



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 Clearinghouse, Responsible Agencies,
Trustee Agencies, and Interested Persons

PROJECT TITLE: Olivenhain Estates Residential
PROJECT APPLICANT: ANDREW KEEN TRUSTEE OF OLIVENHAIN ESTATES TRUST
PROJECT LOCATION: 105 S. Rancho Santa Fe Road, Encinitas, California, 92024;
County Assessor Parcel No. 259-221-57
PROJECT CASE NUMBERS: MULTI-004190-2020, SUB-004194-2020, DR-004191-2020, CPP-003928-2020

Acting as a lead agency for the California Environmental Quality Act (CEQA), the City of Encinitas, Development Services Department, is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the proposed Olivenhain Estates Residential project.

A Draft Environmental Impact Report (EIR) will be prepared to evaluate the potential environmental effects of the proposed project. The EIR will identify any potential significant impacts, propose feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss feasible alternatives to the project that may accomplish basic project objectives while lessening or eliminating any of the project's significant impacts.

It is anticipated that the EIR will focus on the following environmental issue areas: aesthetics, biological resources, cultural resources (archaeology); geology and soils (paleontological resources), hazards and hazardous materials, hydrology/water quality, noise, public services, transportation/traffic, and tribal cultural resources. All other topics identified in Appendix G to the CEQA Guidelines would be addressed in accordance with CEQA Guidelines Section 15128. Other required sections of CEQA will be addressed including cumulative impacts and project alternatives.

For purposes of this notice, the City of Encinitas is soliciting the views of public agencies and other interested parties regarding the scope and content of the Draft EIR for the project. Comments on the Notice of Preparation document must be sent no later than **December 23, 2024, at 5:00 p.m. to Christina Bustamante, Senior Planner, Development Services Department, via mail at 505 S. Vulcan Avenue, Encinitas, CA 92024**, or via e-mail to cbustamante@encinitasca.gov. Comments should reference the project name and case numbers.

Project Description

The project proposes the subdivision of a single lot into 16 lots using State Density Bonus Law; the construction of 14 single-family residential dwelling units (13 market-rate units and one (1) "very low" affordable housing unit); as well as the construction of a private road (Lot A), an open space (Lot B), cut and fill grading thresholds exceeded, retaining walls exceeding six feet in height, and associated utility, drainage, stormwater, landscaping and roadway improvements (Project or proposed Project). The Project also includes construction of a portion of Trail Segment 82 along the Rancho Santa Fe Road project frontage. The project requests waivers as permitted under the State's Density Bonus Law. Waiver requests allow projects to waive certain development standards that would physically preclude the construction of the project at the proposed density. The approximately 4.75-acre site is located at 105 S. Rancho Santa Fe Road, Encinitas, California and is bounded to the north by single-family residences, to the south by professional offices, to the east by Peppertree Lane and to the west by Rancho Santa Fe Road (refer to Figure 1, Project Location).

The Project site is composed of a single parcel; County of San Diego Assessor Parcel Number (APN 259-221-57) and is located within the Rural Residential 2 (RR2) General Plan Land Use Designation and the Rural Residential 2 (RR-2) Zone. These land use and zoning designations are intended to support single-family residential uses. The Project site is not located within the Coastal Overlay Zone. City approval of density bonus, tentative map, and design review permit will be required to allow for project development.

Additional information regarding the project, including project plans, may be viewed on the City's website at: <https://portal.encinitasca.gov/CustomSelfService#/plan/6b0a420c-26e7-4b6d-8b0b-799440f9a40b?tab=attachments>.

A copy of this notice may be reviewed on the City's website at: <https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices> under "Environmental Notices." For additional information, please contact Christina Bustamante, at 760-943-2207 or by email at cbustamante@encinitasca.gov.

Christina M. Bustamante

Christina Bustamante, Senior Planner
City of Encinitas, Development Services Department

November 19, 2024

Date

Environmental Impact Report Process

Please note that the Notice of Preparation signifies the beginning of the EIR review and public participation process with State Agencies, Responsible Agencies, Trustee Agencies, Organizations, and Interested Persons. 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 City 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 will also be the subject of written responses included in the Final EIR.



Source: ESRI, SanGIS



Project Location

105 Santa Fe Road

Case Nos. MULTI-004190-2020, SUB-004190-2020, DR-00004190-2020, CPP-00004190-2020

Figure 1