

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Qualantone Amending Map Project

Lead Agency: City of Del Mar Contact Person: Elizabeth Yee
Mailing Address: 1050 Camino del Mar Phone: 858-793-6144
City: Del Mar Zip: 92014 County: San Diego

Project Location: County: San Diego City/Nearest Community: Del Mar
Cross Streets: Heather Lane and David Way Zip Code: 92014
Longitude/Latitude (degrees, minutes and seconds): 32 0 58 ' 07.2 " N / 117 0 15 ' 52.1 " W Total Acres: 0.44
Assessor's Parcel No.: 299-072-43-00 Section: 11 Twp.: 14S Range: 4W Base:
Within 2 Miles: State Hwy #: 15 Waterways: San Deiguito Lagoon
Airports: N/A Railways: LOSSAN Schools: The Winston School of SD

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: Revised Scenic easement on Final Map

Development Type:

- [] Residential: Units 1 Acres 0.44
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Low Density Residential (R1-10) and Bluff, Slope And Canyon Overlay Zone (BSC-OZ)

Project Description: (please use a separate page if necessary)

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 (BSC-OZ), any portion of the property that includes 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 Initial Study Checklist, the City has determined that the project, with mitigation incorporated, will not have a significant effect on the environment.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

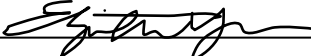
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 4/8/2025 Ending Date 5/7/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative:  Date: 4/8/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.