

NOTICE OF DETERMINATION

TO: ☐ Recorder/County Clerk
1600 Pacific Highway, Room 206
San Diego, CA 92112-1750

FROM: City of Encinitas Development
Services Dept.
505 South Vulcan Avenue
Encinitas, CA 92024-3633

☒ Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

Case Number: MULTI-003780-2020

State Clearinghouse #: 2021020272

Project Title: Marea Village Mixed Use Development

Project Applicant: Fenway Capital Advisors
674 Via de la Valle, Suite 310
Solana Beach, CA 92075
Telephone: (858) 436-3600

Project Location: North Coast Highway 101 and La Costa Ave, Encinitas, CA 92024, County of San Diego

Project Description: 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.

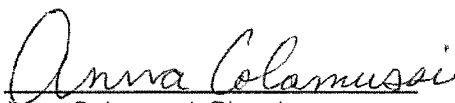
This is to advise that the City of Encinitas Planning Commission approved the above-described project on June 16, 2022 and made the following determinations:

1. The project in its approved form will have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared for this project and certified pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation monitoring and reporting program was adopted for this project.
5. A Statement of Overriding Consideration was adopted for this project.
6. Findings were made pursuant to CEQA Guidelines Section 15091.

Project status under F&W Code Section 711.4 (Department of Fish and Wildlife Fees):

Proof of Payment of Fees (Attached)

It is hereby certified that the Final EIR, including comments and responses, and record of project approval is available to the general public at the office of the Encinitas Development Services Department, 505 South Vulcan Avenue, Encinitas, CA 92024.



Anna Colamussi, Planning
Manager Development
Services
Telephone: (760) 633-2724



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-06/21/2022-0437
STATE CLEARING HOUSE NUMBER (If applicable) 2021020272

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ENCINITAS DEVELOPMENT SERVICES DEPT.	LEAD AGENCY EMAIL	DATE 06/21/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0070	

PROJECT TITLE
MAREA VILLAGE MIXED USE DEVELOPMENT

PROJECT APPLICANT NAME FENWAY CAPITAL ADVISORS	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-436-3600	
PROJECT APPLICANT ADDRESS 674 VIA DE LA VALLE, SUITE 310	CITY SOLANA BEACH	STATE CA	ZIP CODE 92075
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	3,539.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 3,589.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MONICA MORALES, Deputy
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Payment Reference #: check no. 2160 & 2161



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED

Jun 21, 2022 12:34 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000500
State Receipt # 37062120220437
Document # 2022-NOD-70

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

MAREA VILLAGE MIXED USE DEVELOPMENT

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO

COUNTY CLERK ON June 21, 2022

Posted June 21, 2022 **Removed** _____

Returned to agency on _____

DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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State Clearinghouse #: 2021020272

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Anna Colamussi, Planning
Manager Development
Services
Telephone: (760) 633-2724

Reference: California Public Resources Code, Sections 21108 and 21152



San Diego County



Transaction #: 6537415
Receipt #: 2022284394

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.com

Cashier Date: 06/21/2022
Cashier Location: SD

Print Date: 06/21/2022 12:35 pm

Payment Summary

Total Fees:	\$3,589.25
Total Payments	\$3,589.25
Balance:	\$0.00

Payments

CHECK PAYMENT #2160	\$50.00
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CHECK PAYMENT #2161	\$3,539.25
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Total Payments	\$3,589.25
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Filing

CEQA - NOD FILE #: 2022-000500 Date: 06/21/2022 12:34PM Pages: 2

State Receipt # 37-06/21/2022-0437

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
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Fees:	Fish & Wildlife Environmental Impact Report	\$3,539.25
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Total Fees Due:	\$3,589.25
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Grand Total - All Documents:	\$3,589.25
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