

# Summary Form for Electronic Document Submittal

Form F

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: Qualantone Amending Map Project

Lead Agency: City of Del Mar

Contact Name: Elizabeth Yee

Email: eyee@delmar.ca.us Phone Number: 858-793-6144

Project Location: Del Mar San Diego  
*City* *County*

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

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 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.

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

The proposed will have Less than Significant Impact with Mitigations on the following Project Issues: Archaeological / Historical and Biological Resources:  
- Archaeological/ Historical : Mitigations for the possible discovery of artifacts or human remains.  
- Biological Resources: Mitigations to protect the potential of the Torrey pine, the legless lizard and the monarch butterfly.

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

None at the time of this submittal ( Prior to 30 day public review of MND)

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

None Applicable