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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 #: 2022060674

Project Title: La Costa Boutique Hotel

Lead Agency: City of Encinitas

Contact Name: Andrew Maynard

Email: amaynard@encinitasca.gov Phone Number: 760-633-2718

Project Location: City of Encinitas

City *County*

Project Description (Proposed actions, location, and/or consequences).

DM La Costa Avenue LLC (Applicant) proposes the La Costa Boutique Hotel Project (Project), which includes the processing of a Minor Use Permit, Design Review Permit, and Coastal Development Permit.

The existing 1.18-acre Project site is completely disturbed and consists of a parking area and a few shed structures previously used for a plant nursery that is no longer in business.

The Project includes the construction of a 12,434-square-foot boutique hotel consisting of 17 hotel rooms across nine detached bungalow structures, a full-service public restaurant, outdoor pool with pool deck, four outdoor spas, and 41 parking spaces, including 6 EV parking spaces. The site also includes 4 motorcycle parking spaces, 1 loading space and 2 bicycle parking spaces. A majority of the landscaping proposed will be native and require minimal water throughout the facility. Entry to and from the property will take place from La Costa Avenue and includes a 330-foot-long driveway within

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics, Air Quality, Coastal Zone, Cultural Resources, Cumulative Effects, Drainage/Absorption, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Noise, Transportation, Tribal Cultural Resources

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aesthetics, Air Quality, Coastal Zone, Cultural Resources, Cumulative Effects, Drainage/Absorption, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Noise, Transportation, Tribal Cultural Resources

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

California Air Resources Board (ARB), California Coastal Commission (CCC), California Department of Fish and Wildlife, Marin Region 7 (CDFW), California Department of Fish and Wildlife, South Coast Region 5 (CDFW), California Department of Parks and Recreation, California Department of Water Resources (DWR), California Highway Patrol (CHP), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Public Utilities Commission (CPUC), California Regional Water Quality Control Board, San Diego Region 9 (RWQCB), California State Lands Commission (SLC), Department of Toxic Substances Control, Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Water Quality, California Department of Transportation, District 11 (DOT)