

Notice of Completion & Environmental Document Transmittal

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

SCH # 2021020272

Project Title: Marea Village Mixed Use Development

Lead Agency: City of Encinitas, Planning Division Contact Person: Scott Vurbef
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: North Coast Highway 101 and La Costa Ave Zip Code: 92024
Longitude/Latitude (degrees, minutes and seconds): -117° 18' 29.00" N / 33° 04' 50.8" W Total Acres: 3.8 approx
Assessor's Parcel No.: 216-041-20; 216-041-21; 216-041-22 Section: N/A Twp.: N/A Range: N/A Base: N/A
Within 2 Miles: State Hwy #: Highway 101 Waterways: Pacific Ocean; Batiquitos Lagoon
Airports: N/A Railways: NCTD Schools: See attachment.

Document Type:

CEQA: 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: _____

Local Action Type:

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

Development Type:

Residential: Units 94 Acres 2.3
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 18,261 Acres 0.69 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Hotel = 30 rooms (0.8 acre)

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

LU=Visitor Serving Commercial, General Commercial; Zoning=Lmtd Visitor Serving Comm; Comm Residential Mixed 1

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

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.

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 and "X".
 If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" 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 September 24, 2021 Ending Date November 8, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Encinitas</u>	Applicant: <u>Fenway Capital Advisors</u>
Address: <u>505 S. Vulcan Ave.</u>	Address: <u>674 Via de le Valle, Suite 310</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Scott Vurbeff</u>	Phone: <u>858-436-3600</u>
Phone: <u>(760) 633-2692</u>	

Signature of Lead Agency Representative:  Date: 9/24/21

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

Marea Village Mixed Use Development Draft EIR
SCH No. 2021020272
NOC Attachment

Schools with 2 miles of the project:

- Paul Ecke Central Elementary School, at 185 Union St, Encinitas, CA 92024 (approximately 1.75 mile southeast of the project site).