

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
505 South Vulcan Avenue
Encinitas, CA 92024**

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
PUBLIC REVIEW AND COMMENT PERIOD: APRIL 12, 2024, TO MAY 28, 2024.
CITY HALL IS CLOSED MONDAY, MAY 27, 2024, IN OBSERVANCE OF MEMORIAL DAY.**

NOTICE IS HEREBY GIVEN that a 45-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Environmental Impact Report (DEIR) which has been prepared for the proposed project as identified below, pursuant to CEQA Guidelines Section 15087. During the public review period, the Draft EIR will be available for review on the City's website at www.encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices under "Environmental Notices" and at the Planning Division of the Development Services Department, City of Encinitas, 505 South Vulcan Avenue, Encinitas, CA 92024.

PROJECT NAME: Torrey Crest Residential Subdivision

CASE NUMBER: MULTI-004309-2021; CDP-005161-2022; DR-004311-2021; SUB-004310-2021; and CDPNF-004312-2021 (CA State Clearinghouse No. 2022050126)

APPLICANT: Torrey Pacific Corporation

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

DESCRIPTION: 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 all on-site structures and include construction of a new private access from Melba Road and off-street parking. Improvements would also include the installation of associated utilities, drainage, and storm water treatment and landscaping improvements as well as improvements to Melba Road.

The Draft EIR concludes that the project would not result in significant environmental impacts with the incorporation of mitigation measures for biological resources, cultural resources, geology, and soils (paleontology), hazards and hazardous materials, noise, and tribal cultural resources.

A 45-day public review and comment period has been established from **April 12, 2024 to May 28, 2024**. All written comments on the Draft EIR should be clearly itemized and focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated.

Comments on the DEIR must be received no later than **May 28, 2024, at 5:00 p.m.** This DEIR 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 J. Dichoso at (760) 633-2681 or by email at jdichoso@encinitasca.gov

VICINITY MAP

Case Nos MULTI-004309-2021; CDP-005161-2022; DR-004311-2021;
SUB-004310-2021; and CDPNF-004312-2021

Addresses: 1220 through 1240 Melba Road and 1190 Island View Lane (APNs: 259-180-09,
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