



NOTICE OF DECISION
Development Services Department

Project Name:	SDA Master Plan – Substantial Conformance (Ballfield Improvements)
Request:	Determination of Substantial Conformance with the Master Plan Coastal Development Permit (Case No. 04-265 CDP), and Master Plan Amendment (Case No. 15-006 CDP), to allow minor adjustments to proposed improvements on the existing baseball and softball fields, specifically hardscape along the path of travel, landscape improvements, irrigation, drainage improvements, fencing and gates and associated sports infrastructure including backstops, dugouts, bullpens, batting cages , bleachers and renovations to existing field events, shot put and discus throw.
Discretionary Action:	Substantial Conformance (SUBC)
CEQA Determination:	EXEMPT
DECISION:	APPROVED
Project Number:	SUBC-007893-2025
DSD Number:	2026-35
Location:	800 Santa Fe Drive
Community:	Old Encinitas
APN:	258-280-04
Applicant:	San Dieguito Union High School District
Representative:	Eric Muñoz
Project Planner:	Fran Carr, Associate Planner fcarr@encinitasca.gov
Decision Date:	April 14, 2026
Report Approval:	<input checked="" type="checkbox"/> Andrew Maynard, Planning Manager <input checked="" type="checkbox"/> Esteban Danna, Senior Planner

ITEM NAME: SAN DIEGUITO ACADEMY MASTER PLAN BALLFIELD IMPROVEMENTS
PROJECT NUMBER: SUBC-007893-2025

April 14, 2026

This document is to certify that the applicant's proposed plans, dated received by the City of Encinitas on April 2, 2026, for proposed modifications to the site plan, floor plans and elevations are determined to be in substantial conformance with Coastal Development Permit (Case No. 04-265 CDP) and Master Plan Amendment and Coastal Development Permit (Case No. 14-050 CDP) as originally approved by the City of Encinitas.

BACKGROUND:

The subject property, located at 800 Santa Fe Drive (APN 258-280-04), lies within the P/SP zoning district, north of Santa Fe Drive, east of Nardo Road, south of Melba Road, and west of Bonita Drive. The project area is 111,779 square feet and is developed with an existing baseball and softball field on an existing high school site located on approximately 36.17 acres.

The project site, San Dieguito High School Academy (SDHSA) campus has been in existence as a public educational facility since it was first constructed in 1938. The SDHSA campus is one of eight (8) public school facilities operated by the San Dieguito Union High School District. It consists of educational, administrative, and other facility buildings supporting a maximum of 1,476 students.

Recent development approvals by the City of Encinitas for the SDHSA campus include:

- Case No. 04-265 CDP included the master plan for modernization and redevelopment of the San Dieguito Academy High School Campus and was approved on February 21, 2007, with the Notice of Decision PBD-2007-11. The scope of work for the master plan includes modernization and renewal of 14 buildings, addition of 6 new buildings, improvements on improved accessway and circulation areas, and additional phases subject to funding availability.
- The addition of a 10,625-square-foot shipping/receiving warehouse and office building was approved on May 6, 2004, with Case No. 03-152 DR/CDP (Notice of Decision PBD-2007-11). The expansion included the student parking lot changing from 157 spaces to 304 spaces
- A new media center building was approved on May 20, 2004, under Case No. 04-116 CDP (Notice of Decision 2004-59).
- The Master Plan amendment, including timing of demolition and construction of certain classroom and parking facilities and proposed site improvements and modernization of existing classroom buildings to remain was approved on January 13, 2015, under Case No. 14-050 CDP and the Notice of Decision PBD-2015-06. The scope of work for the master plan amendment included the improvements to the sports fields as a line item for phase 3, and no design details were submitted with the project application. A conceptual site plan was provided and the project Notice of decision required findings for substantial conformance prior to construction permits for future phases of the master plan.

The subject project area was identified in the 2007 approved master plan, and the 2015 amended master plan as a phase 3 project for "Improvements to the baseball field areas". The Masterplan included diagrams showing a conceptual site plan for the school improvements, but no detailed improvements.

PROJECT SUMMARY/ANALYSIS:

The proposed improvement is depicted on the submitted project plans and outlined below.

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The applicant is proposing to provide upgrades to the softball field for equity with the Baseball field per Title 9. Site upgrades include hardscape along the path of travel, landscape improvements, irrigation, drainage improvements, fencing and gates and associated sports infrastructure including backstops, dugouts, bullpens, batting cages, bleachers and renovations to existing field events, shot put and discus throw. The path of travel will comply with ADA Standards for access to facilities. There will be no change or intensification of existing use, and no changes to existing parking supply as a result of the proposed improvements. Replacement fences are proposed around the improved softball diamond including an 8-foot, 17-foot, and 30-foot fence and netting. Additionally, a 5-foot retaining wall and a 3.5-foot guard rail at the top of the retaining wall for a combined height of 8.5 feet are proposed adjacent to the improved shot-put and discus throw field. All fences are proposed to meet the height requirements in the P/SP zoning district.

As a part of the project's proposed landscape plan, six trees will be removed and replaced onsite, 32 new trees are proposed, and 38,510 square feet of new landscaping is proposed. An electronic scoreboard measuring approximately 16 feet in height is proposed and is in compliance with EMC Section 30.76 (Sign regulations). The proposed site grading quantities are 690 cubic yards of cut, 2.67 cubic yards of fill, 6.5 feet of maximum vertical cut, and 2.5 feet of maximum vertical fill.

The 2015 amended master plan identifies the direction of the fields to be adjusted so that the baseball field would point north-west while the softball field pointed north-east. The proposed project does not adjust the direction of the baseball field and preserves the existing direction of the sports fields to both be facing the northwest while improving the accessory structures, the accessibility and the site improvements, and is substantially conforming to the Master Plan and Amended Master plan. The project proposal is consistent with the applicable development standards in the P/SP zone, and applicable development standards in the municipal code, including sign standards.

FINDINGS:

A substantial conformance (SUBC) determination may be processed in accordance with Encinitas Municipal Code (EMC) Section 30.80.130 (Conformance with Coastal Development Permit).

Pursuant to EMC Section 30.80.130, the Development Services Department finds that the proposed project is in substantial conformance with the previously approved coastal development permit, and no significant changes will be made to the project warranting further review. This determination is based on the following findings:

1. The proposed project is consistent with the approved coastal development permit findings. The project complies with all applicable policies of the General Plan, Local Coastal Program, and applicable provisions of the Municipal Code. The project complies with all applicable development standards of the P/SP Zone and Coastal Overlay Zone.
2. With the proposed modifications, the project will still maintain the features, facilities and amenities that were considered essential to the project's quality, safety, and function, as originally approved.
3. All conditions of approval in Development Services Department Notice of Decision 2015-06 (Case No. 14-050 CDP), approved on January 13, 2015, shall remain in full force and effect. No modification to the conditions of approval is required or proposed with the substantial conformance request.

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Environmental Status: In accordance with the California Environmental Quality Act (CEQA), San Dieguito Union High School District Board (“Board”), as the “Lead agency” for the project, adopted the Final Mitigated Negative Declaration (MND) for the original Master Plan at their board meeting on November 20, 2003. The Board determined that, with the incorporation of specific mitigation measures, the project would have no significant effects upon the environment. The adopted Final MND included a Mitigation Monitoring and Reporting Program (MMRP) to implement the mitigation measures identified within the final MND. On June 19, 2014, the Board considered and adopted an addendum to the adopted final MND for the amendments to the Master Plan. The addendum concluded that there are no substantial changes to the project that would require major revisions of the 2003 Final MND or the preparation of a subsequent MND. The City, as the “Responsible Agency”, reviewed and considered the proposed project’s compliance with the addendum and Final MND. The conclusions of the addendum and Final MND remain unchanged. Compliance with Mitigation, Monitoring and Reporting Program (MMRP) and the mitigations remain required for the project as referred to in the Mitigated Negative Declaration. None of the conditions described in Section 15162 of the California Environmental Quality Act (CEQA) Guidelines requiring a subsequent mitigated negative declaration have occurred.

This determination shall be valid 10 calendar days from the date of this determination, during which time any aggrieved person may, upon payment of necessary fees, file an appeal. Additional permits, including Building Permits, may be required by the Building Department or other City Departments. It is the applicant’s responsibility to obtain all necessary permits required for the type of project proposed. The applicant may proceed through the plan check process during the appeal period at his/her own risk; **plan check fees are non-refundable**. Any filing of an appeal will suspend this action as well as any processing of permits in reliance thereon in accordance with Encinitas Municipal Code Section 1.12.020(D)(1) until such time as an action is taken on the appeal.

Any questions should be directed to Fran Carr, Associate Planner, at (760) 633-2738 or via email at fcarr@encinitasca.gov, or the Development Services Department at 505 South Vulcan Avenue, Encinitas, CA 92024, (760) 633-2710.

DocuSigned by:

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Andrew Maynard
Planning Manager

Certificate Of Completion

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