



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

Public Review Period: April 12, 2024, to May 13, 2024

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: 2901 Wishbone Way Residential Project

CASE NUMBER: ENV-006290-2023; LDEV-017128-2021; BLDR-017217-2021; BLDR-017239-2021

APPLICANT: Gannon Tidwell

LOCATION: 2901 Wishbone Way, Encinitas CA 92024 APN: 264-222-33

DESCRIPTION: Gannon Tidwell (applicant) proposes site grading, construction of a new single-family home with attached garage and accessory dwelling unit, and implementation of drainage features, utilities, and landscaping improvements on an approximately 2.47-acre vacant site in the Olivenhain community of the City of Encinitas.

The Project site is located in the Rural Residential (RR) Zone and within the Cultural Natural resources Overlay Zone. This land use and zoning designation is intended to support residential uses. City approval of a building permit and grading permit (LDEV-017128-2021; BLDR-017217-2021; BLDR-017239-2021) will be required.

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 April 12, 2024, to May 13, 2024. 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 May 13, 2024. 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-notices/development-services-public-notices/environmental-notices> under "2901 Wishbone Way Residential Project". 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 Fran Carr, Associate Planner at 760 633-2738 or by email at fcarr@encinitasca.gov, or the Planning Division at 760-633-2710 or planning@encinitasca.gov.