

Summary Form for Electronic Document Submittal

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 #: 2025030425

Project Title: Santa Fe Subdivision Project

Lead Agency: City of Encinitas

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Project Location: Encinitas San Diego
City *County*

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

The Santa Fe Subdivision Project (project) is located in the city of Encinitas, situated east of Interstate 5, south of Santa Fe Drive, and west of El Camino Real. The 5.20-gross-acre project site, which consists of the 4.87-acre project footprint and the 0.33-acre off-site improvement area, is bounded by Santa Fe Drive and San Dieguito High School Academy to the north, a tennis club to the east, Munevar Road and residential properties to the south, and residential properties to the west. The project would demolish an existing church with an administrative office, a preschool, and a single-family dwelling to construct a 51-unit residential subdivision utilizing the state density bonus. The proposed residential units would consist of 35 detached single-family units and eight multi-family duplex lots that would provide 16 multi-family residential units. Amongst the proposed 51 residential units, five would consist of density bonus/inclusionary "Very Low-Income (50 percent average median income)" affordable units that would be deed restricted to require affordability in perpetuity. The project would include four plan-types that provide a range of housing sizes from one to three bedrooms with one- to two-car garages. Vehicular and pedestrian access would be provided via Santa Fe Drive. Project construction would stage equipment within the project footprint. The discretionary actions associated with the project includes the approval of a Density Bonus, Tentative Map, a Use Permit for a Planned Development, a Coastal Development Permit due to the site being located within the Coastal Zone consistent with the City of Encinitas' Local Coastal Program and a Design Review Permit.

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 would result in potentially significant impacts to biological resources, cultural resources, geology and soils, noise, and tribal cultural resources. Mitigation measures are required to reduce impacts to a level less than significant. The following is a summary of impacts and mitigation measures.

Biological Resources

Sensitive Species and Habitats

The project would directly impact 1.50 acres of non-native grassland, which is considered a sensitive habitat by the Multiple Habitat Conservation Program. Implementation of mitigation measure BIO-1 would reduce impacts on non-native grassland to a level less than significant.

BIO-1: Non-Native Grassland

The project would mitigate impacts to 1.50 acres of non-native grassland at a ratio of 0.5:1 through the purchase of 0.75-acre credits at an approved mitigation bank.

Cultural Resources

Archaeological Resources

The pedestrian survey of the project area of potential effect did not identify any prehistoric cultural resources. Similarly, the results of the Native American Heritage Commission Sacred Lands File search was negative. However, project construction would have the potential to unearth previously unknown archaeological resources, which would be considered a significant impact. Implementation of mitigation measure CUL-1 would reduce impacts on previously unknown archaeological resources to a level less than significant.

CUL-1: Archaeological Construction Monitoring Program

The project shall implement an archaeological construction monitoring program based on the following:

- The program would require both archaeological and Native American monitors to attend a pre-construction meeting and to be present during ground-disturbing activities within the project area. The frequency of inspections will be determined by the project archaeologist in consultation with the Native American monitor and will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
- If previously unidentified potentially significant cultural resources are discovered, construction activities should be diverted away from the discovery and the resources should be evaluated for significance. Isolates and non-significant deposits shall be minimally documented in the field. Significant archaeological discoveries include intact features, stratified deposits, previously unknown archaeological sites and human remains. The Principal Investigator shall inform the city's Director of Development Services of the discovery. The significance of the resource would be determined by the Principal Investigator in consultation with the city and Native American monitor. To mitigate potential impacts to significant cultural resources, a Research Design and Data Recovery Program should be prepared by the Principal Investigator in consultation with the Native American monitor, approved by the city, and implemented using professional archaeological methods. Construction activities would be allowed to resume after the completion of the recovery of an adequate sample and the recordation of features.
- All cultural material collected during the monitoring and data recovery program shall be processed and conveyed to a Native American group of appropriate tribal affinity. Alternatively, the cultural material may be curated at a local curation facility.
- If human remains are discovered, work shall halt in that area and the procedures set forth in the California Public Resources Code (Section 5097.98) and state Health and Safety Code (Section 7050.5) will be followed. The Principal Investigator shall contact the County Coroner.
- After the completion of the monitoring, a report shall be prepared. If no significant cultural resources are discovered, a brief letter shall be prepared. If significant cultural resources are discovered, a report with the results of the monitoring and data recovery (including the interpretation of the data within the research context) shall be prepared.

Geology and Soils

Paleontological Resources

The site is located in an area underlain by undocumented artificial fill, which in turn is underlain by the Quaternary-aged Old Paralic Deposits. This underlying Quaternary-aged Old Paralic Deposit is considered sensitive for paleontological resources. Therefore, project construction would have the potential to damage or destroy unknown paleontological resources that may be present below the ground surface, which would be considered a significant impact. Implementation of mitigation measures GEO-1 and GEO 2 would reduce impacts to a level less than significant.

GEO-1: Paleontological Construction Monitoring Program

Prior to grading permit issuance, during grading and excavation activities, and prior to building permit issuance, the project applicant shall implement a paleontological monitoring and recovery program consisting of the following measures, which shall be included on project grading plans to the satisfaction of the City of Encinitas Development Services Department:

- a. The project applicant shall retain the services of a qualified paleontologist to conduct a paleontological monitoring and recovery program. A qualified paleontologist is defined as an individual having an M.S. or Ph.D. degree in paleontology or geology, and who is a recognized expert in the identification of fossil materials and

the application of paleontological recovery procedures and techniques. As part of the monitoring program, a paleontological monitor may work under the direction of a qualified paleontologist. A paleontological monitor is defined as an individual having experience in the collection and salvage of fossil materials.

- b. The qualified paleontologist shall attend the project pre-construction meeting to consult with the grading and excavation contractors concerning the grading plan and paleontological field techniques.
- c. The qualified paleontologist or paleontological monitor shall be on-site on a full-time basis during the original cutting of previously undisturbed portions of the underlying very old paralac deposits. If the qualified paleontologist or paleontological monitor ascertains that the noted formations are not fossil-bearing, the qualified paleontologist shall have the authority to terminate the monitoring program.
- d. If fossils are discovered, recovery shall be conducted by the qualified paleontologist or paleontological monitor. In most cases, fossil salvage can be completed in a short period of time, although some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances, the paleontologist (or paleontological monitor) shall have the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner.
- e. If subsurface bones or other potential fossils are found anywhere within the project site by construction personnel in the absence of a qualified paleontologist or paleontological monitor, the qualified paleontologist shall be notified immediately to assess their significance and make further recommendations.
- f. Fossil remains collected during monitoring and salvage shall be cleaned, sorted, and catalogued. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum.

GEO-2: Paleontological Construction Monitoring Report

Prior to building permit issuance, a final summary report outlining the results of the mitigation program shall be prepared by the qualified paleontologist and submitted to the city's Development Services Department for concurrence. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils, as well as appropriate maps.

Noise

Exterior Ambient Noise Levels

While noise levels at the majority of the receivers would be acceptable, worst-case traffic noise levels would exceed 60 CNEL at the roof deck receivers along Santa Fe Drive, more specifically at Lots 38 through 43. This would be considered a significant impact. Implementation of mitigation measure NOI-1 would reduce exterior on-site noise impacts to a level less than significant.

NOI-1: Sound Barrier

The project shall install a four-foot-high sound barrier placed along the west, north and east boundaries of the proposed roof decks of the buildings on Lots 38 and 43; additionally, a 4.5-foot-high sound barrier shall be placed along the west, north, and east boundaries of the proposed roof decks of the buildings on Lots 39 through 42. The sound wall shall be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least seven-eighths-inch thick or have a surface density of at least three and one-half pounds per square foot. Where architectural or aesthetic factors allow, glass or clear plastic may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18-gauge (minimum) may be used, if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any gate(s) proposed to be constructed in a sound wall must be designed with overlapping closures. The gate(s) may be of three-quarter inch or thicker wood, solid-sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated door jambs.

Interior Ambient Noise Levels

Calculations show that future noise levels on-site are expected to exceed 60 CNEL at the facades of the buildings at Lot 14 and Lots 37 through 43, such that interior noise levels may exceed 45 CNEL with windows open in residential space at those areas without appropriate treatment. This would be considered a significant impact. Implementation of mitigation measure NOI-2 would reduce interior noise impacts to a level less than significant.

NOI-2: Interior Noise Reduction Measures

The State of California and the city require buildings to be designed in order to attenuate, control and maintain interior noise levels not greater than 45 CNEL in habitable space, as formulated in the Encinitas Municipal Code and the California Building Code, Section 1206.4. An exterior-to-interior noise analysis should be performed when building plans become available, prior to the issuance of building permits. The analysis should provide recommendations to reduce interior noise of the residential structures to 45 CNEL. This could include the use of dual-paned windows with improved STC ratings and the incorporation of a mechanical ventilation system meeting the requirement for fresh air exchange rates.

Tribal Cultural Resources

Based on the responses received from the tribes during Assembly Bill 52 Consultation, the project would have the potential to unearth previously unknown tribal cultural resources, which would be considered a significant impact. Implementation of mitigation measure CUL-1 described above would reduce impacts on previously unknown tribal cultural resources to a level less than significant.

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

There are no known areas of controversy.

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

There are no responsible or trustee agencies for the project.