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 #: 2021020272

Project Title: Marea Village Mixed Use Development

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).

The proposed Marea Village Mixed Use Development Project (proposed project) is located on approximately 3.8 acres at 1900 and 1950 North Coast Highway 101 in the City of Encinitas (City), California, in coastal San Diego County. The project site is comprised of County of San Diego Assessor Parcel Numbers (APNs) 216-041-20 (Parcel 1), 216-041-21 (Parcel 2), and 216-041-06 (Parcel 3). Parcels 1 and 2 (APNs 216-041-20 and 216-041-21) are collectively referred to as "Site 1," and have a physical address of 1950 North Highway 101. Similarly, Parcel 3 (APN 216-041-06) is referred to as "Site 2," and has a physical address of 1900 North Highway 101. The project proposes a mixed-use development consisting of 94 for-lease apartments, a 30-room boutique resort hotel, and 18,261 square feet (SF) of mixed-use development. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. Of the 94 residential apartment units proposed, 75 would be rented at market rate and 19 would be affordable housing units dedicated to "low-income" (80% area median income) qualifying residents. Improvements to North Coast Highway 101 are also proposed to allow for adequate ingress/egress. Vehicular access to the site would be provided via a right turn in from the southbound lane of North Coa

The project requires 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.

Public comments received by the lead agency in response to the Notice of Preparation of the EIR (30-day comment period) and the City of Encinitas' Citizen Participation Program identified the following key concerns:

• Traffic congestion on North Coast Highway 101 and adjoining streets
• General traffic and safety concerns resulting from the additional vehicle trips to the site
• Safety concerns for pedestrians, motorists, and bikes due to lack of infrastructure (signals and crosswalks) and increased traffic on the North Coast Highway 101 corridor
• Pedestrian safety crossing North Coast Highway 101 and adjoining streets
• Sufficient on-site parking to support the project and overflow parking impacts
• Stormwater run-off into the Pacific Ocean and Batiquitos Lagoon
• Impacts to groundwater flow
• Destabilization of the adjacent coastal bluffs
• Land use conflicts associated with a mixed-use development
• Visual incompatibility with the existing setting
• Overdevelopment in the community of Leucadia; Proposed density of the project
• Night lighting, noise, and sound from heating, ventilation, and air conditioning systems
• Adequate sewer/water infrastructure
• Concerns regarding tree removal and the use of non-native landscaping
• Beach access for the public
• Adequate parking

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

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