Print Form

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019100475

Project Title: Belmont Village Encinitas-by-the-Sea;

Lead Agency: City of Encinitas

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Project Location: Cardiff, CA 92007 San Diego
*City* *County*

Project Decription (Proposed actions, location, and/or consequences).

The project proposes to subdivide a 19.027-acre parcel into 9 lots to accommodate the development of a senior care facility and affordable housing units. Two additional open space lots (5.049 acres and 0.211 acres) and a 1.24-acre private street lot would be provided. The two-story senior care building would be 216,000 square feet (SF) in size and would provide 200 senior care units along with 60,000 SF of common area. The residential lots would be developed with 16 housing units in 8 two-story structures. Of these 16 units, 15 would be designated as affordable housing. A total of 183 parking spaces would be provided for both uses. Primary access to the site would be provide from a new Caltrans spine road off Manchester Ave. Emergency access would be provided from Manchester Ave.

The project requires approval of a Tentative Map Density Bonus, Planned Residential Development Permit, Major Use Permit, Design Review and Coastal Development Permit by the City of Encinitas Development Services Department.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Project would result in the potential for significant impacts to aesthetics, biological resources, cultural resources, paleontological resources, and tribal cultural resources. Mitigation measures have been identified which would reduce impacts to biological resources, cultural resources, paleontological resources, and tribal cultural resources to below a level of significance.

Aesthetic and visual resource impacts would be significant and unmitigable.

Biological Resources mitigation measures include: Pre-Construction Nesting Surveys; Biological Monitoring and Reporting; Development Lighting; Open Space Easement, Design Impact Avoidance, Wetland Mitigation Credits and Wetland Revegetation Plan.

Cultural Resources and Tribal Cultural Resources mitigation measures include: Cultural Resources Construction Monitoring, Cultural Resource Mitigation Monitoring Program, Pre-Excavation Agreement, Retain City-approved Qualified Archaeologist and TCA Native American Monitor, Prepare Controlled Grade Procedure, Prepare Monitoring Report and/or Evaluation Report, Disposition of Tribal Cultural Resources, Identification of Human Remains.

Paleontological Resource mitigation measures include a Paleontological Data Recovery and Monitoring Plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues of controversy raised include concerns related to biological resources, traffic, drainage and alternative developments that would be better suited at the Project site.

Provide a list of the responsible or trustee agencies for the project.

U.S. Army Corps of Engineers – Section 404 Nationwide Permit
San Diego Regional Water Quality Control Board – Section 401 Water Quality Certification
California Department of Fish and Wildlife – Section 1602 Streambed Alteration Agreement