional Water Quality Control Board, Region 9; State Water Resources Control Board, Division of Drinking Water

Date Received 02/13/2019 **Start of Review** 02/13/2019 **End of Review** 03/14/2019

Note: Blanks in data fields result from insufficient information provided by lead agency.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019029058

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

Lead Agency: City of Del Mar Contact Person: Shaun McMahon
Mailing Address: 1050 Camino Del Mar Phone: 858-755-9313
City: Del Mar Zip: 92014 County: San Diego

Project Location: County: San Diego City/Nearest Community: Del Mar

Cross Streets: See attached for cross streets and longitude/latitude information Zip Code: 92014

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 16.85

Assessor's Parcel No.: See attached Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: Interstate 5 Waterways: Pacific Ocean; San Dieguito River
Airports: NA Railways: NCTD Coaster, AMTRAK Schools: Winston School

Document Type:

- | | | | |
|-----------------------------------------------|----------------------------------------------------|------------------------------------|------------------------------------------------|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Governors Office of Planning & Research

Local Action Type:

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

FEB 13 2019

STATE CLEARINGHOUSE

Development Type:

- | | |
|---------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Residential: Units <u>20</u> Acres <u>1</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

See attached

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

See attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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

Assessor's Parcel No./Cross Streets Longitude and Latitude: See attached sheet.

Present Land Use/Zoning/General Plan Designation:

General Plan Designations:

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

Zoning:

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

Project Description:

The City proposes a General Plan Amendment (Community Plan Amendment), Zoning Code Amendment (ZA18-003), 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.

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.

NOP Distribution List

County: San Diego

df

SCH# 2019029058

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Denise Peterson

California Coastal Commission
Allyson Hitt

Colorado River Board
Elsa Contreras

Dept. of Conservation
Crina Chan

Cal Fire
Dan Foster

Central Valley Flood Protection Board
James Herota

Office of Historic Preservation
Ron Parsons

Dept of Parks & Recreation
Environmental Stewardship Section

S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck

Dept. of Water Resources
Resources Agency
Nadell Gayou

Fish and Game

Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division

Fish & Wildlife Region 1
Curt Babcock

Fish & Wildlife Region 1E
Laurie Harnsberger

Fish & Wildlife Region 2
Jeff Drongesen

Fish & Wildlife Region 3
Craig Weightman

Fish & Wildlife Region 4
Julie Vance

Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

California Department of Education
Lesley Taylor

OES (Office of Emergency Services)
Monique Wilber

Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

Dept. of General Services
Cathy Buck
Environmental Services Section

Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

Delta Protection Commission
Erik Vink

Delta Stewardship Council
Anthony Navasero

California Energy Commission
Eric Knight

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Supervisor

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics
Philip Crimmins

Caltrans - Planning HQ LD-IGR
Christian Bushong

California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Susan Zanchi

Caltrans, District 4
Patricia Maurice

Caltrans, District 5
Larry Newland

Caltrans, District 6
Michael Navarro

Caltrans, District 7
Dianna Watson

Caltrans, District 8
Mark Roberts

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

Airport & Freight
Jack Wursten

Transportation Projects
Nesamani Kalandiyur

Industrial/Energy Projects
Mike Tollstrup

California Department of Resources, Recycling & Recovery
Kevin Taylor/Jeff Esquivel

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

State Water Resources Control Board
Div. Drinking Water # _____

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Phil Crader
Division of Water Rights

Dept. of Toxic Substances Control Reg. # _____
CEQA Tracking Center

Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other _____

San Diego
Conservancy