

Notice of Completion & Environmental Document Transmittal

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SCH #

PROJECT TITLE Torrey Crest Residential Subdivision		
LEAD AGENCY City of Encinitas	CONTACT PERSON J. Dichoso	
STREET ADDRESS 505 South Vulcan Avenue	PHONE (760) 633-2681	
CITY Encinitas	ZIP CODE 92024	COUNTY San Diego

PROJECT LOCATION					
COUNTY San Diego		CITY/NEAREST COMMUNITY City of Encinitas			
CROSS STREETS Melba Road and Oceanic Drive		ZIP CODE 92024	TOTAL ACRES 6.646		
LONGITUDE/LATITUDE (DEGREES, MINUTES, AND SECONDS): 33, 2'26.7" N/117, 15'56" W					
ASSESSOR'S PARCEL NUMBERS: 259-180-09, 259-180-10, 259-180-16, 259-181-02, 259-181-03, 259-181-04, and 259-181-33		SECTION 14	TOWNSHIP 13S	RANGE 4W	BASE SBM
WITHIN 2 MILES:					
STATE HIGHWAY: INTERSTATE 5	AIRPORTS: None	SCHOOLS: Oakcrest Middle School, Ocean Knoll Elementary, and San Dieguito Academy High School			
RAILWAYS LOSSAN Rail Corridor		WATERWAYS San Elijo Lagoon			

DOCUMENT TYPE					
CEQA	<input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Supplement/Subsequent EIR	NEPA	<input type="checkbox"/> NOI	OTHER
	<input type="checkbox"/> Early Cons	(Prior SCH No.) _____		<input type="checkbox"/> EA	<input type="checkbox"/> Joint Document
	<input type="checkbox"/> MND/IS	<input type="checkbox"/> Other		<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Final Document
	<input type="checkbox"/> Draft EIR			<input type="checkbox"/> FONSI	<input type="checkbox"/> Other _____

LOCAL ACTION TYPE					
<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan Amendment	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Coastal Permit		
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input checked="" type="checkbox"/> Other Design Review Permit		
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Other		
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other		

DEVELOPMENT TYPE					
<input checked="" type="checkbox"/> Residential	Units: 30	Acres: 6.646		<input checked="" type="checkbox"/> Transportation	Type _____
<input type="checkbox"/> Office	Sq. ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Mining	Mineral _____
<input type="checkbox"/> Shopping/Commercial	Sq. ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Waste Treatment	Type _____
<input type="checkbox"/> Industrial	Sq. ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Hazardous Waste	Type _____
<input type="checkbox"/> Educational	Sq. ft. _____				
<input type="checkbox"/> Other	Sq. ft. _____				
<input type="checkbox"/> Recreational				<input type="checkbox"/> Water Facilities	Type _____ MGD _____
				<input type="checkbox"/> Power	Type _____ Watts _____

PROJECT ISSUES DISCUSSED IN DOCUMENT			
<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Agricultural Land	<input type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Geological/Seismic	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input checked="" type="checkbox"/> Archaeological/Historical	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Land Use and Planning	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Coastal Zone	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Vegetation	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Water Quality	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Public Services/Facilities		<input type="checkbox"/> Other _____
	<input type="checkbox"/> Recreation/Parks		

PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION:
 Residential/General Plan & Zoning: Residential 3 (R-3)

PROJECT 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 of 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. 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, and CPP-4313-2021) will be required to allow for project development.

REVIEWING AGENCIES CHECKLIST

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| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Air Resources Board <input type="checkbox"/> Boating & Waterways, Department of <input type="checkbox"/> California Emergency Management Agency <input type="checkbox"/> California Highway Patrol <input checked="" type="checkbox"/> Caltrans District # 11 <input type="checkbox"/> Caltrans Division of Aeronautics <input type="checkbox"/> Caltrans Planning <input type="checkbox"/> Central Valley Flood Protection Board <input type="checkbox"/> Coachella Valley Mtns. Conservancy <input checked="" type="checkbox"/> Coastal Commission <input type="checkbox"/> Colorado River Board <input type="checkbox"/> Conservation, Department of <input type="checkbox"/> Corrections, Department of <input type="checkbox"/> Delta Protection Commission <input checked="" type="checkbox"/> Education, Department of <input checked="" type="checkbox"/> Fish & Game Region #5 <input type="checkbox"/> Food & Agriculture, Department of <input type="checkbox"/> Forestry and Fire Protection, Department of <input type="checkbox"/> General Services, Department of <input type="checkbox"/> Health Services, Department of <input checked="" type="checkbox"/> Housing & Community Development <input checked="" type="checkbox"/> Native American Heritage Commission | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Office of Historic Preservation <input type="checkbox"/> Office of Public School Construction <input type="checkbox"/> Parks & Recreation, Department of <input type="checkbox"/> Pesticide Regulation, Department of <input type="checkbox"/> Public Utilities Commission <input checked="" type="checkbox"/> Regional WQCB #9 <input type="checkbox"/> Resources Agency <input type="checkbox"/> Resources Recycling and Recovery, Department of <input type="checkbox"/> S.F. Bay Conservation & Development Comm. <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy <input type="checkbox"/> San Joaquin River Conservancy <input type="checkbox"/> Santa Monica Mtns. Conservancy <input type="checkbox"/> State Lands Commission <input type="checkbox"/> SWRCB: Clean Water Grants <input checked="" type="checkbox"/> SWRCB: Water Rights <input type="checkbox"/> Tahoe Regional Planning Agency <input type="checkbox"/> Toxic Substances Control, Department of <input type="checkbox"/> Water Resources, Department of <input type="checkbox"/> Other: <input type="checkbox"/> Other: |
|---|--|

LOCAL PUBLIC REVIEW PERIOD

Starting Date: 05/06/2022

Ending Date: 06/07/2022

<p>Consultant: Consulting Firm: <u>BRG Consulting</u> Address: <u>304 Ivy Street</u> City/State/Zip: <u>San Diego, CA 92101</u> Contact: <u>Christina Willis</u> Phone: <u>619-298-7127 x 102</u></p>	<p>Applicant: Applicant: <u>Torrey Pacific Corporation</u> Address: <u>171 Saxony Road #109</u> City/State/Zip: <u>Encinitas, CA 92024</u> Phone: <u>760-942-3256</u></p>
<p>Lead Agency: J. Dichoso, Project Manager City of Encinitas 505 South Vulcan Avenue, Encinitas CA 92024 Phone: (760) 633-2661 / Jdichoso@encinitasca.gov</p>	

Signature of Lead Agency Representative: _____

Date: 5/5/2022

Authority Cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.