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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 #: 2022050126

Project Title: Torrey Crest Residential Subdivision Project

Lead Agency: City of Encinitas

Contact Name: J. Dichoso

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Project Location: Encinitas, CA 92024 (*City*) San Diego (*County*)

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

Torrey Pacific Corporation (Applicant) proposes the subdivision of a 6.646-acre site to accommodate development of a single-family residential project located north of Melba Road, south of Oak Crest Middle School, east of Balour Drive, and west of Crest Drive in the City of Encinitas. The Project would consist of 30 detached single-family residences, of which 27 would be market-rate units and three (3) would be affordable units dedicated to “very low-income” qualifying residents. The Project would demolish of all on-site structures and include construction of a new private access from Melba Drive, associated utilities, drainage and storm water treatment improvements, and landscaping. The project site is located within the the Residential 3 General Plan Land Use Designation and the Residential-3 (R-3) Zone. These land use and zoning designations are intended to support residential uses. The Project site is located within the Coastal Overlay Zone. City approval of a Density Bonus Tentative Map, Design Review Permit, and Coastal Development Permit (MULTI-4309-2021, SUB-4310-2021, DR-4311-2021, CDPNF-4312-2021, and CPP-4313-2021) will be required to allow for project development.

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 potentially significant impacts to biological resources associated with migratory and nesting birds and retention of mature trees within construction areas. Impacts would be mitigated to below a level of significance through pre-construction bird surveys and a tree protection plan.

Project could result in significant impacts to cultural/tribal cultural and paleontological resources through potential impacts to unknown buried resources. Impacts would be reduced to below a level of significance through cultural and paleontological monitoring during ground disturbing activities. Site contains no significant historic structures.
On-site soil contaminated with organic pesticides from site's previous use as greenhouses. Older residential structures may contain asbestos and lead-based paint. Potential human health impacts would be minimized/reduced to below a level of significance through implementation of soil remediation and community health and safety plans approved by County of San Diego Dept of Environmental Health. Completion of an asbestos and lead-based paint survey and abatement by a licensed abatement contractor (if needed) will mitigate potential public health impacts.

Construction noise would be mitigated via implementation of a noise control plan and monitoring program to ensure construction noise levels do not exceed 75 decibels over an 8-hour workday at the nearest sensitive receivers.

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

Key areas of questions and concern relative to CEQA, as conveyed during the Notice of Preparation and Citizen Participation Program process, are summarized as follows: Construction timeline/duration; Concerns regarding tree removal, impacts to trees on neighboring properties and proposed landscaping materials; Landscaping to screen project edges along Melba Road; Project Density and applicable density bonus waivers/exemptions; Project's community character; Concerns regarding inclusion of units affordable to "very-low income" households; Concerns regarding future accessory dwelling units (ADUs) being developed on the site; Traffic safety and congestion on neighboring streets; Pedestrian and bicyclist's safety along Melba Road and surrounding streets; Project site access and improvements on Melba Road; Concerns regarding emergency vehicle access; Adequate parking and sidewalks; Stormwater flows, drainage and infrastructure/bioretention basin; Concerns regarding undergrounding utilities and installation of street lighting; Concerns regarding lot sizes, layouts, setbacks and two-story homes; Biological and historic resource impacts; Alternative uses including a community park and a nature corridor; Greenhouse gas generation from construction activities, residual pesticides; and long-term traffic congestion.

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

State Water Resources Control Board - Responsible Agency
California Coastal Commission- Responsible Agency
California Dept. of Fish and Wildlife - Trustee Agency