

Notice of Completion & Environmental Document Transmittal

SCH # 2025030425

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Santa Fe Subdivision Project

Lead Agency: City of Encinitas Contact Person: Christina Bustamante

Mailing Address: 505 S. Vulcan Avenue Phone: (760) 943-2207

City: Encinitas Zip: 92024 County: San Diego

Project Location: County: San Diego City/Nearest Community: City of Encinitas

Cross Streets: Santa Fe Drive, west of Mackkinon Avenue and east of Windsor Road Zip Code: 92024

Longitude/Latitude (degrees, minutes and seconds): N:33°2'7 W 117°16'27 Total Acres: 5.20

Assessor's Parcel No. 260-132-23 Section: 35 Twp. 13 Range: 04 West Base: San Bernardino

Within 2 Miles: State Hwy #: Interstate 5 Waterways: San Elijo Lagoon

Airports: N/A Railways: NCTD Schools: San Dieguito Academy High, Ocean Knoll Elem, Ada H. Elem

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH #) [] Draft EIS [] Other:
[x] Mit Neg Dec [] Other [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [x] Planned Unit Development [] Use Permit [x] Coastal Permit
[] Community Plan [x] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [x] Residential: Units 51 Acres 5.20 [] Transportation: Type
[] Office: Sq. ft. Acres Employees [] Mining: Mineral
[] Commercial: Sq. ft. Acres Employees [] Power: Type Watts
[] Industrial: Sq. ft. Acres Employees [] Waste Treatment: Type MGD
[] Educational: [] Hazardous Waste: Type
[] Recreational: [] Other:
[] Water Facilities: Type MGD

Project Issues Discussed In Document:

- [x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Floodplain/Flooding [] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archaeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other

Present Land Use/Zoning/General Plan Designation

Zoning: Residential (R8), General Plan: Residential (R8)

Project Description: (please use a separate page if necessary)

The Santa Fe Subdivision 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 mean income)" affordable units that would be deed restricted to require affordability in perpetuity.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document), please fill in.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

<input checked="" type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # 11	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # 9
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Food Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # 5	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Native American Heritage Commission	<input type="checkbox"/>	Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date 03/28/25

Ending Date 04/28/25

Lead Agency (complete if applicable):

Consulting Firm: RECON Environmental, Inc.

Address: 3111 Camino del Rio North, Suite 600

City/State/Zip: San Diego, CA 92108

Contact: Nick Larkin

Phone: (619) 308-9333

Applicant: The Swell Fund

Address: PO Box 232370

City/State/Zip: Encinitas, CA 92023

Phone: (619) 500-3345

Signature of Lead Agency Representative:  Date March 26, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.