

**CITY OF ENCINITAS  
DEVELOPMENT SERVICES DEPARTMENT  
NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT**

**NOTICE IS HEREBY GIVEN** that the City of Encinitas, Development Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following project. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on at <https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices>, at the Development Services Department, 505 S. Vulcan Avenue, Encinitas, CA, and at the libraries listed below. Comments on the Notice of Preparation document must be sent to J. Dichoso, AICP, Development Services, 505 South Vulcan Avenue, Encinitas, CA 92024, or the email address listed below and should reference the project number and name.

**TORREY CREST RESIDENTIAL SUBDIVISION**

**(MULTI-004309-2021, SUB-004310-2021, DR-004311-2021, CDPNF-004312-2021)**

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 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 Residential 3 General Plan Land Use Designation and the Residential-3 (R-3) Zone and . 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-4309-2021, SUB-4310-2021, DR-4311-2021, CDPNF-4312-2021) will be required to allow for project development.

Comments on this Notice of Preparation document must be received no later than **June 7, 2022 at 6:00 p.m.** This Notice of Preparation 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, AICP, at 760 633-2681 or by email at [jdichoso@encinitasca.gov](mailto:jdichoso@encinitasca.gov).