

Section 3.11 Public Services and Recreation

This section discusses the proposed project relative to public services including fire protection, law enforcement, schools, parks and recreation, and other public facilities. Analysis in this section draws upon data in the *City of Encinitas General Plan (1991)* and the *City of Encinitas 2013-2021 Housing Element Update Environmental Assessment (2018a)*.

ENVIRONMENTAL SETTING

Fire Protection and Emergency Services

The project site is served by the City of Encinitas Fire & Marine Safety Department. The department has 70 full-time employees and five divisions: Fire Operations and Support Services, Fire Administration, Loss Prevention and Planning (Fire Prevention), Disaster Preparedness, and Marine Safety Services. The Fire Department operates six fire stations distributed in different areas of the City to serve the 20-square-mile service area (City of Encinitas 2020d).

The closest station to the project site is Fire Station 3, at 801 Orpheus Avenue in Leucadia, approximately 0.8 mile west. If additional services are required in the event of an emergency, services may be provided from other fire stations operated by the City or other jurisdictions, as needed.

In 2018, the Fire Department responded to 6,572 calls involving fire and medical emergencies, including structure fires, vegetation fires, vehicle fires, and medical aids. As shown in [Table 3.11-1, City of Encinitas Emergency Responses \(2018\)](#), approximately 2 percent of the total call volume for emergencies in 2018 were fire related (136 calls). On average, the Fire Department was able to respond to these calls within 5 minutes and 45 seconds (City of Encinitas 2018b).

Table 3.11-1 City of Encinitas Emergency Responses (2018)

Response Type	Number of Responses
Fires	136
Rupture/Explosion	6
EMS/Rescue	4,336
Hazardous Conditions	96
Service Calls	480
Good Intention	1,116
False Call	388
Severe Weather	1
Other	4
Total	6,572

Source: City of Encinitas 2018b

Law Enforcement

The San Diego County Sheriff's Department serves the project site from its North Coastal Station located at 175 North El Camino Real in Encinitas, approximately 1.6 miles southeast. The station serves nearly 60 square miles including the cities of Del Mar, Encinitas, and Solana Beach and the unincorporated communities of Rancho Santa Fe, Del Dios, Camp Pendleton, and San Onofre, providing public safety services to more than 80,000 residents (County Sheriff 2020).

The North Coastal Station staffs approximately 107 total staff which includes 36 active members of the City's Senior Volunteer Unit (County Sheriff 2020). The North Coastal Station has 15 patrol vehicles, 3 traffic enforcement vehicles, 4 detective vehicles, 4 Community Oriented Policing and Problem Solving (COPPS) vehicles, and 5 bicycles. Overall, department response time averages for the 2013–2014 fiscal year were as follows: Priority 1 – 6.0 minutes; Priority 2 – 10.9 minutes; Priority 3 – 16.1 minutes; and Priority 4 – 45.8 minutes (City of Encinitas 2016f).

Schools

The project site is located in the Encinitas Union School District (EUSD), which serves the City and the La Costa area of Carlsbad in north San Diego County through its nine elementary schools. Approximately 5,400 students are served by the EUSD (EUSD 2016).

In the project area, students in kindergarten through sixth grade would attend Capri Elementary School, at 941 Capri Road (approximately 0.7 mile northwest of the project site). Students in the project area attend middle school and high school in the San Dieguito Union High School District (SDUHSD). Middle school students (seventh and eighth grades) would attend Diegueño Middle School, at 2150 Village Park Way Drive (approximately 3.1 miles southeast of the project site) and high school students (ninth through twelfth grades) would attend La Costa Canyon High School at 1 Maverick Way, Carlsbad (approximately 3.3 miles east of the project site) or San Dieguito High School Academy (located approximately 1.7 miles southeast of the project site).

Parks

As of February 2020, the City's Parks, Recreation, & Cultural Arts Department maintains 153 acres of developed/undeveloped parks, 82 acres of open space, 45 acres of beaches, 40 miles of trails, and 10 miles of streetscapes (City of Encinitas 2020e). The department has four operating divisions: Administrative Services, Cultural Arts, Parks, Beaches and Trails, and Recreation. The department is responsible for a range of services including:

- Recreational, educational, and sports programs and services for youth, teens, adults, and senior citizens

- Citywide special events such as the Holiday Parade, Spring Egg Hunt, Pet Health Expo, Summer Concerts, Movies in the Park, and the Moonlight Beach Fest
- Park, beach, and recreational trail maintenance, and streetscape maintenance
- Animal control services

The City also borders the Pacific Ocean which offers opportunities for swimming, surfing, walking, running, sailing, and similar activities, as well as passive recreational activities such as picnicking and public gathering.

As stated in Recreation Element Policy 1.5 in the Encinitas General Plan, the City’s goal is to provide a minimum of 15 acres of local recreational area per 1,000 residents, devoted to neighborhood and other local recreational facilities, community parks, and passive open space in undeveloped preserves (City of Encinitas 1991). The City encourages neighborhood parks within walking distance for all urban area residents. According to the City’s Parks, Beaches, Trails, and Open Space Master Plan, the City has 1,264.2 acres of parks and recreational space (see [Table 3.11-2, Existing Parks, Beaches, and Open Space](#)). These lands are either owned by the City, county, or state.

Table 3.11-2 Existing Parks, Beaches, and Open Space

Category	Total Acreage
Parks	295.0
Beaches	84.0
Open Space	1,264.2
Total	1,643.2

Source: City of Encinitas Parks, Beaches, Trails, and Open Space Master Plan (City of Encinitas 2016b)

Other Services and Facilities

Other existing public facilities available to support the population in the vicinity of the project site include libraries, hospitals, and general City administration. The San Diego County Library Encinitas Branch is located at 540 Cornish Drive, approximately 1.5 miles southwest of the project site. The nearest hospital is Scripps Memorial Encinitas Hospital, located approximately 2.0 miles south-southwest of the project site at 354 Santa Fe Drive, Encinitas, CA 92024. City Hall is located at 505 S. Vulcan Avenue, approximately 1.4 miles southwest of the project site.

REGULATORY FRAMEWORK

State

Quimby Act

Since the passage of the 1975 Quimby Act (California Government Code Section 66477), cities and counties have been authorized to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated by the Quimby Act cannot be used for the operation and maintenance of park facilities. The goal of the Quimby Act was to require developers to help mitigate the impacts of property improvements. The act gives authority for passage of land dedication ordinances only to cities and counties.

The Mello-Roos Community Facilities Act

The Mello-Roos Community Facilities Act (Government Code Section 53311 et seq.) is a tax-based financing method available to cities, counties, and special districts. It authorizes local governments to establish community facilities districts within which they may levy special taxes and issue bonds to finance open space acquisition, maintenance, and other programs. Approval of the special tax and any related bond issue requires approval by two-thirds of the district electorate.

Local

City of Encinitas General Plan

The City's General Plan is the primary source of long-range planning and policy direction used to guide growth and preserve the quality of life in Encinitas. The General Plan states that a goal of the City is to analyze proposed land uses to ensure that the designations would contribute to a proper balance of land uses in the community. General Plan goals and policies relevant to the project are listed below.

Public Safety Element

GOAL 1: Public health and safety will be considered in future land use planning.

Policy 1.8: New residential and commercial construction shall provide for smoke detector and fire sprinkler systems to reduce the impact of development on service levels.

Policy 1.9: Adequate safety service levels shall be maintained and provided for by new development.

- Policy 1.10: The public safety program shall provide for a response plan that strives to reduce life and property losses through technology, education, training, facilities and equipment.
- Policy 1.11: The public safety system shall provide standards and level of service guidelines that assure a quality of life and protection of life and property from preventable losses.
- Policy 1.14: Where development creates the need for new public safety services and/or equipment, that development shall be responsible for the cost of such services/equipment.
- Policy 1.16: The City and its service districts and agencies shall maintain adequate levels of staffing, materials and equipment to assure timely response to demands for public safety measures.

Recreation Element

GOAL 1: The maintenance of the open space resources in the planning area will continue to be emphasized.

- Policy 1.2: Consider the enactment of a “Quimby Ordinance” to ensure that new residential development is provided with open space/recreational amenities. In addition, explore all other available funding resources and alternatives for acquisition and development of parking and open space lands.
- Policy 1.3: Enforce local laws regarding the vandalism of park property and incorporate citizen involvement into the program through the “neighborhood watch” programs and other community efforts.
- Policy 1.5: Provide a minimum of 15 acres of local recreational area for each 1,000 populations for the entire community. This area should be devoted to neighborhood and other close-at-hand recreation facilities, community parks, and passive open space in undeveloped preserves and wilderness areas. This policy shall not be construed to reduce the minimum standards established under this Element for provision of mini, neighborhood, community, or other park land based on population or service distance.
- Policy 1.6: Establish mini-parks and playlots in high density areas where larger parks are inaccessible or impractical to provide, and only when the provision of

3.11 Public Services and Recreation

neighborhood parks to serve local neighborhood park needs is not possible.

Policy 1.7: Provide a neighborhood park within convenient, and where possible, walking distance for all urban area residents.

Policy 1.9: Develop parks in conjunction with schools wherever possible and encourage joint use of facilities.

Policy 1.11: Develop an open space program that will link the various communities together with parks, recreation/pedestrian access and natural visual corridors.

GOAL 4: A City-wide system of parks which combine established standards and community desires shall be established and maintained.

Policy 4.3: Neighborhood parks should be accessible by pedestrians living in the immediate area.

Land Use Element

GOAL 2: The City should manage slow, orderly growth in accordance with a long-term plan which protects and enhances community values.

Policy 2.3: Growth will be managed in a manner that does not exceed the ability of the City, special districts and utilities to provide a desirable level of facilities and services.

Policy 2.10: Development shall not be allowed prematurely, in that access, utilities, and services shall be available prior to allowing development.

IMPACT ANALYSIS AND MITIGATION MEASURES***Thresholds of Significance***

In accordance with the State CEQA Guidelines, the effects of a project are evaluated to determine whether they would result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts that are identified. The criteria used to determine the significance of impacts may vary depending on the nature of the project.

According to Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact if the project results in the need for new or physically altered governmental

facilities, in order to maintain acceptable service ratios, response times or other performance objectives, the construction of which could cause significant environmental impacts for any of the public services:

- Fire protection
- Police protection
- Schools
- Other public facilities

Additionally, the proposed project would result in significant impacts related to parks and recreation if it would:

1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

PROJECT IMPACTS AND MITIGATION

FIRE PROTECTION

Impact 3.11-1 The project would not result in substantial adverse physical impacts to fire protection services due to the provision of new or physically altered governmental facilities. Impacts would be less than significant.

As mentioned previously, the project site is located within the jurisdiction of the Encinitas Fire & Marine Safety Department (Fire Department). The closest station is Fire Station 3, located at 801 Orpheus Avenue in Leucadia, approximately 0.8 mile west of the project site. If additional services are required in the event of an emergency, services may be provided from other fire stations operated by the City or other jurisdictions, as needed.

As stated in Section 4.4, Population and Housing, of this EIR, the proposed project would allow for future construction of 250 residences (53 cottages/carriage units/townhomes and 197 apartments). San Diego Association of Governments (SANDAG) has estimated an average of 2.51 persons per household in 2020 for the City with an approximate population of 63,158 residents in 2018 (SANDAG 2020). Therefore, the proposed project would result in the addition of 628 people (2.51 x 250 residences), which is equivalent to an approximate 1 percent increase in the City's population.

3.11 Public Services and Recreation

The National Fire Protection Association Standard 1710, recommends that, to treat medical patients and control small fires, the first response unit should arrive within 6 minutes, 20 seconds from the receipt of a 9-1-1 call for 90 percent of the calls. In 2018, the Fire Department responded to 6,572 calls involving fire and medical emergencies, including structure fires, vegetation fires, vehicle fires, and medical aids. Based on a population of 63,158 residents, the call volume represents approximately 1 call per 9.61 residents (63,158 residents/6,572 calls). As shown in Table 3.11-1, approximately 2 percent of the total call volume for emergencies in 2018 were fire related (136 calls) (City of Encinitas, 2018b).

As evaluated in Appendix O-2, the proposed project would provide improvements at two intersections, which would improve function compared to pre-project conditions. With these intersection improvements in place, the project is not anticipated to result in a substantial delay in travel time along local roadways that may adversely affect emergency response (see Appendix O-2). The addition of 628 residents with project implementation would generate approximately 66 annual calls for service (628 residents/1 call per 9.64 residents), the majority of which are expected to be medical-related, and only approximately 1.5 (or 2%) would be fire-related. The Fire Department has provided a will-serve letter to the project applicant confirming adequate fire service can be provided to the proposed development (Appendix R).

According to the CAL FIRE Fire Hazard Severity Zones Map – Encinitas, a portion of the project site is mapped within the Very High Fire Hazard Severity Zone (VHFZSV), most likely due to the northern edge of the project site abutting the Magdalena Ecke Preserve (CAL FIRE 2009). In consideration of this proximity, the proposed project was designed to effectively provide an expanded fuel modification zone of approximately 320 feet, which is three times the standard 100-foot fuel modification zone, through the designation of the northern portion of the project site as agriculture, which will be predominately landscaped, irrigated row crops and with minimal, ancillary support buildings. Refer to Section 4.4, Wildfire.

Due to the project site's proximity to existing fire stations and the existing service level maintained by the Encinitas Fire Department and because the proposed project would meet all access, water, and protection system requirements, per the California Building Code and the California Fire Code as well as all other applicable City codes, the proposed project would receive adequate Fire Department services in the event of an emergency.

Additionally, Title 23 of the City's Municipal Code requires the payment of fire service mitigation fees as a condition of discretionary projects. Fees are determined by the Fire Chief and, once collected, are used to provide capital facilities and equipment for fire prevention and control, to include station construction, station expansion, and fire apparatus acquisition (Municipal Code Section 23.92.040). The project developer would be required to make payment of such fees prior to issuance of a building permit to reduce potential effects on the City's ability to provide

adequate fire protection services. Based on the fees in effect at the time of this writing, the proposed project is expected to contribute approximately \$117,400 in such fees for the combined residential and commercial components.

Therefore, the proposed project would not result in a need for expanded or newly constructed facilities, the construction of which could cause significant environmental impacts. Impacts associated with fire protection services would be **less than significant**. For more information on potential wildfire effects, see [Section 4.0, Effects Found Not to be Significant](#), [Subsection 4.5 Wildland Fires](#); and [Section 3.7, Hazards and Hazardous Materials](#).

Mitigation Measures: None required.

Level of Significance: Less than significant.

LAW ENFORCEMENT

Impact 3.11-2 The project would not result in substantial adverse physical impacts to police protection services due to the provision of new or physically altered governmental facilities. Impacts would be less than significant.

Law enforcement services would be provided by the San Diego County Sheriff's Department from its North Coastal Station. The station is located at 175 North El Camino Real, approximately 1.6 miles southeast of the subject property. The station currently has adequate resources to respond to emergencies at the project site.

According to the City of Encinitas General Plan Housing Element Update EIR, response time averages for the 2013–2014 fiscal year were as follows: Priority 1 - 6.0 minutes; Priority 2 - 10.9 minutes; Priority 3 - 16.1 minutes; and Priority 4 - 45.8 minutes (City of Encinitas 2016f). The General Plan EIR further states that the Sheriff's Department has no current plans to increase staffing levels or construct new facilities in the City.

Based on proximity to existing sheriff stations and the current service levels maintained by the Sheriff's Department, and because the proposed project would not result in a substantial delay in travel time along local roadways (see [Appendix O-2](#)), the proposed project is not expected to adversely affect the level of law enforcement protection or response times from the North Coastal Station and would not require the additional hiring of sheriff's department staff. Implementation of the proposed project would not result in the need to construct any new law enforcement facilities or physically alter an existing law enforcement facility. Therefore, the proposed project would have a **less than significant** impact on law enforcement services.

3.11 Public Services and Recreation

Mitigation Measures: None required.

Level of Significance: Less than significant.

SCHOOLS

Impact 3.11-3 The project would not result in substantial adverse physical impacts to schools due to the provision of new or physically altered governmental facilities. Impacts would be less than significant.

The project site is located within the EUSD and SDUHSD and would contribute additional school-aged children to Capri Elementary School, Diegueño Middle School, La Costa Canyon High School, and San Dieguito High School Academy. The EUSD and SDUHSD have used different student generation numbers for different projects. EUSD has used numbers ranging from 0.20 students/household up to 0.41 students/housing. SDUHSD has used numbers from 0.174 students per household to 0.3 students per household. This is often due to different sized homes which are expected to generate different numbers of school-aged children. While larger homes are typically expected to generate more students, to be conservative, the analysis for the proposed project assumes a worst-case scenario. Therefore, it is assumed that EUSD uses a generation rate of 0.41 school-aged students (K-6) per residential dwelling unit while the SDUHSD uses a generation rate of 0.3 school-aged students (7-12) per residential dwelling unit. These totals are specific to students attending EUSD and SDUHSD schools, and do not account for students who attend other, non-public schools such as private schools, charter schools, and/or home-schools.

Student generation for each HEU project site was calculated in the HEU Environmental Assessment. Based on maximum unit allocation of 296 units, the proposed project was estimated to generate 121 students at EUSD and 51 students at SDUHSD. Since the project site would be developed with 250 units, the proposed project is estimated to generate approximately 178¹ additional students as shown in Table 3.11-3, Estimated Student Generation.

Table 3.11-3 Estimated Student Generation

District	Student Generation Rate	Units	Estimated Students
EUSD	0.41/unit	250	103
SDUHSD	0.174/unit	250	75

Source: City of Encinitas 2018a

1. 250 residences*0.41 = 103 additional EUSD students; 250 residences*0.174= 44 additional SDUHSD students.

Regarding elementary schools, Capri Elementary enrollment is approximately 719 students for the 2018/2019 school year (DOE 2019). Table 3.11-4, Capri Elementary Enrollment, provides the distribution of students across all seven grade levels (K-6).

Table 3.11-4 Capris Elementary Enrollment

Grade	Students	% of enrollment
K	106	14.7
1	99	13.8
2	106	14.7
3	96	13.4
4	108	15.0
5	93	12.9
6	111	15.4

Source: Ed-Data 2020

Assuming an even distribution across grades similar to the existing enrollment at Capri Elementary, the proposed project would generate approximately 14 to 15 additional students per grade level. Each grade has three classrooms, meaning the proposed project would, on average, result in approximately five students per classroom.

Table 3.11-5, School Capacity, provides the student capacity for each school relevant school to the proposed project. EUSD (Capri Middle School) has a future enrollment capacity of 63 students while SDUHSD (Diegueño Middle School, La Costa Canyon High School, and San Dieguito High School Academy) has a future enrollment capacity of 1,607. Given the project’s estimated student generation provided in Table 3.11-5, the SDUHSD has sufficient capacity to accommodate the estimated students from the proposed project. However, the EUSD may not be able to accommodate the proposed project’s additional students depending on when the project is constructed and what happens to enrollment numbers prior to occupancy of the project site.

Table 3.11-5 School Capacity

School	School District	2017/18 Enrollment	Total Maximum Enrollment Capacity	Future Enrollment Capacity
Capri Elementary School	EUSD	719*	773	54
EUSD Subtotal				63
Diegueño Middle School	SDUHSD	897	1,335	438
La Costa Canyon High School	SDUHSD	1833	3,000	1,167
San Dieguito High School Academy	SDUHSD	1813	1,815	2
SDUHSD Subtotal				1,607
Total				1,670

Source: City of Encinitas 2018a

* enrollment for Capri Elementary is for the 2018/2019 school year

3.11 Public Services and Recreation

As of preparation of this EIR, the EUSD is in the process of preparing a 2020 Facilities Master Plan (FMP) that would analyze existing and future needs of the district for the next 10 to 15 years. There are four primary components of the FMP: educational vision, facilities assessment, demographics review, and financial analysis. The FMP will analyze individual school sites and priorities will be established at both a site-specific level as well as a District-wide level.

Throughout the process, EUSD will collaborate with various stakeholders and use local data to support their analysis (EUSD 2020). As such, the EUSD will use the HEU to plan for adequate school facilities. As the proposed project is included in the HEU, the EUSD will take into account the project's estimated student generation, as well as those of the other HEU projects, when determining potential expansion to accommodate the increase in students.

All residential development is required to pay impact fees in compliance with Government Code Section 53080 or Section 65970 and in collaboration with the City's Development Services Department to offset the impacts of additional residential development on school facilities. As of this writing, the total school fees for the proposed project would be approximately \$1,020,000 based on the fee of \$3.93/square foot for residential construction and \$0.63/SF for commercial construction. Although the EUSD is currently analyzing future facility expansion options in the FMP, specifics of any facility expansion are not known at this time and; thus, considered speculative for purposes of evaluating future impacts of school construction projects. For instance, the District may also consider revising enrollment boundaries rather than expand existing school sites or construct a new school. The district, upon a proposed capital project, would be required to conduct environmental review under CEQA. Payment of impact fees required of the proposed project are intended to offset those school district project costs and are considered full mitigation by State statute. Therefore, based on the existing capacity and anticipated student generation of the proposed project, along with the payment of mandatory development fees, impacts on schools would be **less than significant**.

Mitigation Measures: None required.

Level of Significance: Less than significant.

PARKS AND RECREATION

Impact 3.11-4 The project would not increase the use of existing neighborhood and regional parks or other recreational facilities. Impacts would be less than significant.

The City of Encinitas Parks, Recreation and Cultural Arts Department maintains 153 acres of developed/undeveloped parks, 82 acres of open space, 45 acres of beaches, 40 miles of trails, and 10 miles of streetscapes (City of Encinitas 2020e). The Magdalena Ecke Open Space Preserve,

which offers a variety of public hiking trails, borders the entire northern boundary of the project site.

An increase in the use of existing parks and recreational facilities typically results from an increase in housing or population in an area. As stated above, the proposed project includes 250 residences (53 cottages/carriages/townhomes and 197 apartments) which would result in the addition of approximately 628 people in the City.

As shown in Table 4.4-1 in Section 4.4, Population and Housing, the City’s population is expected to be 62,829 in 2020 and 66,178 in 2050. Based on the person per household estimate of 2.51, the proposed project would support a population of 628 people (2.51 x 250 residential units). Therefore, the proposed project would represent approximately a one percent increase to the 2020 population and a less than one percent of the 2050 population (City of Encinitas 2019b).

As stated under Recreation Element Policy 1.5 in the Encinitas General Plan, the City’s goal is to provide a minimum of 15 acres of local recreational area per 1,000 residents, devoted to neighborhood and other local recreational facilities, community parks, and passive open space in undeveloped preserves (City of Encinitas 1991).

Based on the estimated 2020 population, the City would need to provide approximately 947 acres of parks/open space to meet the adopted General Plan goal. As stated above, the City maintains approximately 1,264.2 acres of parks and recreational space (see Table 3.11-2, Existing Parks, Beaches, and Open Space), which would meet the needs for all residents under current population estimates (City of Encinitas 2016e). As shown in Table 3.11-6, Available Parkland and Demand, the City would maintain a parkland surplus of approximately 312 acres with the proposed project’s increase in park demand (951.86 acres).²

Table 3.11-6 Available Parkland and Demand

Population	Parkland Demand (acres)	Parkland Provided (acres)	Surplus (Deficit) (acres)
Existing			
62,829	942.44	1,264.2	+321.76
With Proposed Project			
63,457	951.86	1,264.2	+312.35

Source: City of Encinitas 2016b.

As such, it is not anticipated that the proposed project would result in a significant increase in the use of existing recreational facilities or require the construction of new recreational facilities.

In addition, the proposed project includes a recreation center that would serve as a community gathering place for project residents and would include lounge areas and fitness areas (including

² 63,786 residents (with the proposed project)/1,000 acres = 6,378 *15 acres per resident = 956.79 acres.

3.11 Public Services and Recreation

a yoga room and golf simulator). A 30-foot wide liner park corridor that is amenitized with a series of activity nodes, including community gardens, trails, open lawn areas, and a bocce ball court is proposed to run north/south through the middle of the project site. These uses would provide additional recreational opportunities to the project's residents.

Further, all residential development in the City, including the proposed project, is required to provide parkland dedications or in-lieu fees (Government Code Section 66007) prior to issuance of a certificate occupancy in order to offset the impacts of increased demand on park and recreational facilities. Specific to the proposed project, it is anticipated these fees would total approximately \$2,000,000 for park acquisition, development, open space, trails, and community facilities. With the payment of parkland impact fees, project impacts on park and recreational facilities would be **less than significant**.

Mitigation Measures: None required.

Level of Significance: Less than significant.

OTHER FACILITIES

Impact 3.11-5 The project would not result in substantial adverse physical impacts to other public facilities due to the provision of new or physically altered governmental facilities. Impacts would be less than significant.

Other existing public facilities available to support the population in the vicinity of the project site include libraries, hospitals, and general City administration. As stated above, the proposed project would result in an increase of approximately 628 people in the City's population. The City's estimated population in 2020 is 62,829 residents (City of Encinitas 2019b).

The additional public facility use from the anticipated residents would be negligible compared to the utilization of public facilities citywide. Further, a portion of the City's Parkland Acquisitions and Improvements Development Fee is for "community facilities" which may include some of these other facilities. Given the small number of additional residents and because the project would contribute funds through the City's Parkland Acquisitions and Improvement Development Fee for community facilities, the proposed project would not result in substantial adverse physical impacts to other public facilities due to the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities. Impacts would be **less than significant**.

Mitigation Measures: None required.

Level of Significance: Less than significant.

CUMULATIVE IMPACTS

Impact 3.11-6 **The project would not result in a cumulatively considerable impact to public services and recreation. Impacts would be less than cumulatively considerable.**

Geographic Scope

The geographic scope for cumulative impacts to public services and recreation includes the service areas for the Encinitas Fire Department, the San Diego County Sheriff’s Department, the Encinitas Union School District and San Dieguito Union High School District, and City and regional recreational facilities and parkland.

The cumulative projects in [Table 3.0-1, Cumulative Projects](#), have been determined to be reasonably foreseeable. Refer to [Figure 3.0-1, Cumulative Projects Map](#), for the location of each project relative to the project site. The cumulative projects list ([Table 3.0-1](#)) was developed in consultation with the City’s Planning Division and includes the 2 HEU sites for which development applications are currently being processed.

To be conservative, the cumulative analysis is based on the “worst-case” assumption that includes the 2019 HEU sites (even those yet to file an application with the City) to the extent they may contribute to certain issue-specific cumulative effects (see [Table 3.0-2](#)).

Potential Cumulative Impacts

As determined in Impact 3.11-1, the proposed project would not result in a significant impact to fire protection services as the project would not cause a substantial delay along any local roadway segment or intersection, with development of the site (see also [Appendix O-2](#)).

Other cumulative projects would be required to analyze potential effects on local roadways and on emergency response times related to fire protection services on a project-by-project basis. As noted in the 2019 Housing Element Update Environmental Assessment, future development of the HEU sites would not directly or indirectly conflict with City policy or regulation concerning fire protection services because HEU buildout would occur over 20+ years and would be required to comply with applicable General Plan goals and policies.

As with the proposed project, the HEU sites would be required to pay fire mitigation fees as a condition of approval of each individual development project in compliance with Encinitas Municipal Code (EMC) Chapter 23.92. Thus, the proposed project would not contribute to a significant cumulative impact on fire protection services.

3.11 Public Services and Recreation

Similarly, as the proposed project would not result in substantial delays along local roadways or intersections, the project would not adversely affect law enforcement services or response times (see [Appendix O-2](#)). Other cumulative projects would be required to analyze potential impacts on emergency access and circulation, as well as law enforcement response times, on a project-by-project basis. Future development of the cumulative projects listed in [Table 3.0-1](#) and the HEU sites would not directly or indirectly conflict with City policy or regulation concerning the protection of police protection services because all projects would be required to pay the appropriate law enforcement service mitigation fees as a condition of approval. Therefore, the proposed project would not contribute to a significant cumulative impact on law enforcement services.

As described under Impact 3.11-3, all of the cumulative projects, including the HEU sites, would be required to pay impact fees in compliance with Government Code Section 53080 or Section 65970 and in collaboration with the City's Development Services Department to offset the impacts of additional residential development on school facilities. The 2019 HEU EA determined that SDUHSD would have sufficient capacity to accommodate the estimated student generation from full buildout of the HEU, while EUSD would have a capacity shortfall of approximately 431 students.

As of preparation of this EIR, the EUSD is in the process of preparing a 2020 Facilities Master Plan (FMP) that would analyze existing and future needs of the district for the next 10 to 15 years. There are four primary components of a FMP: educational vision, facilities assessment, demographics review, and financial analysis. The FMP will analyze individual school sites and priorities will be established at both a site-specific level as well as a District-wide level. Although the EUSD is currently analyzing future facility expansion options in the FMP, specifics of any facility expansion are not known at this time, and are therefore considered speculative for purposes of evaluating future impacts of school construction projects. If the District were to propose a school project, they would be required to conduct environmental review under CEQA. Payment of impact fees required of the proposed project are intended to offset those school district project costs and are considered full mitigation by State statute.

Throughout the process, EUSD will collaborate with various stakeholders and use local data to support their analysis (EUSD 2020). As such, the EUSD will use the HEU to plan for adequate school facilities. As the proposed project is included in, and consistent with, the HEU, the EUSD would take into account the project's estimated student generation, as well as those of the other HEU projects, when determining potential expansion to accommodate the increase in students.

Each future project would be required to pay school impact fees. Since payment of fees is considered full and complete mitigation for each development's impacts, a cumulative impact

would not occur, and therefore, the proposed project would not contribute to a significant cumulative impact on schools.

As shown in Table 3.11-6, Available Parkland and Demand, the City currently has approximately 363 acres of excess recreational space based on the General Plan requirement of providing 15 acres of parkland per 1,000 population. Other cumulative projects and the HEU sites would increase the population of the City, and therefore, alter the ratio of parkland per population.

Buildout of the 2019 HEU (with application of the density bonus, and with the proposed project and the 2 HEU sites for which applications are currently being processed) would result in a potential future increase the number of housing units by 1,504 homes, which would generate an associated population increase of approximately 3,775 residents. As such, the demand associated with 3,775 residents is approximately 56.6 acres (1,504 x 15 acres/1,000 population).

Based on the current excess of 363 acres of parkland, the City is anticipated to have the capacity to accommodate future growth without adverse effects on the provision of parkland. Therefore, the City would have an adequate availability of recreational space for the cumulative projects, and the proposed project would not contribute to a significant cumulative impact to parks and recreation.

In summary, with implementation of the proposed project, potential impacts associated with public services and recreational facilities would be less than significant. Development of other cumulative projects in the surrounding area would be subject to the payment of appropriate development impact fees and/or the construction of new or expanded public or recreational facilities on a project-by-project basis and in accordance with applicable local, state, and federal agency requirements to avoid, reduce, and mitigate substantial increases in demand (and significant impacts) on public services and local and regional recreational amenities.

The proposed project, in combination with the cumulative projects considered, is not anticipated to overburden the respective emergency service providers or other public services such that they are unable to maintain acceptable response times or service levels, or otherwise result in a significant cumulative impact to public services and facilities, or result in a deficiency in service ratios or degradation of existing recreational facilities. As no new facilities would be constructed without being evaluated by the appropriate agency, potential expansion of facilities would not result in an unknown environmental impact. Therefore, cumulative impacts relative to public services and recreation would be **less than cumulatively considerable**.

Mitigation Measures: None required.

Level of Significance: Less than cumulatively considerable.

This page intentionally left blank