

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: Zona Gale Estates

Lead Agency: City of Encinitas

Contact Name and Title: Fran Carr, Planner IV

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Phone Number: 760-633-2738

Project Location: Encinitas (between Encinitas Volevard and Via Cantebria) San Diego
City *County*

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

Aspen Growth Properties Inc. (Applicant) proposes the Zona Gale Estates Project, a nine-lot residential subdivision on a 1.79-acre vacant site located between Via Cantebria and Zona Gale Road in the City of Encinitas. The Project would construct nine detached single-family homes (eight market-rate and one "very low" affordable unit) with associated grading, private road and driveway construction, off-street parking, landscaping, a biofiltration basin, and off-site road improvements. Sewer service would connect to the existing main in Via Cantebria via horizontal directional drilling in a steel encasement, allowing long-term maintenance without impacting the adjacent open space. Grading would result in approximately 6,850 cubic yards of cut, 400 cubic yards of fill, 6,455 cubic yards of export, and 1,750 cubic yards of remediation. The Project also requests waivers of development standards under the State Density Bonus Law and Encinitas Municipal Code, including modifications to setbacks, lot dimensions, panhandle width, guest parking, and lot coverage.

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

The MND evaluated potential environmental effects to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems, and wildfire. Of all potential effects evaluated, impacts in the areas of biological resources, cultural resources, geology and soils, noise, and tribal cultural resources were identified, but will be reduced to less than significant levels with implementation of the mitigation measures identified in the MND. The City did not identify any significant unavoidable impacts that require further analysis in an Environmental Impact Report.

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

N/A

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

N/A