



CITY OF ENCINITAS

DEVELOPMENT SERVICES DEPARTMENT

Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report

Date: August 15, 2022

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and Interested Persons

Lead Agency: City of Encinitas, Development Services Department
505 S. Vulcan Avenue
Encinitas, California 92024
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Project Title: El Camino Real Specific Plan

Project Location: The El Camino Real Specific Plan Area (SPA) encompasses approximately 384 acres of land along the El Camino Real corridor in the City of Encinitas (City). The SPA includes commercial uses along Via Molena, the Encinitas Village north of Encinitas Boulevard, and the shopping center anchored by LA Fitness on El Camino Real. Moving north to south, the eastern boundary of the SPA consists of parcel lines along utility easements in the northeast, the commercial uses along Garden View Road and El Camino Real that border residential uses to the east, followed by commercial uses along Via Molena, the Encinitas Village north of Encinitas Boulevard, and the shopping center anchored by LA Fitness on El Camino Real. The shopping center anchored by LA Fitness establishes the southern boundary east of El Camino Real, while the shopping center anchored by Sprouts establishes the southern boundary west of El Camino Real. The southwestern boundary includes the BMW car dealership. The western boundary includes the Encinitas Marketplace, El Camino Promenade, and Camino Village Plaza commercial centers. The western boundary also includes the Park Encinitas mobile home park, the U.S. Post Office located on Garden View Road, the residential uses located along Cambria Way up to Via Cantebría, and the Town Center shopping center. The northern area of the SPA is considered a study area and is bound by Olivenhain Road east of El Camino Real and extends slightly past Leucadia Boulevard, east of El Camino Real, to include the Plaza Encinitas Ranch commercial center north of Leucadia Boulevard. The northern area of the SPA also includes the Encinitas Ranch Specific Plan (refer to Figure 1).

Project Applicant: City of Encinitas

SCOPING MEETING: On Tuesday, August 30, 2022 starting at 5:00 p.m., the City of Encinitas Development Services Department will conduct a public scoping open house to solicit input and comments from public agencies and the general public on the proposed Draft Environmental Impact Report (EIR) for the El Camino Real Specific Plan (proposed project).

This meeting will be held at the Poinsettia Room, located at Encinitas City Hall, 505 S. Vulcan Avenue, Encinitas, CA 92024. The meeting will run from 5:00 p.m. to 7:00 p.m.

This meeting will be an open house format, and interested parties may drop in to review the proposed project exhibits and submit written comments on the scope of the Draft EIR during the meeting. Representatives from the Development Services Department and the EIR consultant will be available to address questions regarding the EIR process. Information is also available at:

<https://www.encinitasca.gov/government/departments/development-services/policy-planning-housing/policy-planning/el-camino-real-specific-plan>.

If you have any questions regarding this scoping meeting, please contact Melinda Dacey, Project Planner, at mdacey@encinitasca.gov or (760) 633-2711 or Jennifer Gates, Planning Manager, at jgates@encinitasca.gov or (760) 633-2714.

NOTICE OF PREPARATION (NOP): In accordance with the California Environmental Quality Act (CEQA), this is to notify public agencies and the general public that the City, as the Lead Agency, will prepare an EIR for the proposed project. The City is interested in the input and/or comments of public agencies as to the scope and content of the environmental information that will be studied in connection with the proposed project. Public agencies may need to use the EIR prepared by the City when considering applicable permits or other approvals for the proposed project. The general public is also encouraged to provide input on the scope of the EIR.

NOP Comment Period: Due to the time limits mandated by state law, your response must be sent at the earliest possible date but *not later than 6:00 p.m. on Wednesday, September 14, 2022*. Please send your response to the City of Encinitas Development Services Department, c/o Jennifer Gates, at the above address.

Project Description: The 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.

Environmental Impact Report: The EIR prepared for the proposed project will analyze the project-specific impacts pertaining to all of the environmental issue areas identified in Appendix G of the CEQA Guidelines. The EIR analysis will focus on aesthetics and visual quality, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gases, hazardous materials hydrology and water quality, land use, noise, population and housing, public services and recreation, transportation, tribal cultural resources, utilities and services systems, and wildfire. Other required sections of CEQA will be addressed including cumulative impacts and project alternatives.

Attachments: Figure 1: Project Location