



CITY OF DEL MAR

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Del Mar (City) has completed a Mitigated Negative Declaration for the project described below, prepared in accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines and local implementation procedures.

Project Name: Qualantone Amending Map Project (RM24-001)

Project Location: 2112 Heather Lane, Del Mar, CA 92014 (APN: 299-072-43-00)

Zoning/Land Use: Low Density Residential (R1-10)
Bluff, Slope and Canyon Overlay Zone
Coastal Commission Appeals Jurisdiction

Lead Agency: City of Del Mar

Staff Contact: Attn: Elizabeth Yee, Associate Planner
1050 Camino del Mar
Del Mar, CA 92014
Direct: (858) 793-6144
Email: eyee@delmar.ca.us

Project Description and Setting:

The Applicant is proposing to amend the previously approved Parcel Map (TPM-78-02) to reduce the area of the property's existing scenic easement located to the west and south of the existing residence. The project would not affect the property's zoning, lot size, or property boundaries. The modification to the developable lot area would not affect the property's maximum allowable Floor Area Ratio (FAR) of 25%, which would still be calculated using the "gross lot area" of 19,268.76 square feet. In accordance with provisions of the Bluff, Slope, and Canyon Overlay Zone (BCS-OZ), any portion of the property that include substantially steep slopes shall be placed into an easement against the deed of the property. While new development is not proposed at this time, the IS/MND evaluates potentially significant impacts that could occur from full buildout of a home and accessory uses within the lot. Notwithstanding the analysis in the IS/MND, in the event future development is proposed on the lot, the scope of development would be further evaluated by the City for potential impacts and compliance with applicable regulations and mitigation measures discussed in the IS/MND. This project also proposes to enter into an additional (voluntary) covenant with development restrictions to only allow for the development of hardscape, landscape, and fencing in the area removed from the existing easement.

The property is approximately 19,268.76 square feet in area (0.44-acre) and is currently developed with a one-story residence with attached garage approximately 2,072 square feet in area and vehicular access is via Heather Lane. The project site is located in the City of Del Mar, San Diego County, California (County Assessor Parcel Number 299-072-43-00). The City of Del Mar is located in the northwestern portion of San Diego County, adjacent to the cities of Solana Beach to the north, and San Diego to the east and south.

Findings: Pursuant to the provisions of the CEQA (Public Resources Code, Section 21000 et seq.) and based on information contained in the completed Initial Study Checklist, the City of Del Mar has determined that the project, with mitigation incorporated, will have less than a significant impact on the environment.

Public Review: The Initial Mitigated Negative Declaration and Initial Study will be circulated for a minimum 30-day review period. Printed copies of the Mitigated Negative Declaration and Initial Study are on file and available for public review at: City of Del Mar, Planning and Community Development, 1050 Camino Del Mar, Del Mar, CA 92014. A hard copy is also available at the local Del Mar Branch of the County of San Diego library system located at 1309 Camino Del Mar, Del Mar, CA 92014. These environmental documents may also be reviewed in electronic format by visiting the City of Del Mar website at www.delmar.ca.us

Written comments will be accepted by the City of Del Mar Planning and Community Development Department from April 8, 2025 to May 7, 2025. All written comments must be received by 5:30 p.m. on the ending date of the public review period.

Where to Send Comments: Any person wishing to comment on the adequacy of these documents must submit comments in writing at the following address:

City of Del Mar
Attn: Elizabeth Yee, Associate Planner
1050 Camino del Mar
Del Mar, CA 92014

Comments sent via email: eyee@delmar.ca.us

Written comments submitted should be labeled "City of Del Mar Qualantone MND Comments".

Public Hearings Scheduled: It is anticipated that the Planning Commission will consider this Mitigated Negative Declaration, all written comments received by May 7, 2025, and the project at its meeting of May 13, 2025, at 6:00 p.m. for a recommendation to the City Council (decision making body). A [separate] public hearing notice will be made available prior to that meeting.

Publish Date: April 4, 2025