

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 #

Project Title: 3111 Manchester Avenue Senior Residential Care Facility

Lead Agency: City of Encinitas

Contact Person: Scott Vurbeff

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 EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

Governor's Office of Planning & Research

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: Design Review**Development Type:**☒ Residential: Units 16 Acres: 0.3787☐ 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; 267,000SF; 5.7667 acres)**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 Designation and Zoning: Rural Residential 2 (RR-2). Within coastal zone, scenic/visual corridor and hillside/inland bluff overlay zones.

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

The project proposes a 200-unit senior care facility and 8 single-family lots that would accommodate 16 affordable/workforce housing units. The senior care building would be 216,000 square feet (SF) with approximately 60,000 SF of common area and 166 parking spaces. The affordable/workforce units would be 615 SF in size and 17 parking stalls would be provided. Primary access to the site will be provided from a new Caltrans spine road off of Manchester Avenue. The project site is located on a 19.0272 net, 14.43-gross acre site (APNs 261-210-01 and -12) between Via Poco to the west and the Mira Costa Community College, San Elijo Campus parking lot to the east (Figure 1). A small portion of the site is located south of Manchester Avenue adjacent to the San Elijo Lagoon; however, no project-related disturbance is proposed for this area. The project site consists of two lots zoned for Rural Residential Use (RR-2). It is located within a California Coastal Appeal Jurisdiction, scenic/visual corridor and hillside/inland bluff overlay zones. Impacts to 0.08 acres of jurisdictional non-wetland ephemeral waters will be mitigated off-site.

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".

<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 #11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #9
<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 #5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input 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 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 _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: BRG Consulting, Inc.
Address: 304 Ivy Street
City/State/Zip: San Diego, CA 92101
Contact: Christina Willis
Phone: (619) 298-7127 X 102

Applicant: Greystar, Inc
Address: 444 South Cedros Avenue
City/State/Zip: Solana Beach, CA 92075
Phone: (858) 914-2123

Signature of Lead Agency Representative: _____

Date: 10/3/19

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