

Notice of Preparation

Notice of Preparation

To: State Clearinghouse

P.O. Box 3044

Sacramento, CA 95812-3044

(Address)

From: City of Del Mar, Planning and Community Development

1050 Camino del Mar

Del Mar, CA 92014

(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of Del Mar

_____ will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Jennifer Gavin, Associate Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: City of Del Mar Capital Improvement Program (CIP) PEIR

Project Applicant, if any: City of Del Mar

Date 11/14/2025

Signature _____

Title Associate Planner

Telephone 858-793-6148

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.



City of Del Mar

Notice of Preparation of a Draft PEIR

Date: November 13, 2025

To: Responsible and Trustee Agents, and Interested Organizations and Individuals

Subject: **Notice of Preparation of a Draft Program Environmental Impact Report (PEIR) for the City of Del Mar Capital Improvement Program (CIP)**

Lead Agency:

CITY OF DEL MAR

Planning and Community Development Department
1050 Camino del Mar
Del Mar, CA 92014

This Notice of Preparation (NOP) includes a project description and a list of the environmental issues to be examined in the Program Environmental Impact Report (PEIR).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your written response to Jennifer Gavin at the City of Del Mar; address and email provided below. Please include the name, phone number, email, and address of a contact person in your response.

Project Title: City of Del Mar Capital Improvement Program (CIP) PEIR

Location: City-wide

Project Setting

Incorporated in 1959, the City of Del Mar is a small, residential community located along the Pacific Coast, west of Interstate 5 and approximately 20 miles north of downtown San Diego. The City boundary is long and narrow in shape, bordering approximately 2.5 miles of the coast, and extending inland less than one mile at its widest point. The City has a small downtown village and three neighborhood types including a beach level neighborhood referred to as North Beach, bluff top neighborhoods along the South Bluff that sit approximately 75 feet in height above the sandy beach, and neighborhoods located on the hillside that runs along the eastern boundary of the City.

Del Mar is the smallest incorporated jurisdiction in San Diego County with a population of around 4,000 persons and an area of roughly two and a half square miles. While the City of Del Mar has a small population, the public use and demand for public facilities, utilities, and infrastructure is exponentially high due to the millions of people who visit Del Mar each year.

The City's coastal location, climate, and small-village atmosphere attract a large number of visitors to the community each year. Popular destinations include Del Mar's beaches, parks, local trails and the coast to crest regional trail system as well as the Del Mar Fairgrounds regional entertainment venue located in the northeastern portion of the City. The City consistently records over 3 million visitors per year for beach attendance alone. The high volume of visitors in Del Mar creates the need for local jobs in the government, commercial service, and retail industries, including jobs at the Del Mar Fairgrounds which is the largest employer in Del Mar. The frequency and intensity of use of the City's infrastructure and public facilities is a factor that directly correlates to the need to anticipate and plan for future capital infrastructure and facility needs.

The City is vigilant in its protection of the natural environment including the ocean, coastal bluffs, inland sandstone bluffs, canyons, and wetlands, which are protected by the City of Del Mar's Community Plan (General Plan) and certified Local Coastal Program (LCP). Protected natural resource areas include the San Dieguito Lagoon (to the north) and Los Penasquitos Lagoon (to the south), the Crest Canyon Open Space Preserve (along eastern boundary of the City) and North Bluff Preserve (to the northwest). Much of the northern portion of the City lies within the floodplain of the Pacific Ocean and San Dieguito River. Where development is proposed within or adjacent to these areas it is subject to compliance with the City's certified LCP.

Project Overview

Background

The CIP is a 10-year strategic planning and budgeting tool for addressing the City's current and future capital infrastructure and facility needs, and is revised over time in noticed public meetings of the City Council in consideration of City Council priorities, the condition of existing facilities and infrastructure, and funding availability. The CIP outlines plans for capital projects, major maintenance, refurbishments, and substantial equipment purchases. Every year, the City undertakes multiple CIP projects involving work on City properties, within City rights-of-way, and within public easements. This PEIR will continue to apply to future CIP projects, beyond the current 10 year CIP program, to the extent proposed projects are deemed consistent with the types of projects evaluated herein, that environmental conditions established in this PEIR have not changed substantially, and that the mitigation requirements in this PEIR are still deemed applicable and effective.

Currently, the City has no programmatic approach to completing environmental review pursuant to CEQA for its CIP projects, and therefore, must undergo environmental review on a project-by-project basis. Timely implementation of the CIP projects is necessary to ensure continued public health, safety, and welfare for the City's residents and visitors. This PEIR will help streamline the implementation of current and future CIP projects to ensure continued public health, safety, and welfare for the City's residents, businesses, and visitors by establishing a clear procedural framework for CEQA compliance on a wide array of CIP project types.

CIP Projects List

On an ongoing basis, the City maintains a 10-year CIP program that includes a comprehensive list of CIP facility and infrastructure needs that are anticipated to be completed by the City over the next 10 years. Each year, the City Council adopts a two-year budget that allocates budget for specific projects from the CIP project list. The proposed activities included as part of the CIP analyzed in this PEIR are included in the City Council-approved City Work Plan for FY 2025-26 through FY 2026-27, which includes a list of the CIP projects the City intends to process during the next two fiscal years.

Proposed Project Activities

The PEIR will apply to the CIP projects listed in the approved City Work Plan for FY 2025-26 through FY 2026-27, as well as future CIP projects not included on the current CIP list to the extent that individual future projects are reviewed and considered as follows:

- The project is deemed consistent with the types of projects evaluated herein;
- The environmental conditions analyzed in this PEIR have not changed substantially; and
- The PEIR mitigation requirements identified are still deemed applicable and effective.

The proposed project components analyzed in the PEIR include the typical construction and operation protocols for various types of individual CIP projects. The CIP projects covered under the PEIR have been

divided into seven categories. A general overview of the types of proposed activities and individual CIP projects for each of these categories is provided below.

Undergrounding Program

The City's Undergrounding Program focuses on removing unsightly utility poles and replacing overhead cable lines for electricity and telecommunications with undergrounded lines. In addition to improving views by removal of the utility poles and overhead lines, the Undergrounding Program reduces fire hazards and other safety risks caused by downed lines and increases the reliability of utility systems. The Underground Program is identified as a community priority that is consistent with the goals and policies included throughout the Del Mar Community Plan.

Construction activities involve trenching, installation of utility lines and conduit in the trenches, backfilling trenches, resurfacing pavement and replacement of vegetation that is disturbed during construction, installation of utility structures, and the removal of utility poles and associated equipment. Other construction activities may include retaining walls to support the installation of above ground utility structures. The majority of construction activities would occur within public rights-of-way within or along existing roadways. Installation of underground utility lines would also occur outside public rights-of-way at locations where overhead services currently exist in order to maintain service connections to existing residences and businesses. Construction activities associated with utility undergrounding would occur at an average rate of approximately 100 linear feet (LF) per day, with a maximum rate per day of 400 LF. The maximum length of individual CIP utility undergrounding projects would be up to 32,000 LF, but would have an average length of approximately 15,000 LF. Average trench widths for these projects would be approximately 2 feet, with a maximum trench width of approximately 3 feet. Average trench depth would be approximately 3 feet, and maximum trench depth would be no greater than 10 feet.

Water

The CIP includes water infrastructure improvement projects to continue to provide a reliable water supply to support the health and quality of life of the City's residents, businesses, and visitors. The City's water facilities are also essential for safety via fire protection services. The proposed water infrastructure improvements in the CIP are consistent with the goals and policies in the Environmental Management and Transportation sections of the Del Mar Community Plan.

Construction related to improvements, repairs, and rehabilitation of existing or future potable and recycled water pipelines, valves, pressure reducing stations, pressure relief stations, water pumping stations, water meters, backflow preventers, and fire hydrants would generally include trenching, backfilling, and resurfacing activities. In-situ pipeline repairs and interior lining would not require excavation. The majority of such construction activities would occur within public rights-of-way within or along existing roadways. Construction activities associated with water pipelines would occur at an average rate of approximately 200 LF per day, with a maximum rate per day of 400 LF. The maximum length of individual CIP water infrastructure projects would be up to 5,000 LF, but would have an average length of approximately 1,000 LF. Average trench widths for these projects would be approximately 2.5 feet, with a maximum trench width of approximately 4.5 feet. Average trench depth would be approximately 4 feet, and maximum trench depth would be no greater than 10 feet. Construction related to water reservoir improvements and rehabilitation would generally include mechanical and electrical improvements.

Wastewater

The CIP includes wastewater (sewer) infrastructure improvement projects to address maintenance needs for the City's wastewater system, including repair needs for failing pipelines. The proposed wastewater improvements in the CIP are consistent with the goals and policies in the Environmental Management and Transportation sections of the Del Mar Community Plan.

Construction related to improvements, repairs, and rehabilitation of existing or future sewer gravity and force main pipelines, pump stations, manholes, and cleanouts would generally include trenching, backfilling, and resurfacing activities. The majority of such construction activities would occur within public rights-of-way within or along existing roadways. Construction activities associated with sewer pipelines would occur at an average rate of approximately 200 LF per day, with a maximum rate per day of 400 LF, similar to water pipelines. The maximum length of individual CIP wastewater infrastructure projects would be up to 6,000 LF, but would have an average length of approximately 1,250 LF. Average trench widths for these projects would be approximately 2.5 feet, with a maximum trench width of approximately 3.5 feet. Average trench depth would be approximately 8 feet, and maximum trench depth would be no greater than 15 feet. Construction related to sewer pump station improvements and rehabilitation would generally include mechanical and electrical improvements.

Storm Water

The CIP includes storm water infrastructure improvement projects to address maintenance needs for the City's wastewater system. These projects would address a combination of short-term and long-term storm water infrastructure needs and include emergency repair projects and improvement projects relating to storm drains and storm water permit compliance needs. The City Public Works Department, in consultation with the Clean Water Program consultant, identify various storm water improvements as needed to comply with applicable federal and State laws relating to water quality. The proposed storm water improvements in the CIP are consistent with the goals and policies in the Environmental Management and Transportation sections of the Community Plan.

Construction related to improvements, repairs, and rehabilitation of existing or future storm water pipelines/culverts, manholes, cleanouts, inlets, outlets, catch basins, headwalls, open channel, cobble/hardscape open swales, infiltration pits, and low flow diverters would generally include trenching, excavation, backfilling, and resurfacing activities. The majority of such construction activities would occur within public rights-of-way within or along existing roadways. Construction activities associated with storm water pipelines and culverts would occur at an average rate of approximately 50 LF per day, with a maximum rate per day of 100 LF. The maximum length of individual CIP storm water infrastructure projects would be up to 1,000 LF, but would have an average length of approximately 200 LF. Average trench widths for these projects would be approximately 3 feet, with a maximum trench width of approximately 4 feet. Average trench depth would be approximately 3 feet, and maximum trench depth would be no greater than 10 feet.

Streets

The CIP includes streets infrastructure improvement projects to address maintenance needs for the City's existing and future roadways. Improvements would generally include annual pavement rehabilitation and Americans with Disabilities Act (ADA) upgrades. The proposed street improvements in the CIP are consistent with the goals and policies in the Environmental Management and Transportation sections of the Del Mar Community Plan.

Construction related to improvements, repairs, and rehabilitation of existing or future public roadways, including pavement, concrete curb and gutter, sidewalks, and ADA curb ramps, would generally include excavation, backfill, and resurfacing activities. The majority of such construction activities would occur within public rights-of-way within or along existing roadways. Construction activities associated with roadway construction/improvements would occur at an average rate of approximately 500 LF per day, with a maximum rate per day of 2,000 LF. The maximum length of individual CIP roadway projects would be up to 7,500 LF, but would have an average length of approximately 2,500 LF. Additionally, construction activities associated with curb and gutter construction/improvements would occur at an average rate of approximately 250 LF per day, with a maximum rate per day of 500 LF. The maximum length of individual CIP curb and gutter projects would be up to 3,000 LF, but would have an average length of approximately

500 LF. Construction related to installation of retaining walls in slopes would generally include excavation, backfill, and installation of irrigation and landscaping.

Facilities

The CIP includes facilities projects to address maintenance needs for the City's existing public facilities. The projects relate to various short-term and long-term facility needs related to public safety operations. The proposed CIP facility improvements are consistent with the goals and policies of the Environmental Management and Community Development sections of the Del Mar Community Plan.

Construction related to improvements and repairs of existing public facilities would generally include minor exterior façade repairs such as painting and minor interior improvements such as painting; new carpeting; replacement of/repairs to plumbing, electrical, and heating, ventilation, and air conditioning (HVAC) units; security/fire system repairs; and roof repairs. Additionally, CIP facilities projects would include the installation of hardscape features (e.g., benches, drinking fountains, streetlights, traffic lights, etc.) on City property and public rights-of-way. Construction activities associated with the relocation of the fire station and the Public Works building from the floodway may include reconstruction of the buildings to minimize potential impacts associated with flooding. This would be accomplished by either: (1) reconstruction at the existing location through recontouring of the project site or by other means to elevate the new building foundations above the flood elevation; and/or (2) reconstruction at a new location outside the flood zone.

Open Space

The CIP includes open space projects to address maintenance needs for the City's existing and future open space amenities, including City parks, trail connections, the beach, and lifeguard facilities. The proposed improvements are consistent with the goals and policies relating to parks, recreation, environmental management, and public safety with the Environmental Management section of the Del Mar Community Plan.

Construction related to improvements and repairs of existing and future public open space facilities would generally include excavation, backfill, and resurfacing activities and the installation of irrigation and landscaping for outdoor improvements. Minor exterior façade repairs associated with lifeguard building improvements would generally include painting, and minor interior improvements would generally include painting; new carpeting; replacement of/repairs to plumbing, electrical, and HVAC units; security/fire system repairs; and roof repairs. The majority of such construction activities would occur on City property or within public rights-of-way within or along existing roadways.

A. Required Approvals

The City of Del Mar is the lead agency for the project, as it is the agency with primary authority over the proposed CIP's discretionary approvals. As the lead agency, the City will be responsible for certification of the Final PEIR, as well as adoption of the associated Mitigation Monitoring and Reporting Program.

Environmental Issues to be Evaluated in the PEIR

The proposed project is subject to environmental review under CEQA. Pursuant to CEQA Guidelines Section 15063(a), if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that a PEIR will need to be prepared for the project to comply with CEQA. Therefore, a PEIR will be prepared to fully evaluate the potential environmental impacts associated with the proposed project. The PEIR will consider the full range of environmental topics contemplated under CEQA and the CEQA Guidelines. The following environmental issue areas are anticipated to require detailed analysis in the PEIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils

- Greenhouse Gas Emissions
- Noise and Vibration
- Tribal Cultural Resources

The PEIR will address the short-term and long-term effects of the proposed project on the environment. It will also evaluate the potential for the proposed project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the PEIR. Mitigation may be proposed for those impacts that are determined to be significant. A Mitigation Monitoring and Reporting Program (MMRP) will also be developed as required by CEQA Guidelines Section 15097.

This NOP is subject to a 30-day public review period pursuant to Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and the scope of the PEIR, including the identified environmental topics to be analyzed in detail.

Public Review Period

CEQA requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response to this NOP within the 30-day public scoping period for the PEIR.

Public Review Period: November 13, 2025 to December 15, 2025

The City is requesting comments and guidance on the scope and content of the PEIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section 15082). All parties that have submitted their names and mailing addresses will be notified as part of the project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted below.

Public Agencies

The City requests each Responsible and Trustee agency's views on the scope and content of environmental issues relevant to your agency's statutory responsibilities in connection with the proposed Project, in a manner consistent with California Code of Regulations, Title 14, Section 15082(b). Your agency may use the Program EIR prepared by the City when considering any permits that your agency must issue, or other approvals for the project.

Public Comments

The City requests your careful review and consideration of this notice, and invites **written comments** from interested agencies, persons, and organizations regarding the preparation of the PEIR. Please send your written comments to:

City of Del Mar
Planning and Community Development Department
Attn: Jennifer Gavin, Associate Planner
1050 Camino del Mar
Del Mar, CA 92014
Fax: (858) 755-2794
Email: jgavin@delmar.ca.us
Phone: (858) 793-6148

Please include the name, phone number, email, and address of a contact person in your response. Comments in response to this NOP must be submitted to the City by close of business **(5:30 p.m.) on Monday, December 15, 2025.**

Public Scoping Meeting

Pursuant to CEQA Guidelines Section 15082(c), a scoping meeting is not required except for projects of statewide, regional, or areawide significance, or projects that may affect highways or other facilities under the jurisdiction of the California Department of Transportation. The City has determined that the proposed project does not meet the criteria of statewide, regional, or areawide significance, pursuant to CEQA Guidelines Section 15206. Additionally, the project does not involve impacts to highways or other California Department of Transportation facilities. Accordingly, the City will not be hosting a public scoping meeting for the PEIR.

Public Agencies

If your public agency is interested in a scoping meeting presentation and discussion, please contact Jennifer Gavin, Associate Planner, to set up a time.

Attachments:

Figure 1 – Program Vicinity Map

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Legend

 Project Site

CITY OF DEL MAR CAPITAL IMPROVEMENT PROGRAM PEIR
NOTICE OF PREPARATION

Michael Baker
INTERNATIONAL



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Miles

Source: Esri, ArcGIS Online, City of Del Mar, San Diego County

Program Vicinity Map

Figure 1