

Item 12.

Draft EIR Public Review

{ September 21, 2015
{ Del Mar City Council

Draft EIR

- 45-day Public Review
September 11 – October 26
- Copies available online and at City Hall and the Del Mar Library
- Comments must be submitted in writing via email, U.S. mail, or hand delivered to City Hall

Environmental Analysis

Less Than Significant and No Impact

- air quality
- greenhouse gas emissions
- land use
- traffic
- agriculture and forestry resources
- biological resources
- hazards and hazardous materials
- mineral resources
- geology and soils
- hydrology and water quality
- population and housing
- public services
- recreation
- utilities and service systems

Environmental Analysis

Significant and Mitigation Required

- **Cultural Resources:**
 - Project Site and Temporary Relocation (Driveway Construction)
- **Noise**
 - Construction and Operation at both Project Site and Temporary Relocation Site
- **Aesthetics**
 - Project Site Landscaping, Building Features (e.g., Trellis and Plaza Perimeter Wall), Light and Glare

Environmental Analysis

Significant and Unmitigable

- **Aesthetics**
 - Project Site with Construction of Expansion Area A

Project Alternatives

Alternatives to the Proposed Project

- **No Project Alternative:**
 - Required by CEQA; No redevelopment or new development onsite
- **Reduced Project Alternative**
 - Removal of parking spaces along western perimeter in surface lot
 - No Expansion Area A

Project Alternatives

Alternatives to the Temporary Relocation Site

- **Public Hearings at Powerhouse Park Community Building or Other Meeting Rooms**
- **Public Hearings at the Winston School Auditorium**
- **Temporary Facilities Placed on the Upper Shores Park Property**
- **Commercial Properties for Administrative Offices**

Allows for flexibility

all facilities would not be required to be at a single site

multiple locations based on facilities sizing and availability.

Future Council Action

Certify EIR and Approve Proposed Project

- Adopt Statement of Overriding Considerations and Findings

Certify EIR and Approve an EIR Alternative

- Adopt Findings, Statement of Overriding Considerations (If needed)

Certify EIR and Recommend Another Alternative

- Adopt Findings
- Staff to Review Alternative for Consistency with EIR, Addendum or Supplemental EIR

Not Certify the EIR and Deny the Project

- No Further Action on the Project

Clarifying Questions?

Questions should be clarifying in nature, regarding either process or contents of the Draft EIR.

A discussion of the findings of the EIR will be scheduled for Council discussion after the close of the 45-day public review period.