

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 # 2019100475

Project Title: Belmont Village Encinitas-by-the-Sea

Lead Agency: City of Encinitas

Contact Person: Scott Vurbef

Mailing Address: 505 S. Vulcan Avenue

Phone: (760)633-2692

City: Encinitas

Zip: 92024

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Encinitas/Cardiff-by-the-Sea

Cross Streets: Manchester Avenue and Via Poco

Zip Code: 92007

Longitude/Latitude (degrees, minutes and seconds): 33 ° 0 ' 48.4 " N / 117 ° 15 ' 42.3 " W Total Acres: 19.026

Assessor's Parcel No.: 261-210-01 and 261-210-12

Section: 26

Twp.: 13S

Range: 4W

Base: SBM

Within 2 Miles: State Hwy #: Interstate 5

Waterways: San Elijo Lagoon

Airports: None

Railways: LOSSAN Rail Corridor Schools: Multiple

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

Governor's Office of Planning & Research

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Conditional Development

☐ General Plan Element

☐ Planned Unit Development

☒ Use Permit

☒ Coastal Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☒ Other: Design Review

Development Type:

☒ Residential: Units 16 Acres .03787

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____

☐ Commercial: Sq.ft. _____

Acres _____

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: Senior Care Facility (200 bds)

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: non-wetland ephemeral waters

Present Land Use/Zoning/General Plan Designation:

Agriculture/General Plan&Zoning: Rural Residential 2 (RR-2);California Coastal Appeal Jurisdiction, Scenic/Visual Corridor, and Hillside/Inland Bluff Overlay Z

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

The project proposes to subdivide a 19.027-acre parcel into 12 lots to accommodate the development of a senior care facility and affordable housing units. Two additional open space lots and a private street lot would be provided. The two-story senior care building would be 216,000 square feet (SF) in size and would provide 200 senior care units along with 60,000 SF of common area. The residential lots would be developed with 16 housing units in 8 two-story structures. Of these 16 units, 15 would be designated as affordable housing. A total of 183 parking spaces would be provided for both uses. Primary access to the site would be provided from a new Caltrans spine road off Manchester Ave. Emergency access would be provided from Manchester Ave.

The project requires approval of a Tentative Map Density Bonus, Planned Residential Development Permit, Major Use Permit, Design Review and Coastal Development Permit by the City of Encinitas Development Services Department.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" 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 checked="" 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 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 checked="" 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 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 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 April 3, 2020 Ending Date May 18, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>BRG Consulting, Inc.</u>	Applicant: <u>Greystar, Inc</u>
Address: <u>304 Ivy Street</u>	Address: <u>444 South Cedros Avenue</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Christina Willis</u>	Phone: <u>(858) 914-2123</u>
Phone: <u>(619) 298-7127 X 102</u>	

Signature of Lead Agency Representative:  Date: 4/2/20

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