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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 #: _____

Project Title: 2901 Wishbone Way Residential

Lead Agency: City of Encinitas

Contact Name: Fran Carr

Email: fcarr@encinitasca.gov Phone Number: 760-633-2738

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

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

The proposed project includes site grading and construction of a one-story 3,740-square-foot (sf) single-family residence and 1,000 sf accessory dwelling unit (ADU) on an approximately 2.47-gross acre project site. The project would also include an outdoor patio deck, pool, and associated hardscape/landscape improvements. In addition, the project would include an 869-square-foot garage, decomposed granite vehicular turn-around, and concrete driveway with access from Wishbone Way (Figure 3, Site Plan). The single-family residence and ADU would be built on raised foundations. The proposed drainage design includes the construction of a single biofiltration basin located on the downhill side of the proposed residence and ADU structure. The biofiltration basin would be used for detention and for standard stormwater treatment. The proposed project would also include a minimum 50-foot brush management zone between the proposed structures and the open space easement.
Construction of the project would include site grading and excavation for foundations and utilities, building construction, paving, and architectural coating (Figure 4, Grading Plan). Given the proposed raised foundations for the single-family residence and ADU structures, site grading would be limited. The project would require approximately 965 cy of cut, 440 cy of fill, 525 cy of export, and 1,800 cy of remediation. Project construction would begin in 2024 and occur over a period of approximately 15 months.

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

Project was determined to have potential significant effects related to biological resources, cultural resources, geology and soils (paleontological resources), hazards and hazardous materials, tribal cultural resources, and wildfire. However, mitigation has been included that clearly reduces these effects to a level below significance. Proposed mitigation for biological impacts includes project clearances for on-site open space easement with monitoring program, permits for incendental take of California Gnatcatcher habitat, avoidance of bird or raptor nests to preserve existing habitat and avoid further impacts within the project site. Proposed mitigation for the potential of tribal cultural resources include a cultural resource mitigation monitoring program, a pre-excavation agreement, Native American monitoring during onsite grading, a monitoring report and ownership of tribal resources to monitor, preserve, and protect any unknown Tribal Cultural resources that are discovered during onsite grading. Proposed mitigation for the potential of paleontology resources include a paleontological recovery and monitoring plan to monitor, preserve, and protect any unknown paleontological resources that are discovered during onsite grading. Project impacts for wildfire impacts include wildfire Hardening and defensible space requirements to condition the project's request to modify the standards for Fire protection within the High Fire Hazard severity zone .

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 concern raised by agencies include the potential presence of sub-surface tribal cultural resources and paleontological resources due to the large volume of documented resources within a mile radius of the project site; onsite mitigation for the Gnatcatcher Habitat and other onsite biological resources.

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

Department of Fish and Wildlife - Trustee Agency