

City of Encinitas Notice of Preparation of a Draft Environmental Impact Report

From: City of Encinitas, Planning Division
505 S. Vulcan Avenue,
Encinitas, California 92024

To: State Agencies, Responsible Agencies, Trustee
Agencies, Organizations, and Interested Persons

Project: Belmont Village Encinitas-by-the-Sea
Location: 3111 Manchester Avenue, Encinitas, California
Project Applicant: Greystar, Inc.
Project Case Number: 17-273 TMDB/MUP/DR/CDP

Acting as a lead agency for the California Environmental Quality Act (CEQA), the Planning Division of the City of Encinitas is issuing this Notice of Preparation for the proposed Belmont Village Encinitas-by-the-Sea project, located at 3111 Manchester Avenue, in the Cardiff-by-the-Sea community of Encinitas.

A Draft Environmental Impact Report (EIR) will be prepared to evaluate the potential environmental effects of the proposed project. The EIR will identify any potentially significant impacts, propose feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss feasible alternatives to the project that may accomplish basic project objectives while lessening or eliminating any of the project's significant impacts.

It is anticipated that the EIR will focus on the following environmental issue areas: aesthetics, agricultural and forestry resources, biological resources, cultural and paleontological resources, geology and soils, greenhouse gas emissions, hydrology and water quality, transportation, and tribal cultural resources. Other required sections of CEQA will also be addressed including cumulative impacts, growth inducement and project alternatives.

For purposes of this notice, the City of Encinitas is soliciting the views of public agencies and other interested parties regarding the scope and content of the Draft EIR for the project. Please send your comments no later than **November 4, 2019** to Scott Vurbeff, Environmental Project Manager, Encinitas Planning Division, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via e-mail to svurbeff@encinitasca.gov. Additional information about the proposed project may be obtained on the city's website at: <http://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices> under "Environmental Notices".

Project Location: The approximately 19.027-acre project site is located at 3111 Manchester Ave., in the Cardiff-by-the-Sea community of Encinitas, San Diego County, California (Figure 1). The County Assessor's Parcel Numbers (APNs) associated with the project are: 261-210-01 and -12.

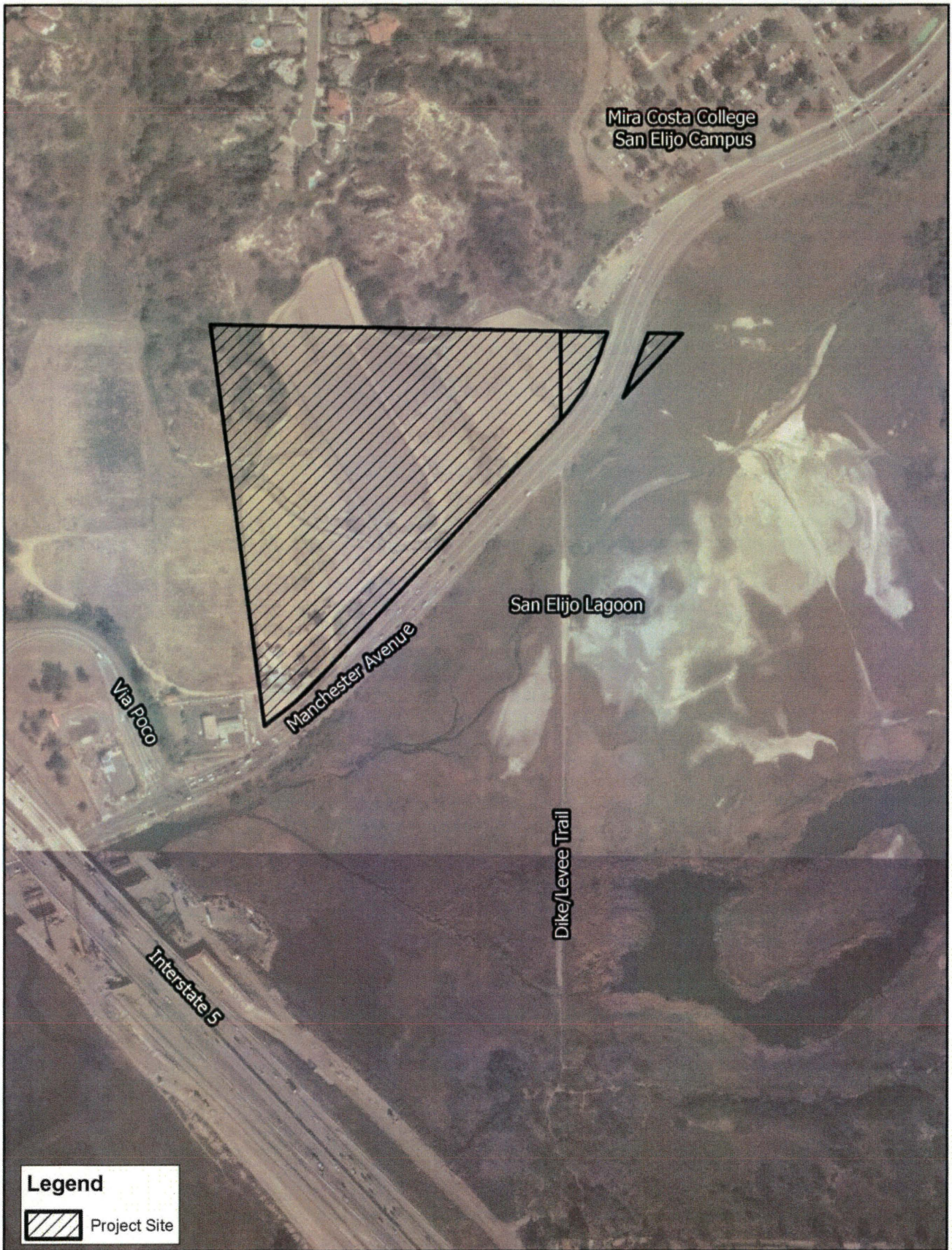
Project Description: The project proposes to subdivide a 19.027-acre parcel into 9 lots to accommodate the development of a senior care facility and affordable housing units. Two additional open space lots (5.049 acres and 0.211 acres) and a 1.24-acre private street lot would be provided. The two-story 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 provide from a new Caltrans spine road off Manchester Ave. Emergency access would be provided from Manchester Ave. via a secondary access at the southeast corner of the site.

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.

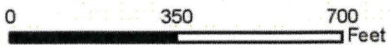
Scott Vurbeff, Environmental Project Manager
City of Encinitas Planning Division

October 4, 2019

Date



SOURCE: Basemap- Esri



Project Location Map
3111 Manchester Avenue
Figure 1