



# City of Del Mar



## Del Mar Resort Specific Plan Environmental Impact Report Notice of Preparation

**Date:** September 29, 2017  
**To:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties and Organizations  
**From:** City of Del Mar  
**Subject:** Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Proposed Del Mar Resort Specific Plan Project

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 preparation of an Environmental Impact Report (EIR) in accordance with CEQA for the proposed Del Mar Resort Specific Plan (proposed project). This Notice of Preparation (NOP) provides information describing the proposed project and its potential environmental effects. The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions within the project study area, and the potential environmental effects associated with implementation of the proposed project.

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

### **Project Background**

The proposed project involves legislative and development components that would be addressed through a Specific Plan process. The Specific Plan process ensures that opportunities for the involvement of citizens, public agencies, public utilities, civic education, and other community groups are provided. The project proponent, Zephyr Partners, has held three public meetings to present preliminary plans to the public and to receive early feedback and community concerns. The first meeting, held on May 6, 2017, was a public outreach meeting, while the second and third meetings on May 13 and August 29 were conducted pursuant to the City's Citizen Participation Program (CPP).

### **Project Location**

The project site includes approximately 16.56 acres and is located south of Border Avenue and west of Camino Del Mar, in the northwestern corner of the City of Del Mar. Assessor's Parcel Numbers (APNs) include 298-241-06, 07, 29, 34, 35, 36 and 299-030-14 and 15. The site comprises eight parcels, seven of which are vacant. The southernmost parcel is currently developed with a one-story, 5,800-square foot

residence (with accessory garage structure and pool cabana building). See Figure 1, *Regional Location*, and Figure 2, *Project Vicinity*, attached to this NOP. Additional areas that may be included in the project and study area would include the City of Del Mar North Bluff Preserve (APN: 299-030-07), Camino del Mar public right-of-way easterly and adjacent to the site, portions of the North Beach, and a City coastal viewing access easement (APN: 298-241-18) located at the northern extent of the project site.

### **Project Description**

The proposed project consists of a Specific Plan for a multiple-building resort complex including approximately 290 hotel rooms and 86 residential units (see Figure 3, *Conceptual Site Plan*). The resort would include a main hotel building on the northeast portion of the project site, as well as individual hotel guestrooms and residential units throughout the center of the project site. Low-cost visitor accommodations and employee housing are also proposed within the resort project.

The project would incorporate a minimum 40-foot setback from the bluff top and an emergency vehicle access road surrounding the development boundary. The proposed project would not exceed four stories in building height and would not exceed 46 feet in height above natural grade. The project includes two restaurants, a ballroom, banquet facilities, public access amenities, a spa and fitness center, and three swimming pools. A total of 656 parking spaces would be provided, including 460 hotel spaces, 172 residential spaces, and 24 visitor spaces, some of which would occur in an underground parking structure. Access to the proposed project would be via Border Avenue to the north of the site at the intersection of Border Ave and S. Sierra Ave.

Resort and public amenities that may also be considered with the development of the Specific Plan project include additional public access and passive recreational improvements, and public/private beach and safety facilities.

### **Required Approvals**

Required legislative and development entitlement approvals include: (1) Specific Plan; (2) Community Plan Amendment; (3) Local Coastal Program Amendment; (4) Rezone; (5) Tentative Subdivision Map; (6) Design Review Permit; (7) Land Conservation Permit; and (8) Coastal Development Permit.

### **Public Review Period**

The City has made this NOP 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 September 29, 2017 and ends on October 30, 2017. An Initial Study Checklist is not required as it is known that an EIR will be prepared (CEQA Guidelines Section 15063(a)). All CEQA issues will be evaluated and significant impacts will be identified in the EIR, as applicable; with a focus on the following probable environmental effects: Aesthetics, Air Quality, Biological Resources, Cultural Resources (including Tribal Cultural Resources), Geology and Soils (including bluff erosion/instability), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use (including Coastal Zone requirements), Noise, Public Services, Transportation/Traffic, and Utilities, Service Systems, and Energy. Other environmental effects including Agriculture and Forestry Resources, Mineral Resources, Population and Housing, and Recreation, are not anticipated to result in significant impacts and are expected to be discussed in the EIR as Effects Found Not to be Significant.

**Responses and Comments**

Please submit your written comments related to the scope and content of the forthcoming Draft EIR no later than October 30, 2017 at 4:30 p.m. You may send your responses and comments to Matt Bator, AICP, Senior Planner – City of Del Mar, 2010 Jimmy Durante Boulevard, Suite 120, Del Mar, California, 92014 (Temporary City Hall address), or by email to [mbator@delmar.ca.us](mailto:mbator@delmar.ca.us).

**Public Scoping Meeting**

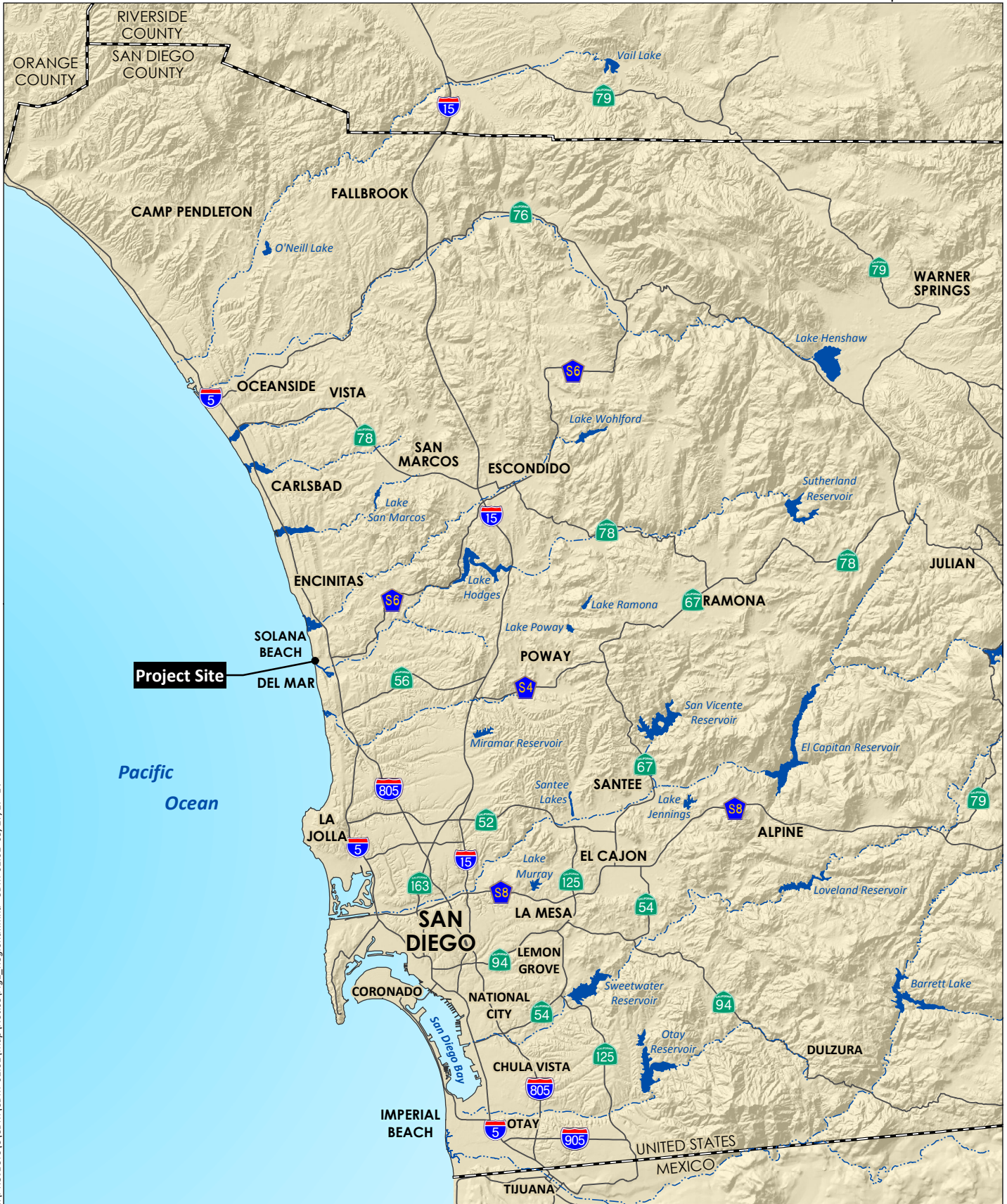
The City will hold a public scoping meeting on Wednesday, October 11, 2017 at 6:30 p.m. at the City's Council Chambers, located at 2010 Jimmy Durante Boulevard, Suite 120, Del Mar, California, 92014. You are welcome to attend and present environmental information that you believe should be considered in the EIR.

**Attachments:**

Figure 1, *Regional Location*

Figure 2, *Project Vicinity*

Figure 3, *Conceptual Site Plan*



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Source: Base Map Layers (SanGIS, 2016)





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Source: Base Map Layers (SanGIS, 2014)



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Source: Zephyr Partners, 2017