



**CITY OF ENCINITAS**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**LEGAL NOTICE OF**  
**ENVIRONMENTAL REVIEW AND COMMENT PERIOD**

**Draft EIR Public Review and Comment Period: September 24, 2021 to November 8, 2021**

Notice is hereby given that a 45-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Environmental Impact Report (EIR) which has been prepared for the proposed project as identified below, pursuant to CEQA Guidelines Section 15087.

**PROJECT NAME:** Marea Village Mixed Use Development

**CASE NUMBER:** MULTI-3780-2020; CDP-3788-2020; BADJ-3787-2020; DR-3786-2020; and CPP-3789-2020 (CA State Clearinghouse No. 2021020272)

**APPLICANT:** Fenway Capital Advisors

**LOCATION:** 1900 and 1950 North Coast Highway 101

**DESCRIPTION:** 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 Coast Highway 101 and via a left turn in from the northbound lane of North Coast Highway 101.

**SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT:** The Draft EIR concludes that the project would not result in significant environmental impacts with the incorporation of mitigation measures for biological resources, cultural resources, energy conservation and climate change, geology and soils (paleontological resources), hazards and hazardous materials, noise, and tribal cultural resources. Based on the EIR analysis, transportation impacts related to vehicles-miles-traveled

(VMT) cannot be mitigated to less than significant levels. Therefore, transportation impacts are significant and unavoidable.

**PUBLIC REVIEW AND COMMENT PERIOD:** A 45-day public review and comment period has been established from **September 24, 2021 to November 8, 2021**. All written comments on the Draft EIR should be clearly itemized and focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Written comments must be submitted by **6:00 p.m. on November 8, 2021** to: Scott Vurbeff, Development Services Department, City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024 or via email at [svAurbef@encinitasca.gov](mailto:svAurbef@encinitasca.gov).

During the public review period, the Draft EIR will be available for review on the City's website at <https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices> under "Environmental Notices" and at the Planning Division of the Development Services Department, City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024. The Draft EIR, supporting documents, and project application may be reviewed or purchased for the cost of reproduction at the Development Services Department.

After the close of the 45-day public review and comment period, responses to public comments will be prepared and included within the Final EIR. The City of Encinitas Planning Commission will utilize the Final EIR as an informational resource in consideration of the project.

**FURTHER INFORMATION:** For environmental review information, please contact Scott Vurbeff at (760) 633-2692. For information regarding public hearings/meetings on this project, please contact Anna Colamussi at (760) 633-2724.

