



City of Encinitas
Development Services Department
505 S. Vulcan Avenue, Encinitas, California 92024-3633

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

August 13, 2024

NOTICE IS HEREBY GIVEN that the City of Encinitas, Development Services, will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the proposed Ocean Bluff Residential project. The Department is seeking input from public agencies, organizations and interested persons on the scope and content of the environmental information to be contained in the EIR for the Ocean Bluff Way Residential Project.

Ocean Bluff Way Residential Project

(Case Nos. MUTLI-006443-2023, SUB-006459-2023, CDP-006445-2023, DR-006444-2023, CPP-006447-2023)

Project Description

The project proposes the subdivision of four lots into 27 lots using State Density Bonus Law, the construction of 27 single-family residential dwelling units (24 market-rate units and 3 affordable housing units), as well as the construction of a private road, and associated utility, drainage, and stormwater improvements. 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 site is approximately 7.2-acres in area and located at 501 Ocean Bluff Way and is bounded to the north by Encinitas Boulevard, to the west by vacant land and a single-family residence, to the south by single-family residences, and to the east by a self-storage facility (refer to Figure 1, *Project Location*). The development of the project would require the demolition of three wireless telecommunications antenna facilities that are present on the project site. The northern and eastern portions of the project site adjacent to Encinitas Boulevard are characterized by 30- to 50-foot-tall slopes and would not be developed as part of the project. Development would occur on approximately 4.5 acres of the project site.

The Project site is comprised of four parcels; County of San Diego Assessor Parcel Numbers (APNs) 258-141-23, 258-141-24, 258-141-25, and 258-141-26, totaling approximately 7.2 acres. The project site is located within the Residential 2.01-3.00 du/ac (R3) and Rural Residential 1.01 - 2.00 du/ac (RR2) General Plan Land Use Designation and the Residential 3 (R-3) and Rural Residential 2 (RR-2) zones. These land use and zoning designations are intended to support single-family residential uses. The project site is located within the Coastal Overlay Zone. City approval of Density Bonus Tentative Map, Design Review Permit, Use Permit Modification, and Coastal Development Permit (Case Nos. MUTLI-006443-2023, SUB-006459-2023, CDP-006445-2023, DR-006444-2023, CPP-006447-2023) 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/CustomerSelfService#/plan/18b85659-3af6-40ff-b267-ca143bdb5a6e?tab=attachments>

Probable Environmental Effects

It is anticipated that the EIR will focus on the following environmental issue areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources (archaeology and paleontological resources), Land Use and Planning, Noise and Vibration, Transportation, 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.

Notice of Preparation Comment Period

Comments on the Notice of Preparation document must be sent by mail to Esteban Danna, Senior Planner, Development Services Department, 505 South Vulcan Avenue, Encinitas, CA 92024, or by email at the address listed below. Comments should reference the project name and case numbers.

Comments on this Notice of Preparation document must be received **no later than September 12, 2024 at 5:00 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 Esteban Danna, at 760-633-2692 or by email at edanna@encinitasca.gov.

Environmental Impact Report Process

Please note that the Notice of Preparation signifies the beginning of the EIR review and public participation process. At the same time, 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.