



**CITY OF ENCINITAS**  
**DEVELOPMENT SERVICES DEPARTMENT**  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Encinitas is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act for the following project.

**Project Name:** Sanctuary Project

**Case Numbers:** MULTI-002610-2018, SUB-002612-2018, USE-003068-2019, DR-002611-2018, BADJ-004435-2021, ITRP-004018-2020

**Project/Location:** APN: 265-331-49-00 (address not assigned). Existing lot southwest of Rancho Santa Fe Road and Ranch View Terrace in Encinitas, California 92024. Community of Olivenhain.

**Project Description:** Nuevo-Real Estate (applicant) proposes a Tentative Map, Major Use Permit and Design Review Permit for a Planned Residential Development subdivision consisting of eleven lots (nine detached residential lots, one private street/drainage lot, and one open space lot), construction of a new cul-de-sac street, and implementation of drainage features, utilities, and landscaping improvements, grading and earthwork including approximately 12,500 cubic yards (cy) of cut, 4,500 cy of fill, and 8,000 cy of soil export; including a maximum cut height of 16 feet and a maximum fill height of eight feet on an approximately 8.32-acre vacant site in the Olivenhain community of the City of Encinitas. The nine residential lots would range in size from 6,002 SF to 7,534 SF net lot area. The private street/drainage lot will be 46,763 SF, and the open space lot will be 218,345 SF of undeveloped open space area and 6,722 SF of active recreational open space. The project includes a Boundary Adjustment to adjust the southwest property line to correct existing neighboring structures no longer crossing property lines and a Planning Commission Interpretation to determine natural versus manufactured slopes in specific areas of the project site.

The Project site is located in the Rural Residential (RR-2) Zone and within the Special Study Overlay Zone, Hillside/Inland Bluff Overlay Zone and the Scenic/Visual Corridor Overlay Zone. This land use and zoning designation is intended to support residential uses.

**Document Availability:** The Initial Study/MND will be available for review at the following locations beginning on Friday, August 4, 2023:

- City of Encinitas, City Hall, 505 South Vulcan Avenue, Encinitas, CA 92024
- Encinitas Library, 540 Cornish Dr, Encinitas, CA 92024
- Cardiff-by-the-Sea Library, 2081 Newcastle Ave, Cardiff, CA 92007
- City of Encinitas Website: <https://www.encinitasca.gov/government/public-notice/development-services-public-notice/environmental-notice>

**Public Review Period:** The 30-day public review period for the Initial Study/MND is from August 4, 2023 to September 5, 2023.

**Comments:** Written comments regarding the adequacy of the Draft MND must be submitted no later than 5:00 p.m. on Monday, September 5, 2023. Written comments may be sent to: Rachael Lindebrekke, Associate Planner, City of Encinitas, 505 South Vulcan Avenue, Encinitas, CA 92024. Comments may also be sent by e-mail to [rlindebrekke@encinitasca.gov](mailto:rlindebrekke@encinitasca.gov).

**Project Impacts:** Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impacts to Air Quality, Biological Resources, Cultural Resources and Tribal Cultural Resources, Geology (Paleontological Resources) and Noise to less than significant impacts.

**Public Hearing:** The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.