

**CITY OF ENCINITAS  
DEVELOPMENT SERVICES DEPARTMENT  
LEGAL NOTICE OF  
ENVIRONMENTAL REVIEW AND COMMENT PERIOD**

**NOTICE OF AVAILABILITY TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Encinitas (City) has completed a Mitigated Negative Declaration for the proposed Density Bonus, Tentative Map, Use Permit for a Planned Development, and Coastal Development Permit for the future development of a 51-unit residential subdivision in accordance with the California Environmental Quality Act (CEQA; Public Resources Code, Section 21000 et seq.).

**PROJECT NAME:** Santa Fe Subdivision Project; **CASE NUMBER:** MULTI-4398-2021, USE-4399-2021, DR-4402-2021; SUB-4404-2021, CDPNF-4403-2021, ENV-007934-2025; **LOCATION:** 845 Santa Fe Drive (APN: 260-132-23); **PROJECT DESCRIPTION:** 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. Five of the proposed 51 residential units 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.

**Findings:** Pursuant to the provisions of the CEQA and based on information contained in the Initial Study Checklist, the City of Encinitas has determined that the project could result in significant effects on the environment related to biological resources, cultural resources, geology and soils, noise, and tribal cultural resources. Mitigation measures are proposed that would reduce all potentially significant impacts to a level less than significant.

**PUBLIC REVIEW:** The Draft Mitigated Negative Declaration, Initial Study, and relevant technical studies and planning documents are available for public review at <https://www.encinitasca.gov/government/public-notices/development-services> under “Environmental Notices.” This Draft Mitigated Negative Declaration can also be reviewed at the Encinitas Library (540 Cornish Dr, Encinitas, CA 92024), and the Cardiff-by-the-Sea Library (2081 Newcastle Ave, Cardiff, CA 92007).

Written comments will be accepted from March 28, 2025, to April 28, 2025, during the 30-day public review period. Any person wishing to comment on the adequacy of these documents must submit comments in writing to Christina Bustamante at [cbustamante@encinitasca.gov](mailto:cbustamante@encinitasca.gov) or at the following address: City of Encinitas, Development Services Department, Attention: Christina Bustamante, 505 S. Vulcan, Encinitas, CA 92024.

# VICINITY MAP

Case Nos. MULTI-004398-2021, USE-004399-2021, DR-004402-2021;  
SUB-004404-2021, CDPNF-004403-2021, ENV-007934-2025  
845 Santa Fe Drive (APN: 260-132-23)

