

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: Melinda Dacey
Mailing Address: 505 South Vulcan Avenue Phone: (760) 633-2711
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: 228
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 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 checked="" 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 checked="" type="checkbox"/> Transportation: Type <u>Streetscape Improvements</u> |
| <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

General Plan: Office Professional, General Commercial, and Public/Semi-Public (P/SP). Zoning: Office Professional, General Commercial, Residential-30 Overlay, and Public/Semi-Public (P/SP).

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

The El Camino Real Specific Plan (ECRSP; project) is located within the City of Encinitas (City), which is an approximately 19.6-square-mile City located along approximately 6 miles of Pacific Ocean coastline in the northern portion of San Diego County.

The ECRSP Specific Plan Area (SPA) encompasses approximately 228 acres, covering the geographic area along El Camino Real from roughly Encinitas Boulevard to the south to Olivenhain Road to the north.

Moving north to south, the eastern boundary of the SPA consists of the east side of the El Camino Real right-of-way (ROW) and the commercial land uses, where it then runs the parcel line split between residential land uses to the east and commercial land uses to the west, south to the shopping center anchored by LA Fitness at 201 South El Camino Real. The shopping center anchored by LA Fitness establishes the southern boundary south of Encinitas Boulevard and east of El Camino Real, while the shopping center anchored by Sprouts at 1327 Encinitas Boulevard establishes the southern boundary west of El Camino Real. The southwestern boundary includes the Tesla car dealership at 1302 Encinitas Boulevard. Moving south to north, the western boundary follows the parcel lines separating the commercial shopping centers to the east and the residential uses to the west, until it reaches the mobile home park and turns east, excluding these mobile homes from the SPA. The western boundary follows the west side of the El Camino Real ROW northward to just beyond Leucadia Boulevard/Olivenhain Road to the northern Specific Plan boundary, with the exception of extending westward to include the U.S. Post Office off Garden View Road.

The project includes adoption of the ECRSP. The purpose of the ECRSP is to provide a framework to guide future site-specific development and improvements within the corridor. The ECRSP does not propose any changes to underlying land use allowances within the corridor. A key goal of the ECRSP is to support revitalization of the SPA through implementation of streetscape improvements and implementation of objective design standards that would ensure future site-specific development and redevelopment achieve the land use vision and design objectives intended for the SPA.

As detailed in the implementation section of the ECRSP, the following types of projects would be required to demonstrate consistency with the ECRSP:

- All buildings, grading, landscaping, or construction projects requiring a permit, with exception to projects listed as exempt in Section 23.08.030B of the City's Municipal Code and projects that receive exemptions to certain development standards through State housing legislation;
- Rezoning; and
- Public Works Projects.

The ECRSP establishes objective design standards to ensure future site-specific development and redevelopment complies with the City's design standards. While the ECRSP and City allowable land uses support commercial, office professional, and public/semi-public land uses, future residential development that relies on state housing legislation may occur within the SPA. While future potential housing implemented under state housing law is outside the scope of this project, the ECRSP objective design standards would apply to all development, including housing, except where in conflict with applicable State legislation.

The ECRSP identifies goals and objectives related to land use, urban design, parks and open space, streetscape, transportation, and sustainable infrastructure that would set the foundation for future site-specific development and redevelopment within the SPA.

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."

- | | | | |
|-------------------------------------|---|-------------------------------------|---|
| <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 Highway Patrol | <input checked="" type="checkbox"/> | Parks & Recreation, Department of |
| <input type="checkbox"/> | California Emergency Management Agency | <input type="checkbox"/> | Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> | Caltrans District # <u>11</u> | <input checked="" type="checkbox"/> | Public Utilities Commission |
| <input type="checkbox"/> | Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> | Regional WQCB # <u>9</u> |
| <input type="checkbox"/> | Caltrans Planning | <input type="checkbox"/> | Resources Agency |
| <input type="checkbox"/> | Central Valley Food Protection Board | <input type="checkbox"/> | Resources Recycling & Recovery, Department of |
| <input type="checkbox"/> | Coachella Valley Mountains Conservancy | <input type="checkbox"/> | S.F. Bay Conservation & Development Comm. |
| <input checked="" type="checkbox"/> | Coastal Commission | <input type="checkbox"/> | San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy |
| <input type="checkbox"/> | Colorado River Board | <input type="checkbox"/> | San Joaquin River Conservancy |
| <input type="checkbox"/> | Conservation, Department of | <input type="checkbox"/> | Santa Monica Mountains Conservancy |
| <input type="checkbox"/> | Corrections, Department of | <input checked="" 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 # <u>5</u> | <input type="checkbox"/> | Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> | Food & Agriculture, Department of | <input checked="" type="checkbox"/> | Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> | Forestry & 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 checked="" 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 June 3, 2024

Ending Date July 2, 2024

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) 633-2711

Signature of Lead Agency Representative: 

Date 5/31/24

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