

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: Olivenhain Estates Residential Subdivision

Lead Agency: City of Encinitas

Contact Name: Christina Bustamante

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Phone Number: (760) 633-2681

Project Location: Encinitas, CA 92024
City

San Diego
County

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

The project proposes the subdivision of one lot into 16 lots using State Density Bonus (SDB) Law; the construction of 14 single-family residential dwelling units (13 market-rate units and one (1) "very low" affordable housing unit); as well as the construction of a private road (Lot A), open space (Lot B), cut and fill grading that exceeds City threshold, retaining walls exceeding six feet in height, and associated utility, drainage, stormwater, landscaping and roadway improvements. The Project also includes construction of a portion of Trail Segment 82 along the Rancho Santa Fe Road project frontage. The project requests waivers as permitted under the SDB Law. The approximately 4.75-acre site is located at 105 S. Rancho Santa Fe Road, Encinitas, California. City approval of a density bonus, tentative map and a design review permit 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.

The Project could result in potentially significant impacts to Aesthetics, Biological Resources, Cultural Resources (archaeology); Geology and Soils (paleontological resources), Hazards and Hazardous Materials, Hydrology/Water Quality, Noise, Public Services, Transportation/Traffic and Tribal Cultural Resources. All other topics identified in Appendix G to the CEQA Guidelines would be addressed the Draft EIR in accordance with CEQA Guidelines Section 15128. Other required sections of CEQA will be addressed including cumulative impacts and project alternatives.

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

Public comments received by the lead agency in response to the City of Encinitas' Citizen Participation Program identified the following key concerns:

- Traffic impacts, traffic safety, traffic control at project site entrance
- Proposed density
- Tree removal
- Impacts on Olivenhain community evacuation
- Stormwater management/runoff
- Panned sidewalk and bike path along Rancho Santa Fe Road (Trail 82)
- State Density Bonus and higher development density
- Proposed lighting

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

State Water Resources Control Board