

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Olivenhain Estates Residential Development

Lead Agency: City of Encinitas Contact Person: Christina Bustamante
 Mailing Address: 505 S. Vulcan Avenue Phone: (760) 943-2207
 City: Encinitas Zip: 92024 County: San Diego

Project Location: County: San Diego City/Nearest Community: Encinitas/Olivenhain
 Cross Streets: Encinitas Boulevard and Peppertree Lane Zip Code: 92024

Longitude/Latitude (degrees, minutes and seconds): 33 ° 2 ' 08 " N / 117 ° 14 ' 19 " W Total Acres: 4.75

Assessor's Parcel No.: 259-221-57 Section: 00 Twp.: 13S Range: 3W Base: SBM

Within 2 Miles: State Hwy #: None Waterways: San Elijo Lagoon
 Airports: None Railways: None Schools: Park Lane, Oakcrest, Flora Vista, Diegueno

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review

Development Type:

Residential: Units 14 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Public utilities, drainage and storm water treatment, landscaping

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant/Rural Residential 2 (RR-2) Zone/Rural Residential 2 (RR2) General Plan Land Use Designation.

Project Description: *(please use a separate page if necessary)*

The project proposes the subdivision of one lot into 16 lots using State Density Bonus (SDB) 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), open space (Lot B), cut and fill grading that exceeds City threshold, retaining walls exceeding six feet in height, and associated utility, drainage, stormwater, landscaping and roadway improvements. 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 SDB Law. The approximately 4.75-acre site is located at 105 S. Rancho Santa Fe Road, Encinitas, California. City approval of a density bonus, tentative map and a design review permit will be required to allow for project development.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>9</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 22, 2024 Ending Date December 23, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Willis Environmental Planning</u>	Applicant: <u>Olivenhain Estates, LLC</u>
Address: <u>238 Sychar Road</u>	Address: <u>4710 Beeler Canyon</u>
City/State/Zip: <u>San Diego, CA 92114</u>	City/State/Zip: <u>Poway, CA 92064</u>
Contact: <u>Christina Willis</u>	Phone: <u>(858) 386-8990</u>
Phone: <u>(619) 925-2836</u>	

Signature of Lead Agency Representative: _____ Date: _____

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