

Summary Form for Electronic Document Submittal

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 #: _____

Project Title: El Camino Real Specific Plan

Lead Agency: City of Encinitas, 505 South Vulcan Avenue, Encinitas, California 92024

Contact Name: Jennifer Gates

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Project Location: El Camino Real, Encinitas

San Diego

City

County

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

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 Specific Plan Area, 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.

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

An Environmental Impact Report will be prepared that will analyze impacts pertaining to all of the environmental issue areas identified in Appendix G of the CEQA Guidelines and identify mitigation measures as appropriate.

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

There are no areas of controversy known to the Lead Agency.

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

Responsible Agency: Coastal Commission

Trustee Agency: N/A