



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Joseph D. Smith
AICP, Planning & Community Development Director
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CEQA Lead Agency: City of Del Mar

Project Title: 6th Cycle Housing Element Update and PEIR

CEQA Document Type: Mitigated Negative Declaration

State Clearinghouse Number/local agency ID number: N/A

Project Location: 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 in the County of San Diego. 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 the City. Much of the northern portion of the City lies within the floodplain of the San Dieguito River.

Brief Project Description: A Draft Program Environmental Impact Report (PEIR) for the City of Del Mar's 6th Cycle Housing Element Update (HEU), which includes a candidate housing sites analysis was prepared in compliance with the California Environmental Quality Act (CEQA). Government Code §§ 65580-65589.8 require that jurisdictions evaluate their housing elements every eight years. The current statutory update in the San Diego Association of Governments (SANDAG) region covers the 6th Cycle Planning Period from 2021 to 2029. The Housing Element is specifically intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation of 163 dwelling units (DUs) with an estimated "carryover" of 46 DUs from the 5th Cycle Housing Element. As such, this PEIR evaluates development of 209 DUs throughout the City including 104 candidate housing sites (any combination thereof) comprised of 123 parcels totaling approximately 340 acres, and Accessory Dwelling Units (ADUs) throughout the community. Recognizing that not all candidate housing sites will ultimately be included in the HEU, the 104 candidate housing sites included in the PEIR account for a 30 percent buffer (49 DUs), which is intended to serve as a sites contingency that may be considered after HEU certification to address future "no net loss", if it becomes necessary to identify a replacement site during the 6th Cycle (2021-2029). Therefore, the PEIR considers candidate housing sites for a total of 258 DUs.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G.

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August 5, 2020
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Code, § 711.4, subd. (c) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor’s Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by: _____ DocuSigned by: *Jennifer Turner* Date: 8/5/2020
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Signature
Jennifer Turner, Senior Environmental Scientist
(Supervisory)
Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

