



CITY OF ENCINITAS

Notice of Preparation of a Draft Environmental Impact Report

FROM: City of Encinitas,
Development Services
505 S. Vulcan Avenue
Encinitas, California 92024

TO: State Clearinghouse, Responsible Agencies,
Trustee Agencies, and Interested Persons

PROJECT TITLE: The Preserve
PROJECT APPLICANT: The Preserve at Manchester Estates, LLC
PROJECT LOCATION: West of the intersection of Manchester Avenue and Trabert Ranch Drive; see attached Figure 1, Project Location Map
County Assessor Parcel No. 262-051-23-00
PROJECT CASE NUMBERS: MULTI-007035-2024; SUB-007036-2024; DR-007037-2024; CDP-007038-2024

Acting as a lead agency for the California Environmental Quality Act (CEQA), the City of Encinitas, Development Services Department, is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the proposed The Preserve project.

A Draft Environmental Impact Report (EIR) will be prepared to evaluate the potential environmental effects of the proposed project. The EIR will identify any potential significant environmental impacts, propose feasible mitigation measures to reduce or eliminate potential significant environmental impacts, and discuss feasible alternatives to the project that may accomplish basic project objectives while lessening or eliminating any of the project's significant environmental impacts.

It is anticipated that the EIR will focus on the following environmental factors: aesthetics, air quality, biological resources, cultural resources (archaeology and paleontological resources), land use and planning, geology and soils, greenhouse gas emissions, hydrology and water quality, noise and vibration, transportation, and tribal cultural resources. All other factors 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.

Comment Period and Scoping Meeting

This notice is for the City of Encinitas to solicit guidance from the Responsible Agencies, Trustee Agencies, the Office of Planning and Research, and involved federal agencies regarding the scope and content of the Draft EIR for the project. Comments on the Notice of Preparation document must be sent no later than **January 20, 2025, at 5:00 p.m. to Esteban Danna, Senior Planner, Development Services Department, via mail at 505 S. Vulcan Avenue, Encinitas, CA 92024**, or via e-mail to edanna@encinitasca.gov. Comments should reference the project name and case numbers. A virtual public agency scoping meeting will be held via Microsoft Teams on January 15, 2025, from 1:00 PM to 02:00 PM. Your agency is encouraged to attend by accessing this link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzAwNDZyY2U4Yzgz%40thread.v2/0?context=%7b%22Tid%22%3a%2202e4bafd-4e1d-45b3-92b6-db6192e8b8b6%22%2c%22Oid%22%3a%227de955dc-f320-4f66-aca8-e9861e8d3fe4%22%7d.

Project Description

The proposed project is for the subdivision of one lot into 35 single-family lots, 10 common area lots, three storm drain lots, and one open space conservation lot plus the development of 35 detached single-family residences (31 market-rate units and 4 affordable units), construction of recreational amenities (swimming pool, pool house, and walking trails), private roads, associated utilities, and drainage improvements. The project requests waivers as permitted under the State Density Bonus Law. The site is approximately 22.33-acres in area and located west of the intersection of Manchester Avenue and Trabert Ranch Drive. The project site is currently undeveloped. Development would occur on approximately 7.51 acres. The project site is composed of a single parcel and is located within the Rural Residential 2 (RR2) General Plan Land Use Designation and the Rural Residential 2 (RR-2) Zone. These land use and zoning designations are intended to support single-family residential uses. The Project site is located within the California Coastal Commission appeal jurisdiction of the Coastal Zone. City approval of density bonus, tentative map, and design review permit 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/ad65985d-e1d0-43f2-9824-3d9533a20e05?tab=attachments>.

A copy of this notice may be reviewed on the City’s website at: <https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices> under “Environmental Notices.” For additional information, please contact Esteban Danna, at 760-633-2692 or by email at edanna@encinitasca.gov.

Esteban Danna

Esteban Danna, Senior Planner
City of Encinitas, Development Services Department

December 20, 2024

Date

Environmental Impact Report Process

Please note that the Notice of Preparation signifies the beginning of the EIR review and public participation process with State Agencies, Responsible Agencies, Trustee Agencies, Organizations, and Interested Persons. 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.

Figure 1

