

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 Project

Lead Agency: City of Encinitas

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Project Location: Encinitas San Diego
City County

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

The El Camino Real Specific Plan (ECRSP; project) encompasses approximately 228 acres of the commercial corridor along El Camino Real from Encinitas Boulevard to the south to Olivenhain Road to the north, excluding Home Depot and Encinitas Ranch Town Center commercial properties. The proposed ECRSP identifies goals and objectives related to existing land use, urban design, parks and open space, streetscape, transportation, and sustainable infrastructure for future site-specific development and redevelopment within the Specific Plan Area (SPA). The ECRSP provides a regulatory framework to guide future site-specific development and improvements within the commercial corridor to support revitalization of the SPA through implementation of streetscape improvements, and objective design standards that would ensure future site-specific development and redevelopment achieve the land use vision and design objectives intended for the SPA. 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. Although potential housing implemented under State 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.

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

Project impacts requiring mitigation are limited to biological resources and tribal cultural resources.

Construction of the proposed transportation improvements that would be approved under the project adjacent to sensitive habitats could result in indirect impacts to sensitive habitats or wetlands due to invasive species or inadvertent disturbance, which would be considered a significant impact. Implementation of mitigation measure *BIO-1 Sensitive Habitat Indirect Impact Avoidance* would reduce this impact to a level less than significant. Future site-specific development and redevelopment proposed within 100 feet of riparian habitat would require independent environmental review, including evaluation of potential impacts to such habitat. Future site-specific development and redevelopment would be subject to mitigation measure BIO-1, as applicable, as well as any other appropriate mitigation identified during future environmental review evaluation as development occurs.

The Rincon Band of Luiseno Indians concluded consultation with the City on March 19, 2024, stating that the area is culturally sensitive, and requested that future site-specific development be conditioned with archaeological and tribal monitoring unless the independent environmental review demonstrates that a project has low likelihood to disturb cultural materials. The San Pasqual Band of Mission Indians concluded AB consultation with the City on March 20, 2024, stating that they would like to provide cultural monitoring all ground disturbance activities. Therefore, the project would have the potential to unearth previously unknown tribal cultural resources, which would be considered a significant impact. Implementation of mitigation measure *TCR-1 Implement a Construction Monitoring Program* would reduce impacts to less than significant.

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 known areas of controversy.

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

There are no responsible agencies for the project. The California Department of Fish and Wildlife and Native American Heritage Commission are trustee agencies for the project.