

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: La Atalaya Project

Lead Agency: City of Del Mar

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Project Location: Del Mar San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project is located in the city of Del Mar, San Diego County, California, east of Zapo Street and north of Serpentine Drive. The property includes eight existing parcels (assessor's parcel numbers 299-200-62, 299-200-63, 299200-64, 299-200-65, 299-261-42, 299-261-43, 299-192-24, 299-261-14). The location is further described as being within Section 14 of Township 14 South, Range 4 West on the U.S. Geological Survey Del Mar OE W, California topographic quadrangle.

The project consists of a subdivision map that would adjust lot lines between eight existing lots into eight new lots to better accommodate the constraints of the environmental and land use regulations. Project construction would be limited to site improvements for utility lines, the existing private road (to be named La Atalaya Way) to be widened and lengthened to allow access to proposed lots of the easterly side of the property, and an existing storage shed is proposed to be relocated.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would include potentially significant unless mitigated impacts to Biological Resources, Cultural Resources, Geology and Soils, and Noise. Mitigation measure BIO-1 would ensure impacts to Torrey Pine Forest and Southern Maritime Chaparral would be mitigated at a 3:1 ratio either on-site or in a City-approved off-site location. Additionally, mitigation measure BIO-1 would ensure future development applications be required to submit site-specific biological surveys to delineate the precise location of sensitive habitat and assess project-specific impacts. Mitigation measure BIO-2 would ensure future development be required to avoid impacts to nesting bird species covered under the Migratory Bird Treaty Act, through either construction avoidance of the bird breeding season or breeding bird surveys. Mitigation measure CUL-1 would require Historic American Building Survey (HABS) documentation to reduce potential impacts to the snake wall to a level less than significant. Mitigation measure CUL-2 requires a qualified archaeological monitor and Native American monitor be present for any ground-disturbing activities in case unexpected intact subsurface deposits or features are uncovered. Mitigation measure CUL-3 would reduce potential future impacts to archaeological resources by requiring a qualified archaeologist to conduct an archaeological survey and archaeological resource report to evaluate the potential presence of cultural resources and the need for project specific mitigation which could include preservation, relocation, or other methods as each development is individually proposed. Mitigation measure GEO-1 would reduce potential future impacts related to paleontological resources to a level less than significant. Mitigation measures NOS-1 and NOS-2 would reduce impacts associated with a temporary increase in ambient noise levels to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Coastal Commission, Fish & Game Region #8, Native American Heritage Commission