

Notice of Completion & Environmental Document Transmittal

2020039079
SCH #

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: Fox Point Farms

Lead Agency: City of Encinitas, Development Services Dept. Contact Person: Scott Vurbeff
Mailing Address: 505 S. Vulcan Ave. Phone: (760) 633-2692
City: Encinitas Zip: 92024 County: San Diego

Project Location: County: San Diego City/Nearest Community: Encinitas
Cross Streets: Leucadia Boulevard and Quail Gardens Drive Zip Code: 92024
Longitude/Latitude (degrees, minutes and seconds): -117 16 45.9 N / 33 03 56.06 W Total Acres: 21.48
Assessor's Parcel No.: 254-612-12-00 Section: N/A Twp.: N/A Range: N/A Base: N/A
Within 2 Miles: State Hwy #: I-5 Waterways: Pacific Ocean
Airports: N/A Railways: N/A Schools: See attachment.

Document Type:

CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other: Governor's Office of Planning & Research

Local Action Type:

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

MAR 27 2020

STATE CLEARINGHOUSE

Development Type:

[X] Residential: Units 250 Acres 15
[ ] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 3,500 Acres Employees 20
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[X] Other: Agricultural- 5.5 acres

Project Issues Discussed in Document:

[X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [ ] Vegetation
[X] Agricultural Land [ ] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [ ] Wetland/Riparian
[X] Biological Resources [ ] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[ ] 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:

R-30 Overlay

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

The Fox Point Farms project proposes the development of an "agrihood" community on a 21.48-acre site located at 1150 Quail Gardens Drive. The property would be subdivided into four lots. Lot 1 would consist of 197 apartments, edible landscaping, community gardens, trails, a bocce court, social spaces, a community library, and a community recreation center. Lot 2 would consist of a shared public/private agricultural amenity area including a farm-to-table restaurant, farm stand, event lawns, discovery garden, greenhouse and community work area, and an outdoor education patio. Lot 3 would consist of an organic farm operation, including farm operation buildings, an orchard, and a chicken coop. Lastly, Lot 4 would consist of 53 for-sale cottages/carriage units/townhomes.

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

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 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 Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>11</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>9</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. 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 Mtns. 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 # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

-----

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

Starting Date 03/27/2020 Ending Date 04/27/2020

-----

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>City of Encinitas</u>
Address: <u>9755 Clairemont Mesa Blvd Suite 100</u>	Address: <u>505 S. Vulcan Ave.</u>
City/State/Zip: <u>San Diego, CA 92124</u>	City/State/Zip: <u>Encinitas, CA 92024</u>
Contact: <u>Bob Stark</u>	Phone: <u>(760) 633-2692</u>
Phone: <u>(858) 444-6025</u>	

-----

Signature of Lead Agency Representative:  Date: 3/26/20

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

## **NOC Attachment**

---

### **Schools with 2 miles of the project:**

- Capri Elementary School, at 941 Capri Road (approximately 0.7 mile northwest of the project site).
- Oak Crest Middle School, at 675 Balour Drive (approximately 1.7 miles southeast of the project site)
- San Dieguito Union High School at 625 North Vulcan Avenue (approximately 1.2 miles southwest of the project site).