

**Notice of Completion & Environmental Document Transmittal**

SCH # \_\_\_\_\_

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

**Project Title:** El Camino Real Specific Plan

Lead Agency: City of Encinitas Contact Person: Jennifer Gates

Mailing Address: 505 South Vulcan Avenue Phone: (760) 633-2714

City: Encinitas Zip: 92024 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: Encinitas

Cross Streets: El Camino Real crosses numerous streets in the Specific Plan Area (SPA) Zip Code: 92024

Longitude/Latitude (degrees, minutes and seconds): 117° 15' 45.21" N/ 32° 3' 25.25" W Total Acres: 384

Assessor's Parcel No. Numerous parcels in the SPA Section: 2, 11, 14 Twp. 13 South Range: 04 West Base: San

Bernardino Meridian

Within 2 Miles: State Hwy #: I-5 and SR-1 Waterways: Batiquitos Lagoon

Airports: N/A Railways: BNSF Railway Schools: Various

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH #) _____                                | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | <input type="checkbox"/> Other _____               | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input checked="" type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |  |   |
|--|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____                  | <input type="checkbox"/> Transportation: Type _____   |
| <input type="checkbox"/> Office: Sq. ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____  |
| <input type="checkbox"/> Commercial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ Watts _____                                      |
| <input type="checkbox"/> Industrial: Sq. ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____                              |
| <input type="checkbox"/> Educational: _____                                    | <input type="checkbox"/> Hazardous Waste: Type _____  |
| <input type="checkbox"/> Recreational: _____                                   | <input checked="" type="checkbox"/> Other: <u>No development proposed yet. In progress.</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                |   |

**Project Issues Discussed In Document:**

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual          | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land         | <input checked="" type="checkbox"/> Floodplain/Flooding        | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality               | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                         | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption       | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                        | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other _____                         |

**Present Land Use/Zoning/General Plan Designation**

Numerous designations within the SPA.

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

The El Camino Real Specific Plan (project) seeks to develop a vibrant walkable destination for residents, to live, work, and shop through creation of sustainable job, business, and housing opportunities along the El Camino Real Corridor. The project would develop

a multi-modal corridor with a mix of uses including commercial, office, public and residential uses that would allow for by right development and revitalization of the El Camino Real Corridor. Goals of the project include the following:

- A reimagined vision for the revitalization of the El Camino Real corridor.
- Providing critically needed housing options to infuse greater activity in the corridor and serve the community's housing needs.
- Compliance with the 2021-2029 Housing Element goals and programs.
- Improved transit, bicycle, and pedestrian connections.
- Enhanced green space through improvement of creek connections, street trees, and other amenities.

It should be noted that while Park Encinitas, the mobile home park west of El Camino Real, is included in the SPA, this existing land use is not expected to change as part of this Specific Plan. Additionally, the Encinitas Ranch Specific Plan area is identified as a study area, as a Specific Plan Amendment to the Encinitas Ranch Specific Plan may be processed concurrent with the proposed project.

**Reviewing Agencies Checklist**

**continued**

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."

<u> X </u>	Air Resources Board	<u> X </u>	Office of Historic Preservation
<u> </u>	Boating & Waterways, Department of	<u> </u>	Office of Public School Construction
<u> </u>	California Highway Patrol	<u> X </u>	Parks & Recreation, Department of
<u> </u>	California Emergency Management Agency	<u> </u>	Pesticide Regulation, Department of
<u> X </u>	Caltrans District # <u> 11 </u>	<u> X </u>	Public Utilities Commission
<u> </u>	Caltrans Division of Aeronautics	<u> X </u>	Regional WQCB # <u> 9 </u>
<u> </u>	Caltrans Planning	<u> </u>	Resources Agency
<u> </u>	Central Valley Food Protection Board	<u> </u>	Resources Recycling & Recovery, Department of
<u> </u>	Coachella Valley Mountains Conservancy	<u> </u>	S.F. Bay Conservation & Development Comm.
<u> </u>	Coastal Commission	<u> </u>	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
<u> </u>	Colorado River Board	<u> </u>	San Joaquin River Conservancy
<u> </u>	Conservation, Department of	<u> </u>	Santa Monica Mountains Conservancy
<u> </u>	Corrections, Department of	<u> X </u>	State Lands Commission
<u> </u>	Delta Protection Commission	<u> </u>	SWRCB: Clean Water Grants
<u> </u>	Education, Department of	<u> X </u>	SWRCB: Water Quality
<u> </u>	Energy Commission	<u> </u>	SWRCB: Water Rights
<u> X </u>	Fish & Game Region # <u> 5 </u>	<u> </u>	Tahoe Regional Planning Agency
<u> X </u>	Food & Agriculture, Department of	<u> X </u>	Toxic Substances Control, Department of
<u> X </u>	Forestry & Fire Protection, Department of	<u> </u>	Water Resources, Department of
<u> </u>	General Services, Department of	<u> </u>	Other <u> </u>
<u> </u>	Health Services, Department of	<u> </u>	Other <u> </u>
<u> X </u>	Housing & Community Development	<u> </u>	
<u> X </u>	Native American Heritage Commission	<u> </u>	

**Local Public Review Period** (to be filled in by lead agency)

Starting Date  August 15, 2022

Ending Date  September 14, 2022

**Lead Agency** (complete if applicable):

Consulting Firm:  RECON Environmental, Inc.

Address:  3111 Camino del Rio North, Suite 600

City/State/Zip:  92108

Contact:  Nick Larkin

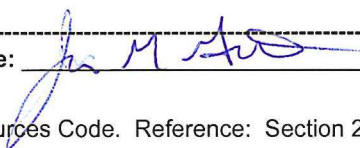
Phone:  (619) 308-9333

**Applicant:**  City of Encinitas

Address:  505 South Vulcan Avenue

City/State/Zip:  Encinitas, CA 92024

Phone:  (760) 633-2714

Signature of Lead Agency Representative:    Date  8/12/22

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