



## CITY OF DEL MAR

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that in accordance with the California Environmental Quality Act (CEQA) the City of Del Mar (City) has completed a Mitigated Negative Declaration (MND) for a subdivision map located east of Zapo Street and north of Serpentine Drive that would reconfigure eight existing lots into eight new lots through a series of lot line adjustments. 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.

**Project Name:** La Atalaya Project

**Project Location:** 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 parcel numbers 299-200-62, 299-200-63, 299-200-64, 299-200-65, 299261-42, 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.

**Project Description:** 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.

**Findings:** Pursuant to the provisions of the CEQA (Public Resources Code, Section 21000 et seq.) and based on information contained in the attached Initial Study Checklist, the City has determined that the project will not have a significant effect on the environment with implementation of mitigation measures.

**Availability of Document:** The Draft MND is being made available for a 30-day public review period commencing on Thursday, October 29, 2020 and ending on Monday, November 30, 2020. An electronic version of the Draft MND is available for download and review from the City's website:

[http://www.delmar.ca.us/DocumentCenter/View/7269/ISMND\\_La-Atalaya\\_Combined-PDF](http://www.delmar.ca.us/DocumentCenter/View/7269/ISMND_La-Atalaya_Combined-PDF)

Further, the local Del Mar Branch of the County of San Diego library system will have a public copy available for review. Current operating hours are Tuesday, Wednesday, and

Thursday 10am-4pm with a one hour break for sanitization from 1230pm-130pm. For more information on library hours of operation please visit:  
[https://www.sdcl.org/locations\\_DM.html](https://www.sdcl.org/locations_DM.html).

Due to the City's emergency declaration to address COVID-19 and the statewide stay-at-home order, the City has temporarily closed all City facilities to the public, including City Hall. Thus, hard copies of the MND are only available at the public library during their current business hours. If you cannot digitally access the MND document via the City's website for review, please contact Jennifer Gavin, Associate Planner at [jgavin@delmar.ca.us](mailto:jgavin@delmar.ca.us) or call at 858-755-9313 for options to obtain a hard copy.

**Comments:** The City will accept written comments on the Draft MND **until 5:00 p.m. November 30, 2020**. Comments should be emailed to Jennifer Gavin at [jgavin@delmar.ca.us](mailto:jgavin@delmar.ca.us). Written comments should be labeled "City of Del Mar La Atalaya MND" and mailed to the City of Del Mar (Attn: Jennifer Gavin), 1050 Camino del Mar; Del Mar, CA 92014.

**Public Hearings Scheduled:** It is anticipated that the Planning Commission will consider this Mitigated Negative Declaration, all written comments received by November 30, 2020, and the project at its meeting of January 12, 2021 at 6:00 p.m. A [separate] public hearing notice will be made available prior to that meeting.