CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Encinitas is proposing to adopt a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act for the following project.

Project Name: Lake Drive Storm Drain and Manchester Avenue Culvert Outfall Project

Case Numbers: MULTI-7708-2024, DR-007716-2024, USE-007715-2024, CDP-004807-2021, ENV-007961-2025

Project/Location: The Lake Drive project site occurs primarily on APN 261-150-69, but it also intersects the following APNs: 261-254-04, 261-254-48, 261-254-20, 261-254-03, 261-254-21, 261-232-40, 261-232-39, 261-255-30, 261-254-46, 261-254-05, and 261-254-22. The site is located in the City of Encinitas at the intersection of Lake Drive and Sea Village Way. The Manchester Avenue project site occurs on the south side of Manchester Avenue, approximately 180 feet east of the intersection of Ocean Cove and Manchester Avenue, in the City of Encinitas on APN 261-210-13.

Project Description: The City of Encinitas (City) proposes the Lake Drive Storm Drain and Manchester Avenue Culvert Outfall Project (project), which includes the processing of a design review permit, conditional use permit (major), and coastal development permit. The 25.32-acre Lake Drive site is located within an undeveloped canyon bounded by existing residential development to the north and east, I-5 to the west, and undeveloped open space to the south and west. The 0.14-acre Manchester Avenue site is located within City right-of-way adjacent to the San Elijo Lagoon Ecological Reserve, with residential uses to the north. The project sites are located within areas designated for residential, open space, and ecological reserve uses, and portions occur within the Multiple Habitat Conservation Program (MHCP) Focus Planning Area.

The project involves the removal and replacement of a failing storm drain system extending from Lake Drive through an undeveloped canyon west to Interstate 5 (I-5), and maintenance improvements at the Manchester Avenue outfall that conveys stormwater to the San Elijo Lagoon. The existing 48-inch corrugated metal pipe (CMP) would be replaced with approximately 2,000 linear feet of new 40-inch reinforced concrete pipe (RCP) and associated appurtenances within the same general alignment to maintain existing drainage patterns and minimize disturbance.

Project components at the Lake Drive site include installation of a new underground storm drain, construction of a permanent detention basin to reduce stormwater flow velocities, and a 25-foot-wide decomposed granite maintenance access road. The temporary high-line bypass piping currently installed under an emergency coastal development permit would be removed as part of this project. Following construction, the City will implement long-term operations and maintenance activities to ensure continued functionality of the drainage system and reduce flood risk to surrounding residences.

At the Manchester Avenue site, the project includes periodic removal of accumulated sediment from the existing culvert outfall and J-Channel to restore conveyance capacity and protect downstream habitat within the San Elijo Lagoon Ecological Reserve. The Manchester Avenue site includes the existing storm drain outfall and adjacent J-Channel that convey stormwater from the upstream Lake Drive drainage system into the San Elijo Lagoon Ecological Reserve. Sediment removed during maintenance will be transported to an approved landfill or placed at a permitted beach location in coordination with the City's Sand Compatibility and Opportunistic Use Program (SCOUP).

Document Availability: The Initial Study/MND will be available for review at the following locations beginning on Thursday, November 6, 2025:

- City of Encinitas, City Hall, 505 South Vulcan Avenue, Encinitas, CA 92024
- Encinitas Library, 540 Cornish Dr, Encinitas, CA 92024
- Cardiff-by-the-Sea Library, 2081 Newcastle Ave, Cardiff, CA 92007
- City of Encinitas Website: https://www.encinitasca.gov/government/public-notices/development-services-public-notices/environmental-notices

Public Review Period: The 30-day public review period for the Initial Study/MND is from November 6, 2025, to December 8, 2025.

Comments: Written comments regarding the adequacy of the Draft MND must be submitted no later than 5:00 p.m. on Monday, December 8, 2025. Written comments may be sent to: Esteban Danna, Senior Planner, City of Encinitas, 505 South Vulcan Avenue, Encinitas, CA 92024. Comments may also be sent by e-mail to edanna@encinitasca.gov.

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impacts to Biological Resources, Cultural Resources and Tribal Cultural Resources, and Geology and Soils to less than significant impacts.

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.