



CITY OF ENCINITAS

Notice of Preparation of a Draft Environmental Impact Report

FROM: City of Encinitas,
Development Services
505 S. Vulcan Avenue,
Encinitas, California 92024

TO: State Agencies, Responsible Agencies,
Trustee Agencies, and Interested Persons

PROJECT: Torrey Crest Residential Subdivision

PROJECT APPLICANT: Torrey Pacific Corporation

PROJECT LOCATION: 1220-1240 Melba Road & 1190 Island View Lane, Encinitas, CA 92024;
County Assessor Parcel Numbers: 259-180-09, 259-180-10, 259-180-16,
259-180-33, 259-181-02; 259-181-03, and
259-181-04,

PROJECT CASE NUMBERS: MULTI-004309-2021, SUB-004310-2021, DR-004311-2021, & CDPNF-004312-2021

Pursuant to the California Environmental Quality Act (CEQA), the City of Encinitas (City) is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the proposed project. Implementation of the project may require approvals from public agencies. As such, the City seeks input as to the scope and content of the EIR based on your agency's purview of the project (if any). In addition, comments are being solicited from other interested persons. Comments received in response to this Notice will be reviewed and considered by the City in determining the scope of the EIR.

PROJECT DESCRIPTION AND ANTICIPATED ENVIRONMENTAL EFFECTS:

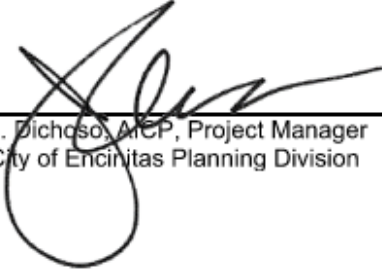
Torrey Pacific Corporation (Applicant) proposes the subdivision of an approximately 6.646-acre site to accommodate development of a single-family residential project located north of Melba Road, south of Oak Crest Middle School, east of Balour Drive, and west of Crest Drive in the City of Encinitas. The Project would consist of 30 detached single-family residences, of which 27 would be market-rate units and three (3) would be affordable units dedicated to "very low-income" qualifying residents. The Project would demolish of all onsite structures and include construction of a new private access from Melba Drive, associated utilities, drainage and storm water treatment improvements, and landscaping.

The Project site is comprised of seven parcels; County of San Diego Assessor Parcel Numbers (APNs) 259-180-09, 259-180-10, 259-180-16, 259-180-33, 259-181-02; 259-181-03, and 259-181-04, totaling approximately 6.646- acres. The project site is located within the the Residential 3 General Plan Land Use Designation and the Residential-3 (R-3) Zone. These land use and zoning designations are intended to support residential uses. The Project site is located within the Coastal Overlay Zone. City approval of a Density Bonus Tentative Map, Design Review Permit, and Coastal Development Permit (MULTI-004309-2021, SUB-004310-2021, DR-004311-2021, & CDPNF-4312-2021) will be required to allow for project development.

Project plans may be reviewed on the City's website at:

<https://www.encinitasca.gov/government/public-notice/development-services> under "Environmental Notices." It is anticipated that the EIR will focus on the following environmental issue areas: aesthetics/community character, agricultural resources, air quality, biological resources, cultural resources, greenhouse gas emissions, geology and soils, hazards and hazardous materials, hydrology/water quality, land use & planning, noise, public services, transportation, tribal cultural resources, and utilities & service systems.

COMMENT PERIOD: Please send your comments to J. Dichoso, AICP, Project Manager, Encinitas Planning Division, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via email to jdichoso@encinitasca.gov. **All comments must be received by no later than 6:00 p.m. on June 7, 2022.** This Notice of Preparation can also be reviewed at the Encinitas Library at 540 Cornish Drive, Encinitas, CA 92024 and the Cardiff-by-the-Sea Library at 2081 Newcastle Avenue, Cardiff-by-the-Sea, CA 92007.



J. Dichoso, AICP, Project Manager
City of Encinitas Planning Division

May 3, 2022
Date

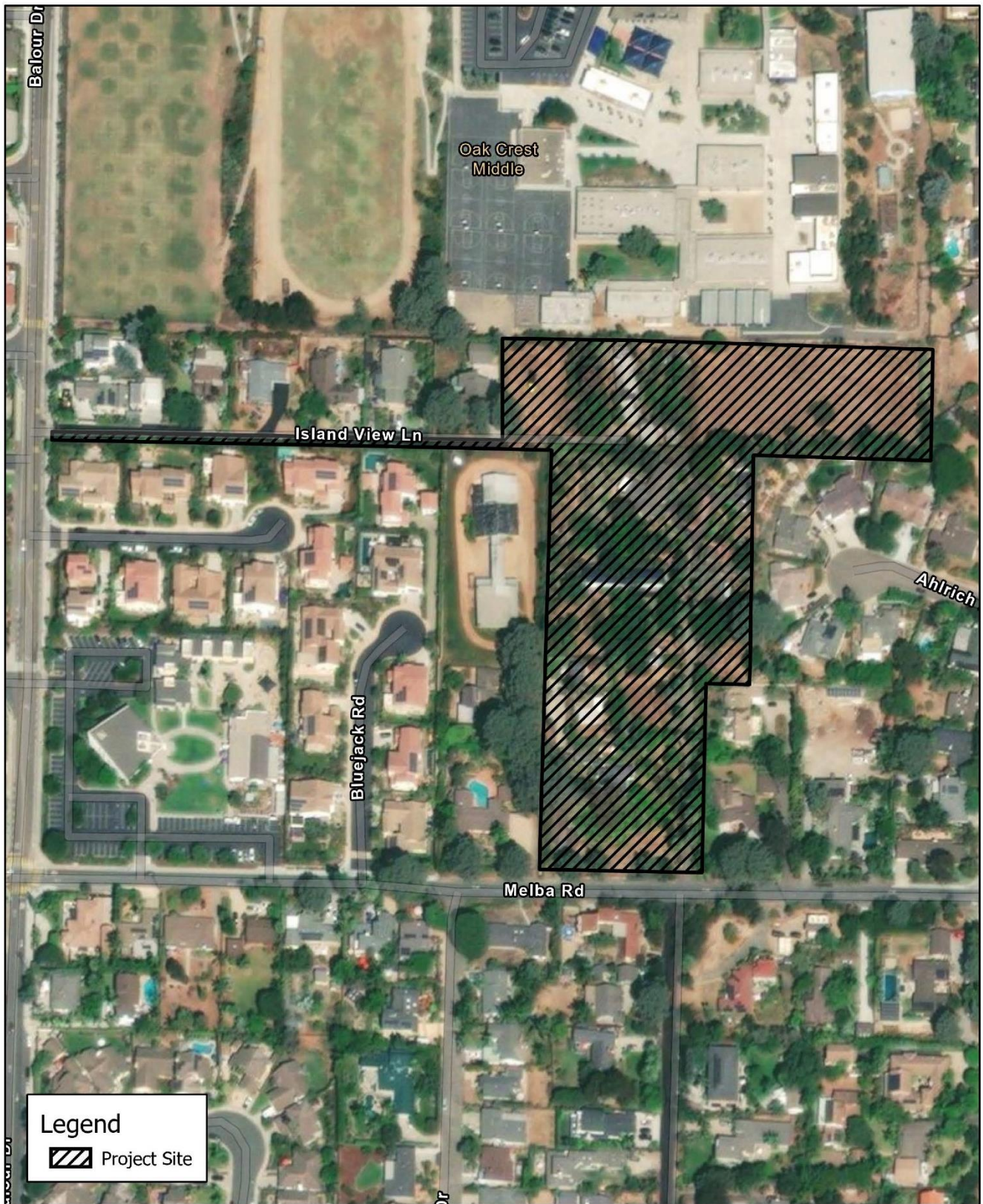
PROBABLE ENVIRONMENTAL EFFECTS: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a “Potentially Significant Impact” or a “Less Than Significant With Mitigation Incorporated”.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> <u>Aesthetics</u> | <input checked="" type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input checked="" type="checkbox"/> <u>Air Quality</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Energy</u> |
| <input checked="" type="checkbox"/> <u>Geology & Soils</u> | <input checked="" type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input checked="" type="checkbox"/> <u>Hazards & Haz. Materials</u> |
| <input checked="" type="checkbox"/> <u>Hydrology & Water Quality</u> | <input checked="" type="checkbox"/> <u>Land Use & Planning</u> | <input type="checkbox"/> <u>Mineral Resources</u> |
| <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Population & Housing</u> | <input checked="" type="checkbox"/> <u>Public Services</u> |
| <input type="checkbox"/> <u>Recreation</u> | <input checked="" type="checkbox"/> <u>Transportation</u> | <input checked="" type="checkbox"/> <u>Utilities & Service Systems</u> |
| <input type="checkbox"/> <u>Wildfire</u> | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: (To be completed by the Lead Agency)

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Please note that the Notice of Preparation signifies the beginning of the EIR review and public participation process. At the same time, the City of Encinitas contemplates further agency and public input as the Project proceeds through the City’s environmental review process. During this process and before public circulation of the Draft EIR, the City anticipates some changes or additions to the Project, its description, and probable impacts in response to this Notice of Preparation, and ongoing County staff input as it independently reviews the Project application and supporting documents. The iterative process is a necessary part of the City’s EIR review process. However, the City does not anticipate circulating any new or revised Notices of Preparation for the Project provided the project-related changes or additions do not trigger substantial changes in the Project or its circumstances, or present new information of substantial importance as defined by CEQA. Instead, the Draft EIR that will be circulated for agency and public review will provide all interested entities and parties the opportunity to further comment on the Project and its probable environmental impacts when submitting public comments on the Draft EIR. Those comments also will be the subject of written responses that will be included in the Final EIR.



Project Location
Torrey Crest Residential Subdivision
Figure 1