Print Form

# 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 #: 2020039079

Project Title: Fox Point Farms

Lead Agency: City of Encinitas

Contact Name: Scott Vurbeff, Environmental Project Manager

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Project Location: Encinitas (*City*) San Diego County (*County*)

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

Nolen Communities, LLC (applicant) proposes the development of a 250-unit residential “agrihood” community on a 21.48-acre site in the City of Encinitas. The project proposes 210 market-rate units and 40 very low-income units (affordable to households earning no more than 50 percent of area median income). Units would range from two to three stories in height and would comply with the development requirements of the City’s General Plan Housing Element Update, as adopted in 2019, including restrictions on maximum average unit size (1,000 square feet average for apartments; 1,150 square feet average for cottages/carriage units/townhomes). 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, an informal outdoor 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 (with alcohol sales as an accessory use), event lawns, discovery garden, outdoor dining areas, greenhouse and community event space, and an outdoor education patio. Lot 3 would consist of an organic farm operation, including farm operation buildings, an orchard, and a chicken coop. Lot 4 would consist of 53 for-sale cottages/carriage units/townhomes.

The project must obtain City approval of a Tentative Map (Density Bonus), Coastal Development Permit, and 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 following issues are analyzed in depth in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy Conservation and Climate Change, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Mitigation measures are proposed to reduce impacts to less than significant, as applicable, with exception of Transportation impacts (see below).

The project would have a less than significant impact on Agriculture and Forestry Resources, Mineral Resources, Population/Housing, and Wildfire.

Significant and unavoidable impacts were identified for Transportation pertaining to vehicle miles traveled (VMT).

Table ES-1 in the Executive Summary of the EIR provides a complete listing of the potentially significant impacts and the proposed mitigation measures.

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

Comment letters received by the lead agency in response to the Notice of Preparation for the EIR (30-day comment period) and at the City of Encinitas' Citizen Participation Program identified concerns relative to Biological Resources (sensitivity of the adjacent Magdalena Ecke Open Space Preserve); Hydrology/Water Quality (potential flooding during storm events); Land Use and Planning (density); Noise (outdoor noise); and Transportation (traffic congestion and parking). All public comments received have been considered in preparation of the EIR, as appropriate.

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

San Diego Regional Water Quality Control Board (RWQCB) - Responsible Agency