



**CITY OF ENCINITAS
PLANNING & BUILDING DEPARTMENT
LEGAL NOTICE OF
ENVIRONMENTAL REVIEW AND COMMENT PERIOD**

Public Review Period: December 4, 2009 to January 4, 2010

Notice is hereby given that a 30-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a draft Negative Declaration which has been prepared for the proposed project as identified below, for property located in the City of Encinitas.

PROJECT NAME: Cardiff-by-the-Sea Specific Plan

CASE NUMBER: 04-266

APPLICANT: City of Encinitas

LOCATION: The Specific Plan area encompasses approximately 17.09 acres within the community of Cardiff-by-the-Sea and is generally bounded by Mozart Avenue, San Elijo Avenue, Orinda Drive, and the alley east of Newcastle Avenue.

DESCRIPTION: The proposed Cardiff-by-the-Sea Specific Plan provides land use policies, development regulations, and design recommendations for future development within the Specific Plan area. Adoption of the Specific Plan would require associated amendments to the Encinitas General Plan and Local Coastal Program.

ENVIRONMENTAL STATUS: The City has performed an Environmental Initial Study, which has determined that no significant environmental impacts would result from the proposed project. Therefore, a Negative Declaration is recommended for adoption. The draft Negative Declaration is available for public review from December 4, 2009 to January 4, 2009. Written comments regarding the adequacy of the draft Negative Declaration must be received by the Planning and Building Department at the address provided below by 6:00 p.m. on January 4, 2009. A final environmental document incorporating public input will then be prepared for consideration by decision-making authorities.

The draft Negative Declaration, Environmental Initial Study, supporting documents, and project application may be reviewed or purchased for the cost of reproduction, at the Encinitas Planning and Building Department, 505 South Vulcan Avenue, Encinitas, CA 92024. For environmental review information, contact Scott Vurbeff at (760) 633-2692. For information regarding public hearings/meetings on this project, contact Laurie Tremor at (760) 633-2717.