



City of Del Mar



Del Mar Village Specific Plan Environmental Impact Report

NOTICE OF PREPARATION

SUMMARY

The City of Del Mar is the Lead Agency in preparing a Program Environmental Impact Report (EIR) for the proposed Del Mar Village Specific Plan.

The Del Mar Village Specific Plan covers approximately 40 acres and 68 properties and comprises the total area known as the Del Mar Village. It generally follows a six block portion of Camino del Mar, between 9th Avenue on the south and the Plaza and Hotel Specific Plan areas north of 15th Street on the north and includes the commercial properties facing 15th Street, west of Camino del Mar. The area corresponds to the City's Central Commercial Zone, and the western and eastern boundaries follow the Central Commercial Zone boundary. Three sites in the Public Facilities Zones: City Hall site, Library site, and Post Office site are included within the Specific Plan area. Three existing Specific Plans: Del Mar Hotel, Garden Del Mar and Del Mar Plaza Specific Plans are also included within the Specific Plan area.

The proposed Village Specific Plan is intended to guide future public and private development within the Village area over the next 30 years. To achieve the City's Community Plan objective of creating an economically viable, pedestrian oriented and attractive area that serves the needs of both residents and visitors and is well integrated into the residential fabric of the community, the proposed Village Specific Plan establishes new public improvements in the streetscape; a new mixed-use zone, development standards and design guidelines for private properties; and infrastructure to support future development. The proposed Village Specific Plan requires the discretionary actions on the part of the City Council for adoption and for an associated Local Coastal Plan Amendment to address the rezone of the area. It will also be subjected to a vote of the people per Del Mar's Downtown Initiative Overlay Zone (Measure B) requirements.

ENVIRONMENTAL SETTING

Village Specific Plan Area

The Del Mar Village Specific Plan occupies approximately 40 acres within the already urbanized town center of Del Mar. The Village Specific Plan generally encompasses the central business district corridor that is along Camino del Mar between 9th Street and approximately the easterly alignment of 17th Street. Additionally, commercial and post office properties along 15th Street west to Stratford Court are included. A regional reference map and location of the Village Specific Plan area on topographic and aerial maps are provided in Figures 1, 2 and 3, respectively (following page 11).

Topography:

The Village Specific Plan corridor is relatively flat in the north/south direction but has substantial inclines both to the east and west, as is typical in Del Mar's coastal slopes, pitching west towards the Pacific Ocean. The average elevation along Camino del Mar within the study area ranges between 158 feet above mean sea level in the south to 115 feet above mean sea level in the north. While Camino del Mar is relatively flat with a gentle, northerly slope of 1.7%, the side streets and respective sidewalks are steep. The slopes of the intersecting side streets (9th, 10th, 11th, 12th, 13th, 14th and 15th Streets) are pitched, with a greater than 10% rise above Camino del Mar to the east, and a 4% to 6% slope away from Camino del Mar to the west. 15th Street, within the study area, is at elevation 102 feet above mean sea level on the western boundary at Stratford Court and rises to 148 feet above mean sea level on the east near Luneta Drive.

Existing Development:

The Village Specific Plan area contains 68 properties. The area is currently developed in a mix of commercial, civic and public facilities, hotel properties and two second-level residences¹. Del Mar Plaza, a 69,000 square foot retail and restaurant development, that opened in 1989 (Del Mar Plaza Specific Plan, 1986) occupies the northeastern corner of the study area. Immediately across Camino del Mar at 15th Street is the 120 room L'Auberge Hotel (Del Mar Hotel Specific Plan, 1987), extensively renovated in 2008. While the Del Mar Plaza and L'Auberge Hotel are relatively new, a number of the smaller commercial properties in the plan area are older. One property (Garden Specific Plan) is currently vacant, the site of a former service station. The Specific Plan area also encompasses two locally designated historic buildings, the Stratford Square building at 15th Street and Camino del Mar and the Del Mar Library at 13th Street and Camino del Mar.

Surrounding Uses and Circulation:

The Village is bordered by residential areas to both the east and west. The western residential district is high density mixed residential (primarily single family, zoned R2, one- and two- family dwellings on lots) and the eastern residential neighborhood is medium density mixed residential (zoned RM Central, single family and duplex). A one-block area of mixed Residential/Commercial exists immediately west of the study area along Stratford Court between 13th and 15th Streets. Immediately south of the study area, and south of 9th Street, are the Professional Commercial Zone with professional offices and a Public Facilities Zone, which includes a private school site and a community park. North of the Central Commercial Zone is high density residential west of Camino del Mar and low density residential east of Camino del Mar. The Village is two blocks east of the Pacific Ocean, beaches and Powerhouse and Seagrove Parks.

Camino del Mar is the main arterial in the study area, as well as the only arterial that traverses through Del Mar from north to south. Camino del Mar is the former Highway 101, the coastal highway replaced by Interstate 5. Interstate 5 is one mile to the east, with the primary connection at Del Mar Heights Road, a regional arterial which runs east-west and connects to Camino del Mar south of the study area at 4th Street. Other streets in the vicinity are local roads serving the neighborhoods.

North County Transit operates the 101 bus line along Camino del Mar, with stops at 9th, 13th and 15th Streets. Camino del Mar supports Class 2 bicycle lanes both northbound and southbound along its entire length within the study area.

PROJECT DESCRIPTION

The proposed project consists of a new Specific Plan that is designed to implement the vision of the Community Plan. The intent of the Specific Plan is to:

- increase the development potential within the study area;
- raise the height limit to 26'-0" on the western side of Camino del Mar to match the allowed height limit on the eastern side;
- create a mixed-use zone for the commercial properties that also allows residential development at a density of 20 dwelling units per acre;
- permit parking structures in both the mixed-use and public facilities zones;
- redesign sidewalks and on-street parking to be continuous and aligned within the public right-of-way; and,
- redesign Camino del Mar to be a 2-lane roadway with roundabouts at key intersections.

The mixed-use zone is to be applied to all existing commercial zoned properties in the Village as shown in Figure 4. Also, as shown in Figure 4, the historically designated Stratford Square and Library properties would still be subject to the Historic Preservation Overlay Zone.

¹ Excluding the 12 condominium units of the Del Mar Hotel Specific Plan

The new Specific Plan would allow building parcels to increase their maximum development potential from the existing .45 Floor Area Ratio (FAR). Proposed allowed building heights would be 26 feet above Camino del Mar for properties that face Camino del Mar, to allow two stories. Side street parcels within the Specific Plan would be allowed to have 26'-0" from their average street front property elevation. Roof articulation features may extend an additional four feet but not to create habitable space. The projected build-out of the proposed Village Specific Plan is anticipated to include the following mix of land uses as shown in Table 1.

Table 1. PROJECTED BUILD-OUT SUMMARY

Land Use	Existing	Projected Build-Out
Residential (multi-family units)	2	140 ¹
Boutique Hotel (rooms)	17	60 ¹
Retail, Restaurant & Personal Services (square feet)	74,205	204,500 ²
Office (square feet)	169,646	170,000
Civic (square feet)	28,466	35,000
Public Park/Plaza (square feet)	2,060	6,200
¹ excluding existing L'Auberge Hotel & Condominiums		
² excluding existing Del Mar Plaza north of 15th St.		

Three parcel-specific Specific Plans have been previously adopted and fall within the Village Specific Plan boundaries: the Hotel Specific Plan (L'Auberge), the Plaza Specific Plan (Del Mar Plaza and 1435 Camino del Mar) and the Garden Del Mar Specific Plan (941 Camino del Mar and 307 10th Street). Both the Hotel and Plaza have been developed according to their adopted Specific Plans. The Garden Del Mar site remains entitled but undeveloped and vacant. For purposes of this Specific Plan, the site at 1435 Camino del Mar (a portion of the Plaza Specific Plan) and the entirety of the Garden Del Mar entitled development is included in Table 1. Project Build-Out Summary. Land use and zoning for these two parcels will be refined by the Village Specific Plan. No build-out is anticipated beyond that which is currently constructed at either the L'Auberge Hotel or the Del Mar Plaza, excluding 1435 Camino del Mar.

TOPICS TO BE ANALYZED IN THE EIR

The EIR will analyze in detail the following environmental issue areas. Each environmental issue will include a discussion of existing conditions, thresholds of significance, impacts, and level of significance prior to mitigation. Where mitigation is required, mitigation measures and level of significance after mitigation will also be included.

Aesthetics

The EIR will evaluate the proposed Village Specific Plan in terms of its potential effects on Village character and to the quality of public views. A program-level Visual Impact Analysis for the Village Specific Plan will be included as a technical appendix to the EIR, and will form the basis for the EIR aesthetics discussion. The Visual Impact Analysis and EIR will address all relevant visual issues for CEQA compliance, including views, bulk and scale, architectural style, and light/glare. Emphasis will be placed on evaluating the Village area's key visual resources and views, including scenic views of the Pacific Ocean, the urban forest, and the Village community and its landscapes. Individual residents' private views are protected through the existing Del Mar Municipal Code. As a program-level analysis, potential effects on the Village's visual character will be

addressed through evaluating the proposed Village Specific Plan's build-out allowances and design guidelines relative to architectural mass and scale and overall aesthetic compatibility with the desired Village character.

Air Quality

The EIR will include a comprehensive discussion of potential air quality impacts that will be based on a program-level Air Quality Technical Report to be appended to the EIR. The technical report and EIR will address all relevant air quality issues for CEQA compliance, including the plan's compliance with state air quality plans, and federal and state pollutant emissions standards and regulations. As a program-level analysis, potential air quality effects will be modeled based on the proposed Village Specific Plan's maximum allowable development and associated traffic. Quantities of existing and future emissions of criteria air pollutants will be estimated through use of the California Air Resources Board's California Emissions Estimator Model (CalEEMod 2011.1). Potential conflicts with existing air quality plans and regional air quality strategies, increases in criteria air pollutants, and potential exposure of existing and future residents to toxic air contaminants will be addressed.

Biological Resources

The Village Specific Plan area is composed of developed lands with no naturally vegetated areas. Ornamental vegetation occurs in public rights-of-way as well as on private properties, in planters, small yards, and median strips. There is also a diverse collection of street trees in the Plan area, including eucalyptus species along Camino del Mar and Torrey Pine trees in the median. Due to the lack of habitat, sensitive native plant and animal species are not anticipated to be present within the Plan area. However, in compliance with CEQA, the EIR for the Village Specific Plan will include a program-level evaluation of potential impacts to biological resources with emphasis on protecting biological resources associated with urban settings and the built environment. For example, the taller trees in the Plan area could be hosts to nesting raptors or migratory birds.

Cultural and Paleontological Resources

In compliance with CEQA, the EIR for the Village Specific Plan will include an evaluation of potential impacts to historic, archaeological and paleontological resources that determines whether or not plan implementation would cause any substantial adverse change in the significance of cultural resources or would disturb any sacred or religious sites or human remains. This evaluation will be based on secondary information regarding the built and non-built cultural environment, including a record search of the plan area through the South Coast Information Center, contact with the Del Mar Historical Society, and consultation with the Native American Heritage Commission. As a result, the EIR will identify the known inventory of listed and eligible or recorded historic and prehistoric sites and paleontological sensitivity of the area. Sensitivity for paleontological resources will be determined based on the sensitivity rating of the underlying geologic formations. Any potential resource impacts will be identified as well as appropriate program-level mitigation measures.

Geology and Soils

The EIR will include a program-level evaluation of the Village area geology and soils based on available seismic and geologic mapping, soils mapping, and associated reports. In compliance with CEQA, this evaluation will identify potential geologic, seismic and soil hazards including regional faults and unstable topographic features or local soils.

Greenhouse Gas Emissions

In accordance with CEQA, the EIR will include a program-level discussion of greenhouse gas emissions that will focus on the two issues of whether the GHG emissions from future maximum development associated with the plan would exceed the state's reduction target in business-as-usual emissions, and whether the plan would conflict with the goals, policies or regulations of another local or state plan adopted for the purpose of reducing greenhouse gases. The EIR discussion will be based on a Greenhouse Gas Emissions Technical Report prepared for the Village Specific Plan that will be appended to the EIR. As a program-level analysis, greenhouse gas emissions will be modeled based on the proposed Village Specific Plan's maximum allowable development and associated traffic, as well as any greenhouse gas reducing features of the plan including mobility aspects such as vehicular roundabouts and enhanced transit, pedestrian and bicycle mobility. Quantities of

existing and future greenhouse gas emissions will be estimated through use of the California Air Resources Board's California Emissions Estimator Model (CalEEMod 2011.1).

Greenhouse gas emissions will be estimated for both the construction and the operation of ultimate build-out of the plan and will include emissions from vehicles (fuel combustion), electricity use, natural gas combustion, water consumption, and waste generation. Building design features included as standards in the plan or in other local, state and federal regulations that reduce energy and water use and waste generation will also be accounted for in the emission estimates; and in a general assessment of the plan's consistency with regional and state emissions reduction programs and climate change adaptation strategies. If greenhouse gas reduction measures beyond those mandated in existing regulations and new plan standards are not sufficient to reduce greenhouse gas emissions to target levels, mitigation measures for both the program- and project-level will be identified.

Hazards and Hazardous Materials

The EIR will include a program-level analysis of potential hazards and hazardous materials based on available hazardous material inventories, mapping, and other relevant sources. In compliance with CEQA, the hazards and hazardous materials inventory will include locations of any sites of environmental concern and/or properties recorded as having unauthorized or accidental releases of hazardous substances within the plan area vicinity. The presence of older (pre-1978) structures within the plan area that may contain hazardous building materials will also be generally identified; as will the locations of any schools or other sensitive land uses proximate to these locations. The analysis will also identify relevant existing regulations pertaining to ensuring public safety during hazardous materials handling, storage and remediation, and in consideration of these regulations, assess the safety issues associated with existing and proposed uses and the potential for the existing and future population to be exposed to hazards or hazardous materials.

Hydrology and Water Quality

The EIR will describe how implementation of the Village Specific Plan may affect storm water runoff patterns, flow rates, flow volumes, and water quality and will address all relevant CEQA issues pertaining to hydrology and water quality. The assessment will be based on technical data maintained by the City Public Works Department, supplemented by available secondary information from the San Diego Regional Water Quality Control Board, Federal Emergency Management Association floodplain mapping database and other sources. The existing drainage pattern, floodplain, storm drain system, and drainage improvements that exist or are planned within the Village Specific Plan area will be identified, and any deficiencies that exist or would occur as a result of Plan implementation will be addressed. Existing and potential sources of storm water pollutants, the quality of downstream water bodies, and applicable storm water quality standards and regulations, including Best Management Practices (BMPs) and Low Impact Development (LID) practices, that may be relevant to apply to subsequent projects to avoid potential adverse impacts, will also be addressed.

Land Use

In accordance with CEQA, the EIR will address two main land use issues relative to the Village Specific Plan: whether or not implementation of the plan would divide an established community; and whether the plan would conflict with other applicable land use plans, policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect. To address the first issue of community compatibility, a program-level land use compatibility analysis will be included that describes the nature of the existing community in terms of neighborhood cohesion and connectivity, and the interface of existing land uses with future proposed land uses. The evaluation of land use impacts will consider the consistency of the existing land uses and community character with the proposed land uses, and the degree to which any difference between the two would lead to community division or other physical effects.

As indicated in the CEQA Guidelines, project inconsistency or conflict with a plan does not by itself constitute a significant environmental impact. The plan or policy inconsistency would have to result in or relate to a significant environmental impact in order to be considered significant pursuant to CEQA. Thus, to address the second land use issue, the EIR will describe the

relationship of the proposed Village Specific Plan to relevant adopted plans, policies, and regulations (including, but not limited to those of the: Community Plan, Local Coastal Plan, Vision 2020, Downtown Revitalization Project, Municipal Code, SANDAG Regional Comprehensive and Transportation plans), and provide an analysis of how the Village Specific Plan is compatible with or may conflict with these plans and regulations. As part of this analysis, the potential for significant secondary impacts resulting from any land use plan inconsistencies will be assessed.

Noise

The EIR will include an evaluation of potential noise impacts that may result from adoption of the Village Specific Plan, based on a Noise Impact Analysis technical report that will be appended to the EIR. The existing noise environment as determined through existing noise measurements will be described, and an evaluation of the plan's potential mobile (traffic) and stationary (land uses) noise impacts will be addressed. Future noise associated with vehicles and land uses allowed by the plan will be estimated through use of the Federal Highway Administration Traffic Noise Model. The resulting noise contours will be shown on a map and the EIR will discuss the significance of the exposure of persons to these noise contours and to potential permanent increases in ambient noise levels.

Population and Housing

The EIR will analyze the potential of the proposed Village Specific Plan to adversely affect population and housing based on an evaluation of existing and projected population and housing data against projected numbers for the proposed Plan. In accordance with CEQA guidelines for assessing population and housing impacts, the analysis will focus on determining any anticipated need to construct new housing elsewhere due to displacement of existing housing or people. Conformance with the City's Housing Element and regional housing goals will also be evaluated, including evaluation of affordable housing policies. Because the Village Specific Plan has the potential to allow for a substantial increase in residential housing within the plan area, the EIR will additionally analyze what impact the development of these new residences, along with the increased commercial uses and associated infrastructure improvements, may have on population growth both directly or indirectly in the area.

Public Services

The public services section of the EIR will identify the capability of service providers (police protection, fire/emergency medical, schools, and libraries), to serve the maximum allowable development of the Plan. In compliance with CEQA, the EIR will describe current and anticipated response times, facilities, and personnel and will focus on any need for new or expanded facilities resulting from the build-out of the Village Specific Plan, the construction of which could cause significant environmental impacts. The phasing or provision of adequate services, along with new facilities or staffing required to serve the Village Specific Plan will also be discussed, if applicable.

Recreation

In compliance with CEQA, the EIR will address whether Plan implementation would increase the use of existing neighborhood and regional parks or other recreational facilities to the point that substantial physical deterioration of the recreational resource would occur. The EIR will also evaluate the potential effect of plan implementation to require the need for the construction or expansion of recreational facilities which might have adverse environmental effects.

Transportation/Traffic

The transportation/traffic section of the EIR will be based on the Traffic Impact Analysis prepared for the Village Specific Plan that will be appended to the EIR. Based on the traffic impact analysis, the EIR section will evaluate traffic associated with plan implementation in terms of degraded (or improved) intersection and roadway level of service (LOS); parking supply; alternative transportation systems (including pedestrian, bicycle, and transit); and traffic hazards. Identification of recommended mitigation measures, if required, will consider project objectives and will not for example propose roadway expansion to widths that are inconsistent with a pedestrian-oriented streetscape.

Utilities and Service Systems

In compliance with CEQA, the EIR will discuss the plan's land use demand in relation to the available capacity for water supply, the water service system, wastewater treatment system, storm water drainage system, and solid waste disposal capacity; and will address potential impacts to the provision of water, sewer, storm drainage, and solid waste disposal due to plan implementation. This program-level analysis will focus on impacts to the service systems and the potential need for new or expanded facilities resulting from plan build-out. Where the need for new or expanded utility service systems are identified, the potentially significant environmental effects of constructing these new/expanded facilities will also be generally addressed.

Cumulative Impacts

The EIR will include a cumulative impacts assessment that will consider the Village Specific Plan in concert with other projects and their potential to generate cumulatively significant environmental impacts. A list of past, present, and probable future projects (i.e., projects currently approved and reasonably anticipated) in the Del Mar area will be identified and their combined environmental effects on each issue will be analyzed.

Project Alternatives

The EIR will consider a range of alternatives which would feasibly attain most of the objectives of the proposed Plan but would avoid or substantially lessen any identified significant impacts arising from Plan implementation. In compliance with CEQA, this will include at minimum a discussion of the No Project Alternative and a reduced-intensity alternative. It is anticipated this section of the EIR will address three alternatives: (1) the No Project Alternative; (2) a Lower Development Potential Alternative; and, (3) a Four-Lane Camino del Mar Circulation Alternative. A comparative assessment of the project and alternatives will be made and an environmentally superior alternative will be identified.

Other Required Considerations

In accordance with the CEQA Guidelines, the EIR will include other mandated sections including an executive summary, introduction, project description, growth inducement, significant irreversible and unavoidable changes, effects found not to be significant, and a list of organizations and persons consulted. A mitigation monitoring and reporting program (MMRP) will be prepared that will contain a list of the mitigation measures and monitoring programs required for each identified significant environmental issue.

TOPICS EXCLUDED FROM ANALYSIS IN THE EIR

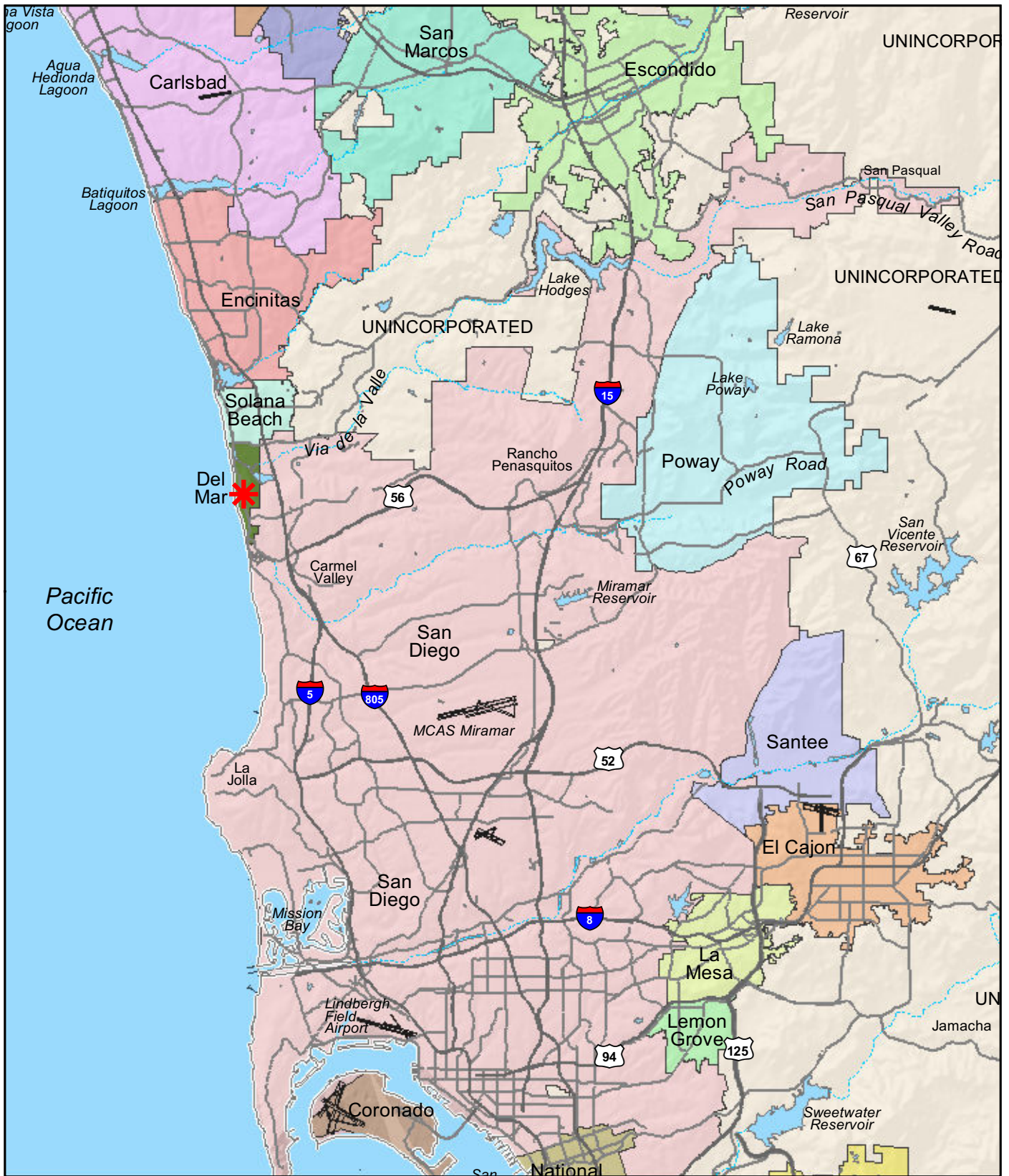
Agricultural Resources and Mineral Resources are topics that were determined to be less than significant and therefore will be excluded from further analysis in the EIR.

ENVIRONMENTAL PROCEDURES

This NOP for the proposed Village Specific Plan project will be submitted to the State Clearinghouse, which will forward it to potential Responsible Agencies and Trustee Agencies. Other interested parties that may have permit authority or have specifically requested notification of the project will also receive a copy of the NOP.

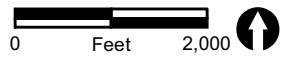
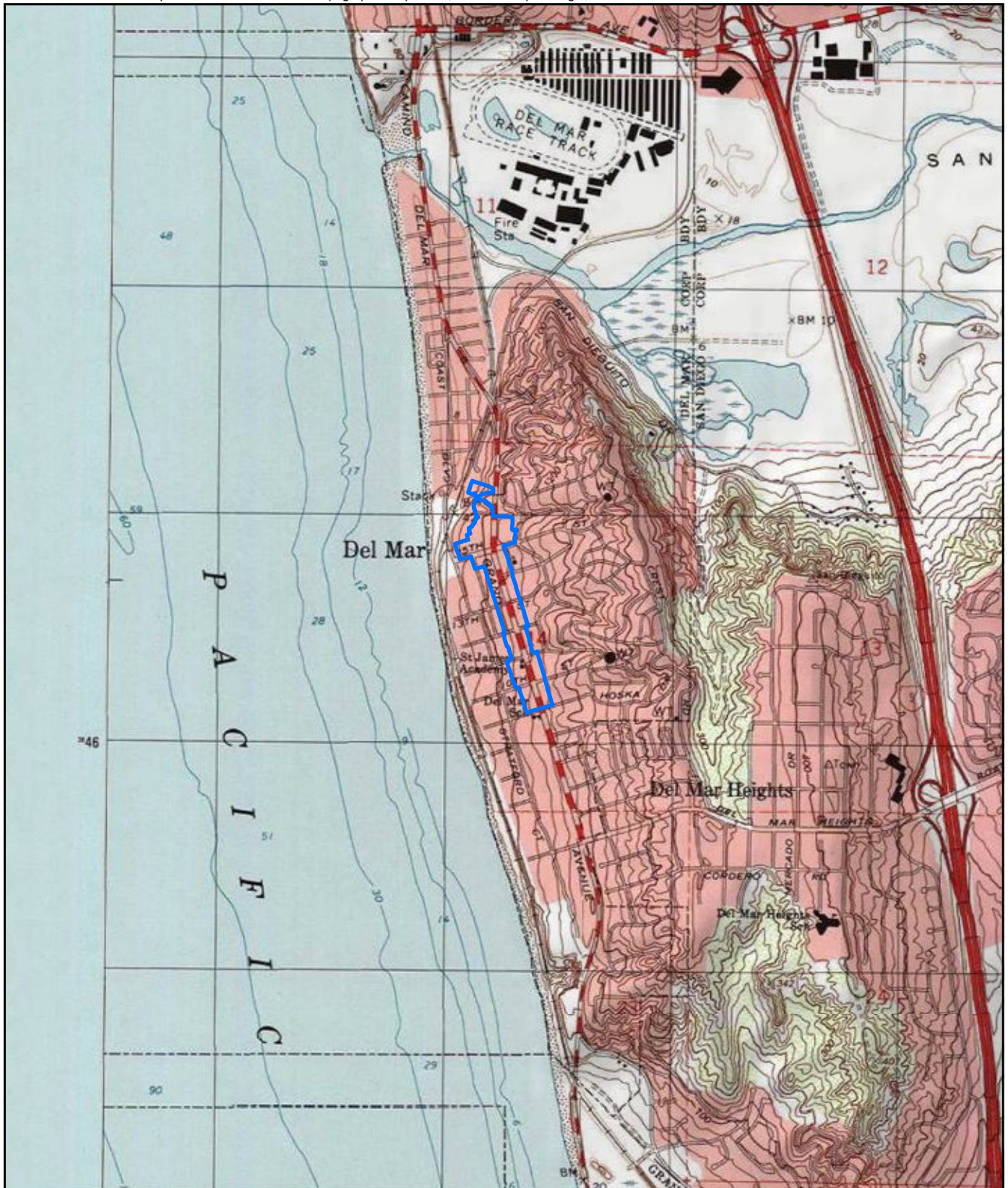
A public scoping meeting will be held on January 12, 2012 at 6:00 PM in the City Hall Annex, 235 11th Street, Del Mar, California.

After the 30-day review period for the NOP is complete and all comments are received, a Draft Environmental Impact Report (DEIR) will be completed in accordance with CEQA as amended (Public Resources Code, Section 21000 et seq.), and the State Guidelines for Implementation of CEQA (California Code of Regulations, Section 15000 et seq.).



***** Village Specific Plan Location

FIGURE 1
Regional Location




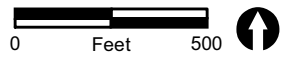
 Village Specific Plan Location

FIGURE 2
Project Location on USGS Map




 Village Specific Plan Boundary

FIGURE 3
Project Location on Aerial Photograph

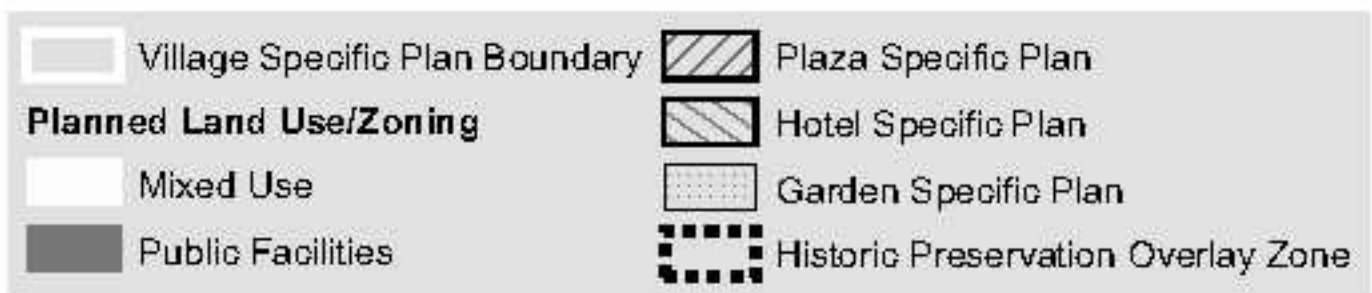
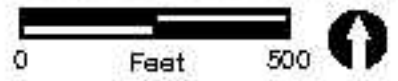


FIGURE 4

Proposed Village Specific Plan