



**City of Del Mar**  
**Notice of Preparation of a Draft PEIR**  
And Notice of Public Scoping Meeting

Date: February 19, 2020  
To: Responsible and Trustee Agents/Interested Organizations and Individuals  
Subject: **Notice of Preparation of a Draft Environmental Report and Notice of a Public Scoping Meeting**  
**6<sup>th</sup> Cycle Housing Element Update and PEIR**

**Lead Agency:**

**CITY OF DEL MAR**

Planning and Community Development Department  
1050 Camino del Mar  
Del Mar, CA 92014

This NOP includes a project description and a list of the environmental issues to be examined in the Program Environmental Impact Report (EIR).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your written response to Joseph D. Smith at the City of Del Mar, address and email provided below. Please include the name, phone number, email, and address of a contact person in your response.

**Project Title:** 6<sup>th</sup> Cycle Housing Element Update and EIR

**Location:** City-wide

**A. Project Setting**

Incorporated in 1959, the City of Del Mar is a small, residential community located on the Pacific Coast, west of Interstate 5 and approximately 20 miles north of downtown San Diego. According to the 2010 Census, Del Mar is the smallest incorporated jurisdiction in San Diego County with a population of 4,161 and an area of roughly two and a half square miles.

The City of Del Mar continues to be characterized by its high-quality residential neighborhoods, as well as its small-village downtown. The City's coastal location, climate and small-village atmosphere attract a large number of tourists to the community as well as the Del Mar Racetrack and Fairgrounds located in the northeastern portion of the City. The tourists contribute to many of the retail and service industries that provide employment opportunities in the City.

The City is long and narrow in shape, bordering approximately 2.5 miles of the coast, and extending inland less than one mile at its widest point. Along the coast, the land rises abruptly from the sandy beaches to cliffs reaching 75 feet in height. The cliffs have been eroded by drainage from the San Dieguito River (to the north) and Los Penasquitos Creek (to the south), creating small canyons extending into the hillsides. Crest Canyon extends south from the San Dieguito Lagoon and forms much of the eastern boundary of



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the City. Much of the northern portion of the City lies within the floodplain of the San Dieguito River. The City is vigilant in its protection of natural resources, environmental protection for the cliffs, canyons, and wetlands. This presents some constraints on the location of new development and opportunities for new subdivisions.

#### **B. Project Overview**

The Housing Element is a State-mandated policy document that is a component of the Del Mar Community (General) Plan. The Housing Element provides direction for the implementation of various programs to meet existing and projected future housing needs for all income levels within the Del Mar community. The Housing Element provides policies, programs, and actions that support and create the framework for the production, preservation, and maintenance of the City's housing stock for all income levels.

#### **Background**

The City's current Housing Element (5<sup>th</sup> Cycle) was adopted by the City Council in 2013 and certified by the State Department of Housing and Community Development (HCD). The adopted Housing Element covers the planning period from April 2013, through April 2021. Staff is currently implementing the respective actions and programs for the current planning cycle. The next housing cycle (6<sup>th</sup> Cycle) will cover the planning period from April 2021 to 2029.

To comply with State law, the City's Housing Element must be updated to ensure the City's policies and programs can accommodate estimated housing growth need identified in the San Diego County Association of Government's (SANDAG) Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period. Any future changes to Housing Element policy will require environmental review pursuant to the California Environmental Quality Act (CEQA).

To meet these statutory deadlines, the local Del Mar approval process will need to be completed by October 30, 2020. Regularly-scheduled meetings by the City Council/Housing Committee, Planning Commission, and 6<sup>th</sup> Cycle Housing Element Ad-Hoc Citizens' Task Force (Citizens' Task Force) may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

#### **6<sup>th</sup> Cycle Housing Element Update Components**

The 6<sup>th</sup> Cycle Housing Element update will consist of five main components:

1. Assessment of City-wide Housing Needs and Opportunities;
2. Drafting of Goals, Policies, Programs, and Objectives (GPPOs);
3. Preparation of CEQA - Environmental Review Documents as applicable;
4. Preparation of the Sixth Cycle Housing Element; and
5. Coordination with HCD to Obtain State Certification

Completion of these five components and local adoption process are envisioned to take place from November 2019 through October 2020, and will include various public engagement opportunities, such



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as a community-wide survey, public workshops and meetings, and public hearings before the City Council/Housing Committee, Planning Commission, and Citizens’ Task Force.

#### Regional Housing Needs Assessment (RHNA)

RHNA is mandated by state law to quantify future housing growth need throughout the State and each city in the San Diego Region. This informs the local planning process by addressing existing and future housing need resulting from estimated growth in population, employment, and households.

SANDAG is responsible for oversight of the RHNA process for the San Diego region. SANDAG is currently overseeing the 6th cycle RHNA, which covers the planning period from 2021-2029.

Per the RHNA for the 2021-2029 planing period, the City of Del Mar is allocated 163 units to accommodate the estimated growth need at various income levels. As required by state law, the Housing Element must identify the City’s ability to accommodate this estimated growth through available sites and appropriate zoning. The 6<sup>th</sup> Cycle RHNA for Del Mar is as follows:

<b>City of Del Mar</b>			
<b>6<sup>th</sup> Cycle RHNA Allocations by Income Category</b>			
<b>Income Category</b>	<b>Income Range*</b>		<b>RHNA Allocation</b>
	<i>Minimum</i>	<i>Maximum</i>	
Very Low (31% to 50%)	\$26,753	\$43,150	<b>37 units</b>
Low (51% to 80%)	\$43,151	\$69,040	<b>64 units</b>
Moderate (81% to 120%)	\$69,041	\$103,560	<b>31 units</b>
Above Moderate (121% or more)	\$103,560	> \$103,560	<b>31 units</b>
<b>TOTAL</b>			<b>163 UNITS</b>

*\* Income range is based on the 2019 San Diego County Area Median Income of \$86,300*

#### Available Sites and Capacity Analysis

The Housing Element must demonstrate the City’s ability to accommodate the RHNA either through production or the availability of properly zoned land that can accommodate additional growth. If adequate sites cannot be identified within the existing zoning, the City is required to rezone sites that can accommodate the remaining need at a minimum density of 20 dwelling units per acre, which is the default density set by HCD. The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units.

The Housing Element will explore opportunities to accommodate the RHNA through current production, entitled units, or the availability of properly zoned land that can accommodate additional growth. The Housing Element will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels.



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#### C. Required Approvals

The Housing Element is a policy of component of the Del Mar Community adopted by Resolution of the City Council at a duly noticed Public Hearing. Additionally, HCD will review the Housing Element for compliance with applicable statutory provisions.

A “program-level” Environmental Impact Report (EIR) will provide the necessary environmental determination required by CEQA. The Program EIR would be adopted by Resolution of the City Council.

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

1. General Plan Amendment (Community Plan Amendment)
2. Zoning Code Amendment
3. Local Coastal Program Amendment (subject to certification by the Coastal Commission)

#### Environmental Issues to be Evaluated in the PEIR

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

The following issues are anticipated to be addressed in the PEIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The Program EIR will address the short-term and long-term effects of the Project on the environment. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the Program EIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring and reporting program (MMRP)



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will also be developed as required by §15097 of the CEQA Guidelines. The environmental determination in this Notice of Preparation (NOP) is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Del Mar in the Program EIR.

The Program EIR and Environmental Documentation will be made available for review Monday through Thursday from 8:00 a.m. to 5:30 p.m., and 8:00 a.m. and 4:30 p.m. on Fridays at the following locations:

Del Mar Civic Center  
1050 Camino del Mar  
Del Mar, CA 92014

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

All Program EIR and Environmental Documentation for the Project will be made available to download from the City's website: [www.delmar.ca.us/HousingElement](http://www.delmar.ca.us/HousingElement)

### **Public Review Period**

CEQA requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response to this NOP within the 30-day NOP period between **February 19, 2020 and March 20, 2020.**

The City is requesting comments and guidance on the scope and content of the Program EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15082). All parties that have submitted their names and mailing addresses will be notified as part of the Project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted below.

**Agencies:** The City requests each Responsible and Trustee agency's views on the scope and content of environmental issues relevant to your agency's statutory responsibilities in connection with the proposed Project, in a manner consistent with California Code of Regulations, Title 14, Section 15082(b). Your agency may use the Program EIR prepared by the City when considering any permits that your agency must issue, or other approvals for the Project.



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**Public Comments**

The City requests your careful review and consideration of this notice, and invites *written comments* from interested agencies, persons, and organizations regarding the preparation of the Program EIR. Please send your written comments to:

City of Del Mar  
Planning and Community Development Department  
Attn: Joseph D. Smith, AICP, Director  
1050 Camino del Mar  
Del Mar, CA 92014  
Phone: (858) 755-9313  
Email: [jsmith@delmar.ca.us](mailto:jsmith@delmar.ca.us)

Please include the name, phone number, email, and address of a contact person in your response.

You may also provide oral or written comments in person at the *Scoping Meeting* noted below. Comments in response to this notice must be submitted to the City through close of business **(4:30 p.m.) on Friday, March 20, 2020.**

**Public Scoping Meeting**

The City will have a Scoping Meeting to present updates to the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the Program EIR. The meeting will be held at the following location, date and time:

**Date: Saturday February 29, 2020**

**Location: City of Del Mar  
Town Hall  
1050 Camino del Mar  
Del Mar, CA 92014**

**Time: 9:30 a.m.**

***Special Accommodations.*** Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Del Mar no later than **Friday, February 28, 2020.** (see contact information above).

**Attachments:**

- Exhibit 1 – Regional Map
- Exhibit 2 – Local Vicinity Map





Del Mar, California