

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# 2017061082

Project Title: Proposed Ocean Ranch Estates Tentative Subdivision Map

Lead Agency: City of Solana Beach
Mailing Address: 635 South Highway 101
City: Solana Beach Zip: 92075
Contact Person: Corey Andrews
Phone: (858) 720-2400
County: San Diego

Project Location: County: San Diego City/Nearest Community: Solana Beach
Cross Streets: 512, 516, 524, and 538 South Nardo Avenue. Cross streets: Lirio St. and S. Nardo Ave. Zip Code: 92075
Longitude/Latitude (degrees, minutes and seconds): 32 ° 59 ' 13.1 " N / 117 ° 15 ' 48.3 " W Total Acres: 4.19
Assessor's Parcel No.: 298-121-24, -25, -55, and -56
Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 101 and 5 Waterways: Stevens Creek, San Dieguito Lagoon, Pacific Ocean
Airports: none Railways: NCTD Schools: St. James Academy

Document Type:
CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec [ ] (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] Other:
Joint Document [ ] Final Document [ ] Other:
Governor's Office of Planning & Research

Local Action Type:
[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:
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Development Type:
[ X ] Residential: Units 8 Acres 4.19
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

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

Present Land Use/Zoning/General Plan Designation:
Present Use: Residential and crop fields / Zoning: Low Residential (LRc) / General Plan: Low Density Residential (3 DU/Acre)
Project Description: (please use a separate page if necessary)

The project consists of two phases. Phase 1 is a request for approval of a Development Review Permit and Major Subdivision (Tentative Subdivision Map) to subdivide the existing 4.19 acres into 8 single-family residential lots. Phase 2 consists of the future development of 8 single-family homes, as well as purchasing 1 off-site affordable rental unit. At this time, construction of the 8 single-family homes (Phase 2) is not proposed by the applicant and will be subject to subsequent review and approval by the City of Solana Beach. Phase 1 of the project involves subdividing the existing parcels into 8 lots; demolition of all existing on-site structures; site preparation; grading; construction of Bell Ranch Road, curbs and gutters, sidewalks, and wet and dry utilities; construction of two HMP Biofiltration basins; and a 10-ft drainage easement containing an 18-in stormdrain.

State Clearinghouse Contact: (916) 445-0613
State Review Began: 2 - 8 - 2019
SCH COMPLIANCE 3 - 11 - 2019

- Project Sent to the following State Agencies
[X] Resources
Boating & Waterways
Central Valley Flood Prot.
[X] Coastal Comm
Colorado Rvr Bd
Conservation
[X] CDFW # 5
Cal Fire
Historic Preservation
[X] Parks & Rec
Bay Cons & Dev Comm.
[X] DWR
CalSTA
Aeronautics
[X] CHP
[X] Caltrans # 11
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
[X] ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
[X] SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[X] Reg. WQCB # 9
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[X] NAHC
[X] Public Utilities Comm
Santa Monica Bay Restoration
[X] State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments
SCH#: 2017061082
Please forward late comments directly to the Lead Agency

AQMD/APCD 27
(Resources: 2 / 9)