Print Form

# 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 #: N/A

Project Title: La Costa Hotel

Lead Agency: City of Encinitas

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Project Location: Encinitas (*City*) San Diego County (*County*)

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

DM La Costa Avenue LLC. (applicant) proposes the development of a 17-room boutique hotel with a full service restaurant with alcohol service, new monument signage and a temporary onsite construction trailer on an approximately 1.18-acre site in the Leucadia community of the City of Encinitas. The hotel units would be located within nine detached bungalow structures. A total of 41 parking spaces are planned, which include four EV charging spaces. Additionally, one loading space, four motorcycle spaces and two bicycle parking spaces are proposed. Proposed amenities include a pool, spas, lounge seating and walking paths.

The Project site is designated in the VSC (Visitor Serving Commercial) Zone and within the Cultural Natural Resources Overlay Zone, Scenic/Visual Corridor Overlay Zone and within the Coastal Commission appeal jurisdiction of the Coastal Zone. This land use and zoning designation is intended to support commercial uses. City approval of a Minor Use Permit, Design Review Permit and Coastal Development Permit (MULTI-002750-2018; USE-002671-2018; DR-002670-2018; CDP-002672-2018 (18-188 MIN/DR/CDP) will be required.

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

It is anticipated that the following issues could have a significant effect on the environment, there will not be a significant effect in this case because revisions with mitigation measures: Air Quality & Hazardous Materials, Cultural Resources, Tribal Cultural Resources, Cultural Resources, Geology (Paleontologist Resources), and Noise.

Air Quality and Hazardous Materials:
The project is consistent with the City's zoning and General Plan land use designation for the site. The project's anticipated emissions are therefore addressed in the RAQS and SIP, and the project would not conflict with or obstruct implementation of the RAQS and SIP. Impacts would be less than significant. Compliance with mitigation measures M-HAZ-1 and M-HAZ-2 would ensure that any potential hazardous exposure would not occur. Therefore, the Project would not propose uses or activities that would result in exposure of identified sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

Cultural Resources: A Cultural Resource Mitigation Monitoring Program will be required. See M-CUL-1 to M-CUL-9.

Geology (Paleontological Resources): Monitoring will be required. See M-PR-1 and M-PR-2.

Noise: Noise Measures due to freeway and road noise will be required. See M-NOI-1 and M-NOI-2.

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

Members of public at a Citizen Participation Plan meeting brought up issues with drainage and water quality, parking, soil testing and hazardous materials, bluff setbacks and improvements, and noise related to the proposed hotel and restaurant establishment

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

California Coastal Commission - Responsible Agency