

### 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: Patty Anders  
 Mailing Address: 505 S. Vulcan Ave. Phone: (760) 633-2721  
 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 ' 29.04" N / 33 ° 4 ' 50.8" W Total Acres: 3.8 approx  
 Assessor's Parcel No.: 216-041-20;216-041-21;216-041-06 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: \_\_\_\_\_  FONSI

**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: Density Bonus, Design Review and Boundary Adjustment

**Development Type:**

Residential: Units 94 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 18,261 Acres \_\_\_\_\_ Employees 62  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Hotel = 34 rooms

**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 34-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 proposed roundabout on 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 an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input 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 type="checkbox"/> Regional WQCB # _____   |
| <input type="checkbox"/> Caltrans Planning                           | <input 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 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 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 type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                               |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of  |
| <input type="checkbox"/> General Services, Department of             | <input checked="" type="checkbox"/> Other: <u>City of Carlsbad, Development Services Dept.</u> |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date N/A (Final EIR) Ending Date N/A

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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>Fenway Capital Advisors</u>
Address: <u>5050 Avenida Encinas, Suite 260</u>	Address: <u>674 Via de le Valle, Suite 310</u>
City/State/Zip: <u>Carlsbad, CA 92008</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Bob Stark</u>	Phone: <u>858-436-3600</u>
Phone: <u>(760) 476-9193</u>	

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**Signature of Lead Agency Representative:**  **Date:** 6/14/22

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

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

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**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).