



City of Del Mar



NOTICE OF AVAILABILITY AND PUBLIC REVIEW OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE WATERMARK DEL MAR SPECIFIC PLAN PROJECT

State Clearinghouse No. 2015031044

NOTICE IS HEREBY GIVEN that the CITY OF DEL MAR, CA has issued a Draft Environmental Impact Report (EIR) for the proposed Watermark Del Mar Specific Plan Project on Friday, September 29, 2017. The documents are being circulated for a 45-day review period which will close at **5:00 pm on Monday, November 13, 2017**. The City is soliciting comments on the environmental analysis contained within the Draft EIR. Pursuant to Section 15204 of the California Environmental Quality Act (CEQA) Guidelines, in reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. The following is a summary of the project location, description, and environmental issues further analyzed within the Draft EIR.

Applicant: Watermark DM, L.P.

Project Location: The proposed project site is located approximately 0.76 miles west of the Interstate 5 (I-5) and 0.32 miles east of the Camino Del Mar in the City of Del Mar, California. The site is located on the southern corner of the intersection of Jimmy Durante Boulevard and San Dieguito Road. The proposed project site currently consists of two parcels, Assessor's Parcel Numbers (APNs) 299-100-47 and 299-100-48 totaling approximately 2.37 acres.

Project Description: The project proposes a multi-family residential development consisting of two options: Option A would include 48 residential units built over a partially subterranean parking garage, and Option B would include 38 residential units built over a partially subterranean parking garage. Both Options would include a recreation room, a pool, a spa area, and associated maintenance and administrative facilities. Both Options would provide a secured parking structure partially underground on the 2.37-acre site with a vehicular access point from San Dieguito Drive. Option A would have 108 stalls and Option B would have 100 stalls. As a public benefit, both options would provide affordable dwelling units. Option A proposes seven affordable dwelling units and Option B proposes six affordable dwelling units.

Environmental Determination: The EIR will analyze in detail the following environmental issue areas: Aesthetics; Air Quality; Biological Resources; Cultural and Paleontological Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services, Utilities and Service Systems; Recreation; and Transportation/Traffic; as well as Project Alternatives.

A public meeting to receive public comments on the project Draft EIR scheduled for the City of Del Mar Planning Commission meeting of Tuesday, October 10 2017 at 6:00 PM in the Del Mar

(Temporary) City Council Chambers at 2010 Jimmy Durante Boulevard, Suite #100. All speakers are encouraged to also submit written comments to become part of the Draft EIR comments. **Written comments, delivered or sent via email or U.S. Postal service, must be submitted to the address shown below by 5:00 pm on Monday, November 13, 2017.**

Written comments shall be sent via email to mbator@delmar.ca.us or delivered/mailed to:

Planning and Community Development Department
City of Del Mar
2010 Jimmy Durante Blvd.
Suite #120
Del Mar, CA 92014
RE: Watermark Del Mar Specific Plan Draft EIR

The Draft EIR and technical appendices can be viewed on the City's website at:
<http://www.delmar.ca.us/notices>

The Draft EIR and technical appendices are also available for viewing in print form at the following locations:

City of Del Mar
(Temporary)City Hall
2010 Jimmy Durante Blvd.
Suite #120
Del Mar, CA 92014

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