

# MARISOL

BLUFF ACCESS FOR EVERYONE

DEL MAR

## MARISOL DRAFT EIR HIGHLIGHTS

The Draft Environmental Impact Report (DEIR) prepared for the City of Del Mar (City) for the property is available online <https://www.delmar.ca.us/761/March-2020-Election>. The comprehensive report addresses the potential impacts consistent with the requirements of the California Environmental Quality Act (CEQA), including, but not limited to:

- Land Use and Planning
- Aesthetic
- Traffic
- Cultural
- Air Quality
- Greenhouse Gas Emissions
- Soils and Geology
- Biology
- Hydrology and Water Quality
- Noise and Vibration

The DEIR has identified that mitigation measures to be implemented will **reduce all impacts to below a level of significance**, except for traffic during the fair season, when Via de la Valle traffic is manually controlled.

CEQA review is required for all project approvals, including Tentative Map, Coastal Development Permit, Design Review Permit, and other approvals.

Where mitigation measures are warranted, they will be implemented to avoid or reduce potential impacts to below a level of significance, including as outlined below:

### Land Use and Planning

- No significant and unavoidable impacts to land use and planning would occur.
- The Land Use and Planning section of the DEIR describes the proposed plan as consistent with the City's Climate Action Plan and Sea Level Rise Adaptation Plan, among other policies, as well as the California Coastal Act.
- With implementation of proposed mitigation measures related to compliance with noise standards, potential impacts to land use and planning would be reduced to less than significant.

## **Aesthetic**

- Potential impacts relative to aesthetics would be reduced to less than significant with the implementation of mitigation measures including enhanced landscaping plans, a lighting plan and a photometric study.
- From a visual perspective, the proposed mass and one- to three-story scale of buildings would be consistent with the massing of the surrounding and adjacent area.

## **Traffic**

- The implementation of street intersection, signalization, travel lane and striping improvements would improve traffic conditions to better than they are today.
- Alternatives for traffic mitigation subject to City approval are set forth in the DEIR. On Fair weekdays, improvement and partial mitigation is provided on Via de la Valle from the I-5 freeway to Coast Highway / Camino Del Mar. Because traffic is manually controlled during the Fair season, it is impossible for weekday Fair-season traffic to be fully mitigated.
- The flow of traffic on Via De La Valle is improved with the implementation of the recommended intersection improvements at the Highway 101 (Camino Del Mar) / Via De La Valle (Border Avenue) and the Via De La Valle / Jimmy Durante Blvd. intersections.

## **Cultural**

- No significant and unavoidable impacts to cultural and tribal cultural resources would occur.
- Through onsite archeological and Native American monitoring and implementation of a data recovery program, potential impacts to archaeological resources, human remains, and tribal cultural resources would be reduced to less than significant.

## **Air Quality - Greenhouse Gas (GHG) Emissions**

- No mitigation measures are required.
- Impacts related to air quality and GHG emissions would be less than significant.

## **Soils - Geology**

- No significant and unavoidable impacts to geology and soils would occur.
- Through implementation of bluff-erosion-prevention measures, building setbacks away from bluff edge with adaptive design measures, directing drainage away from the bluff, paleontological monitoring and other measures,

## **Biology**

- No significant and unavoidable impacts to biological resources would occur.
- Through the implementation of mitigation measures, potential impacts to biological resources would be less than significant.

## **Hydrology and Water Quality**

- No mitigation measures are required.
- Impacts related to hydrology and water quality would be less than significant.

## **Noise and Vibration**

- Potential impacts related to temporary construction noise, temporary recreational activity, and operational HVAC unit noise would be less than significant with implementation of mitigation measures during construction and operations, including temporary noise barriers during construction, hiring an acoustical specialist, and policies and signage enforcing minimization of noise.