



**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
LEGAL NOTICE OF
ENVIRONMENTAL REVIEW AND COMMENT PERIOD**

Public Review Period: August 4, 2023 to September 5, 2023

Notice is hereby given that a 30-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Mitigated Negative Declaration, which has been prepared for the proposed project as identified below and located in the City of Encinitas.

PROJECT NAME: Sanctuary Project
CASE NUMBER: MULTI-002610-2018, SUB-002612-2018, USE-003068-2019, DR-002611-2018, BADJ-004435-2021, ITRP-004018-2020
APPLICANT: Nuevo-Real Estate
LOCATION: APN: 265-331-49-00 (address not assigned). Existing lot southwest of Rancho Santa Fe Road and Ranch View Terrace in Encinitas, California 92024. Community of Olivenhain.

DESCRIPTION: Nuevo-Real Estate (applicant) proposes a Tentative Map, Major Use Permit and Design Review Permit for a Planned Residential Development subdivision consisting of eleven lots (nine detached residential lots, one private street/drainage lot, and one open space lot), construction of a new cul-de-sac street, and implementation of drainage features, utilities, and landscaping improvements, grading and earthwork including approximately 12,500 cubic yards (cy) of cut, 4,500 cy of fill, and 8,000 cy of soil export; including a maximum cut height of 16 feet and a maximum fill height of eight feet on an approximately 8.32-acre vacant site in the Olivenhain community of the City of Encinitas. The nine residential lots would range in size from 6,002 SF to 7,534 SF net lot area. The private street/drainage lot will be 46,763 SF, and the open space lot will be 218,345 SF of undeveloped open space area and 6,722 SF of active recreational open space. The project includes a Boundary Adjustment to adjust the southwest property line to correct existing neighboring structures no longer crossing property lines and a Planning Commission Interpretation to determine natural versus manufactured slopes in specific areas of the project site.

The Project site is located in the Rural Residential (RR-2) Zone and within the Special Study Overlay Zone, Hillside/Inland Bluff Overlay Zone and the Scenic/Visual Corridor Overlay Zone. This land use and zoning designation is intended to support residential uses.

ENVIRONMENTAL STATUS: The City has performed an Environmental Initial Study, which has determined that with mitigation measures, no significant environmental impacts would result from the proposed project. Therefore, a Mitigated Negative Declaration is recommended for adoption. The Draft Mitigated Negative Declaration is available for public review from August 4, 2023 to September 5, 2023. Written comments regarding the adequacy of the Draft

Mitigated Negative Declaration must be received by the Development Services Department at the address provided below by 5:00 p.m. on September 5, 2023. A final environmental document incorporating public input will then be prepared for consideration by decision-making authorities.

The Draft Mitigated Negative Declaration and Environmental Initial Study may be reviewed on the City's website at <https://www.encinitasca.gov/government/public-notice/development-services-public-notice/environmental-notice> under "The Sanctuary". Please contact Planning Division staff below to review other supporting documents and the project application.

This Draft Mitigated Negative Declaration can also be reviewed at the Encinitas Library (540 Cornish Dr, Encinitas, CA 92024), and the Cardiff-by-the-Sea Library (2081 Newcastle Ave, Cardiff, CA 92007). For additional information, please contact Rachael Lindebrekke, Associate Planner at 760 633-2703 or by email at rlindebrekke@encinitasca.gov, or the Planning Division at 760-633-2710 or planning@encinitasca.gov.