

Environmental Setting



Chapter 2 | Environmental Setting

2.1 REGIONAL SETTING

The City of Encinitas' (City) regional setting is discussed in 2016 PEIR Section 2.1 (page 2-1). No additions/changes concerning regional setting are necessary to make the 2016 PEIR applicable to the revised Project. Figure 2-1, *Regional Vicinity Map*, depicts the City in a regional context.

2.2 PROJECT LOCATION

The City's location is discussed in 2016 PEIR Section 2.2 (page 2-1). The additions/changes concerning the candidate sites' locations necessary to make the 2016 PEIR applicable to the revised Project are presented below.

Figure 2-2, *Local Vicinity Map*, depicts the City in a local context. As shown in Figure 2-2, the City is comprised of five distinct communities: Leucadia; Old Encinitas; Cardiff; New Encinitas; and Olivenhain.

This EA considers 17 candidate sites for rezoning within the City's boundaries. Solely for analysis purposes, the candidate sites have been assigned a label (i.e., Candidate Site Number). Table 2-1, *Summary of Candidate Sites*, and Figure 2-3, *Candidate Sites Map - Overview*, present the candidate sites by community and indicate that between four and six sites are in each community, except in Olivenhain, where there is only one site. The 17 candidate sites are comprised of 36 parcels and total approximately 111 gross acres. Figures 2-4a-e, *Candidate Sites Map*, depict the candidate site locations and boundaries according to the City's communities.

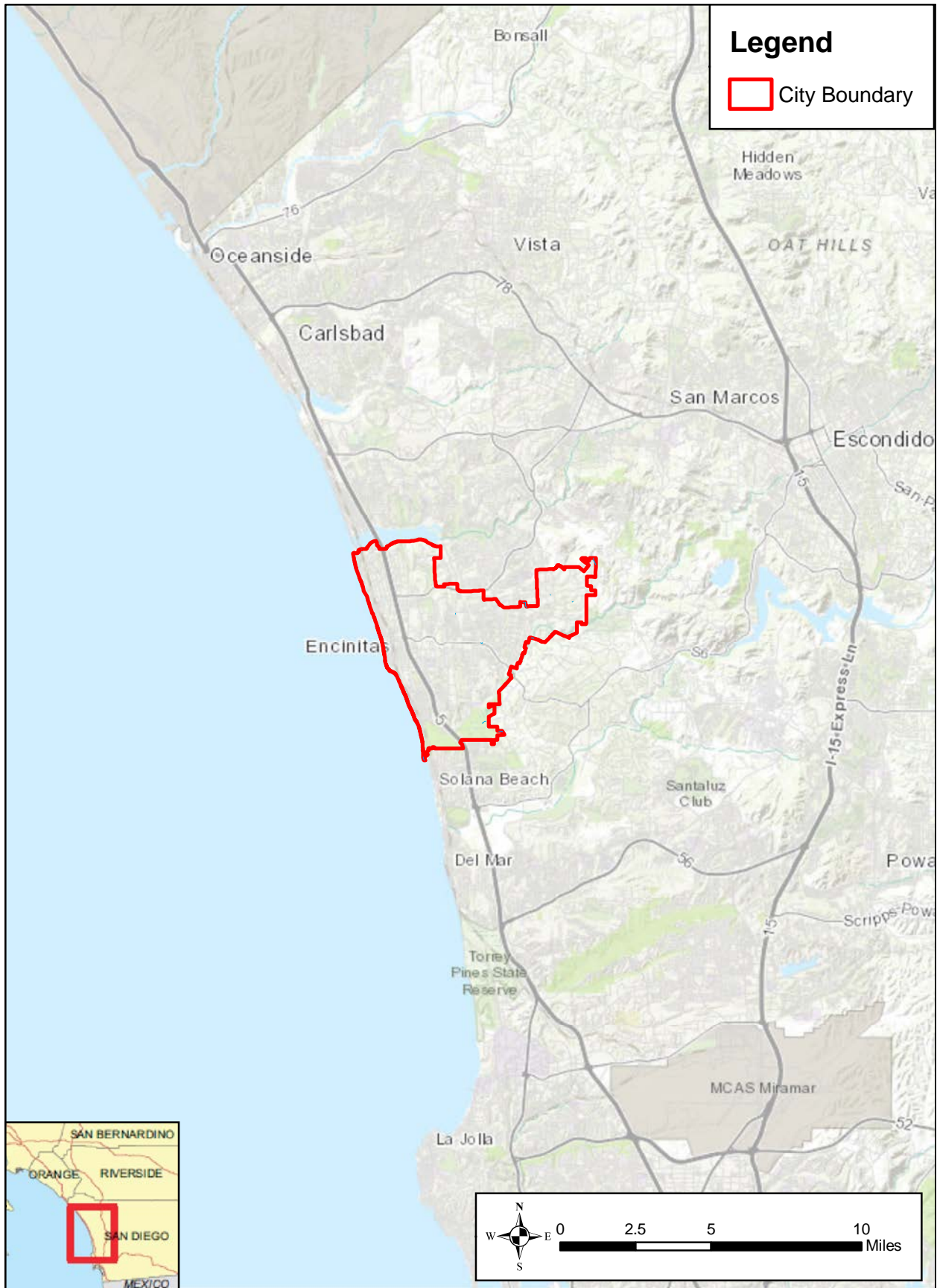
As detailed in Appendix B, *Candidate Sites Table*, and summarized in Table 2-1, approximately 55 percent (approximately 61 acres) are developed to varying degrees with residential and non-residential land uses, while the remaining approximately 45 percent (approximately 50 acres) are vacant. Overall, approximately seven dwelling units (7 DU) and approximately 793,757 square feet (SF) of non-residential land uses are located on the candidate sites. Appendix B further describes the candidate sites' existing on-site conditions.

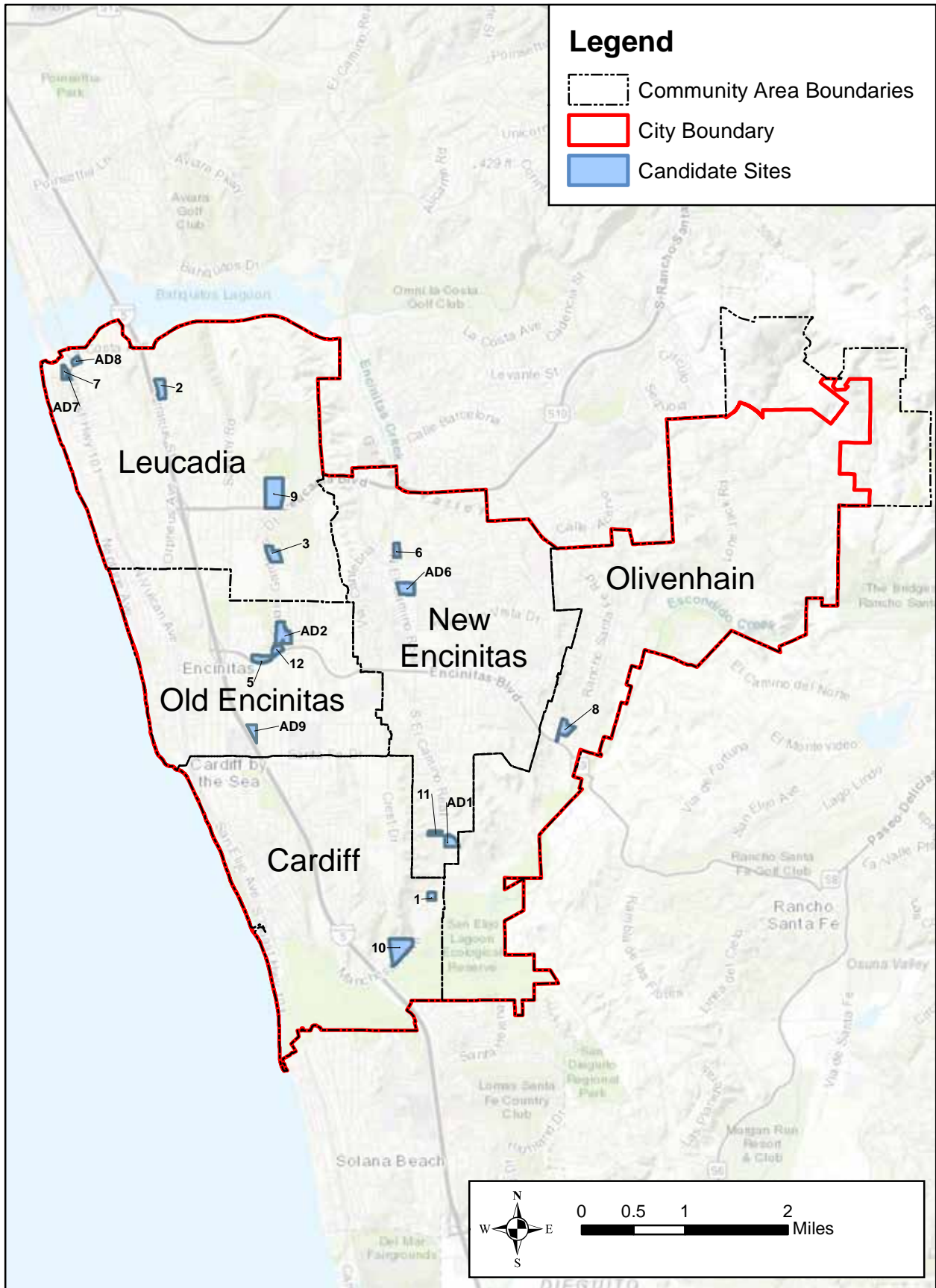
2.3 NATURAL ENVIRONMENT

2.3.1 LAND COVER/VEGETATION

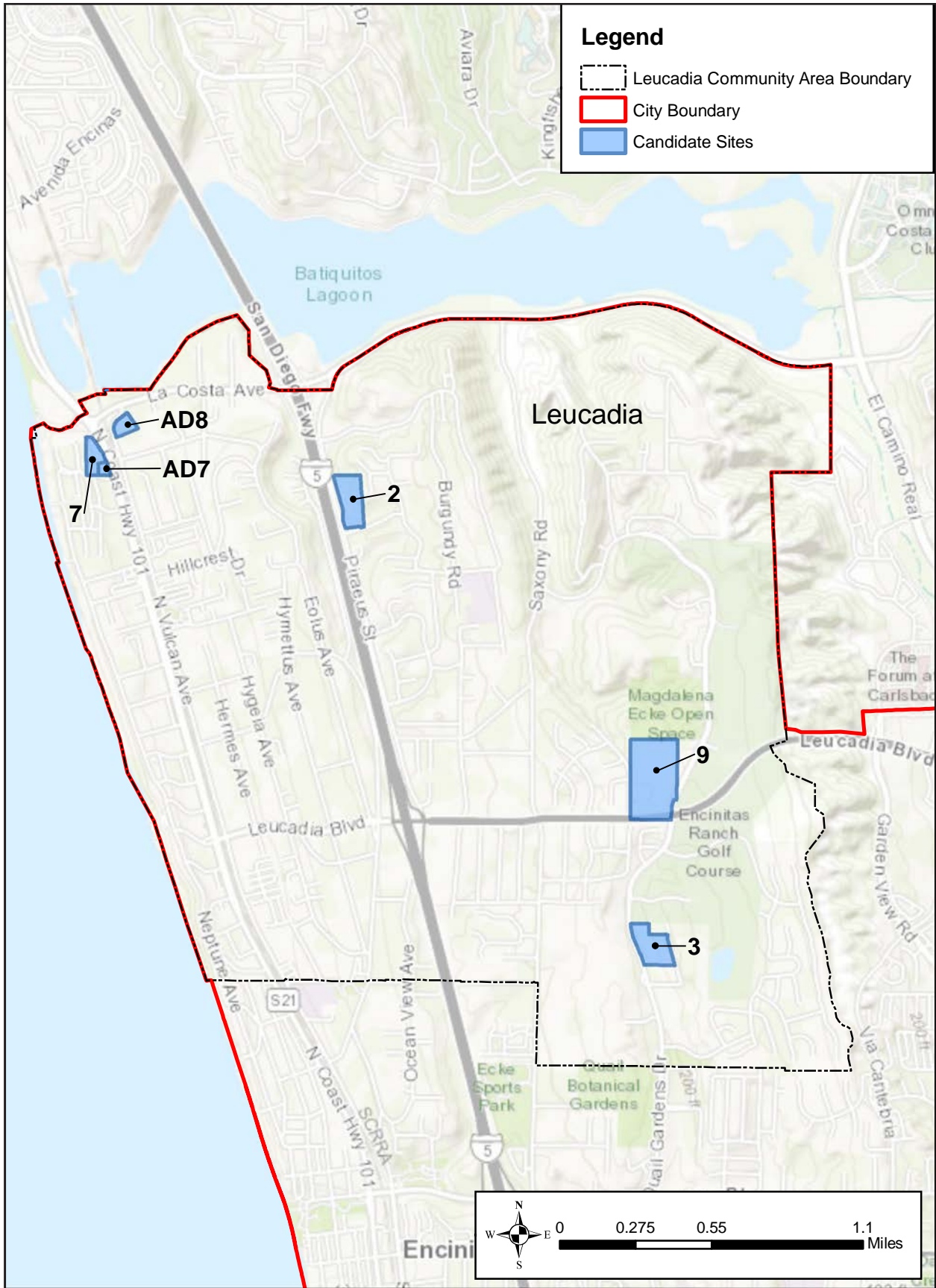
The City's land cover/vegetation are generally discussed in 2016 PEIR Section 2.3.1 (page 2-4). The additions/changes concerning the candidate sites' land cover/vegetation necessary to make the 2016 PEIR applicable to the revised Project are presented below.

As detailed in Appendix B and summarized in Table 2-1, of the 111 gross acres that comprise the candidate sites, approximately 45 percent (approximately 50 acres) are vacant. The biological resources present on the candidate sites are discussed in detail in Section 4.3, *Biological Resources*. The Project area's vegetation is typical of developed urban areas, and includes landscaping of residential and non-residential land uses, streetscapes, and ornamental trees, parkways, lawns, and gardens. Sensitive vegetation communities present on the candidate sites include coastal sage scrub, annual grasslands, wetlands/riparian, and eucalyptus woodland.

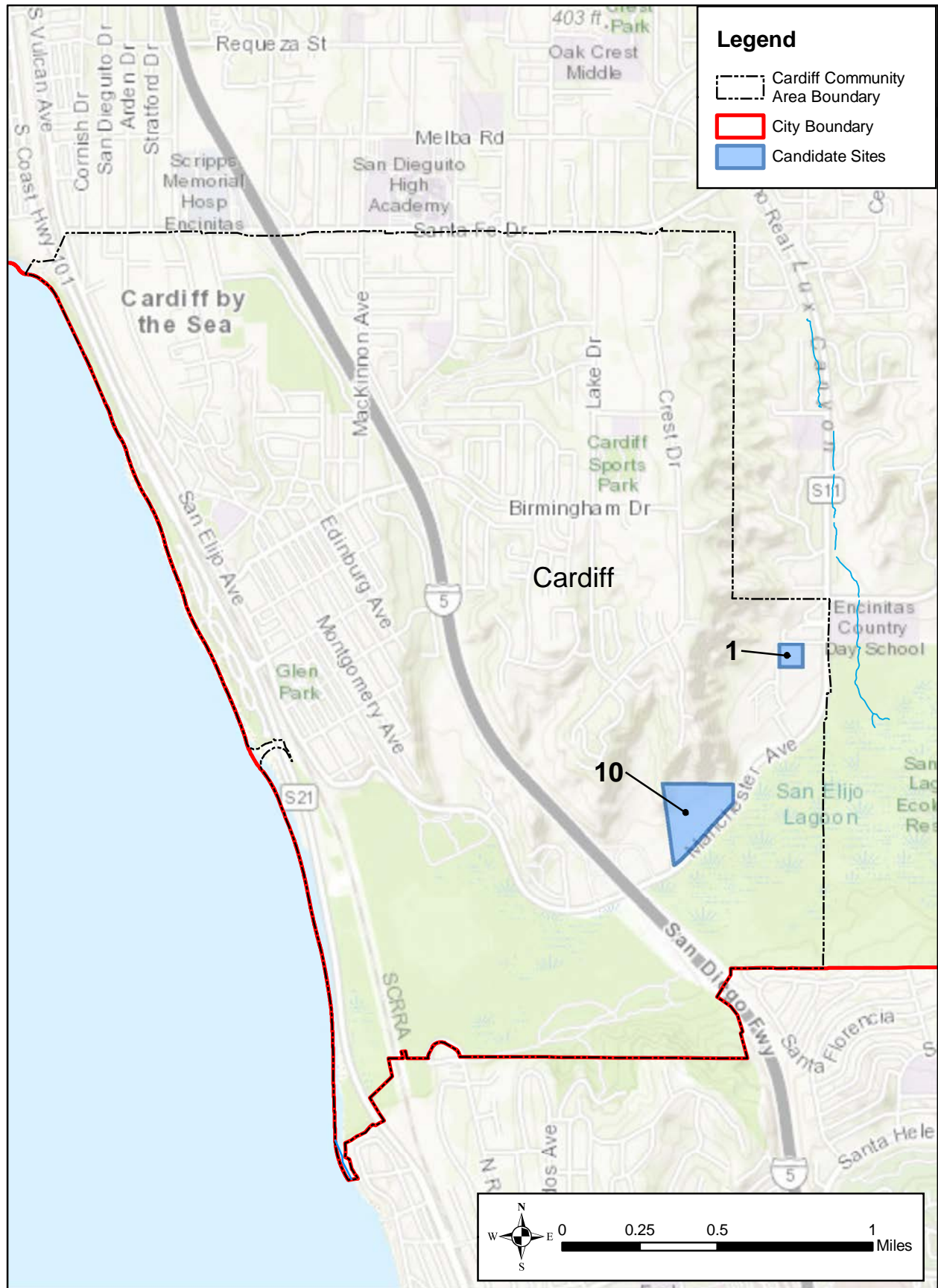




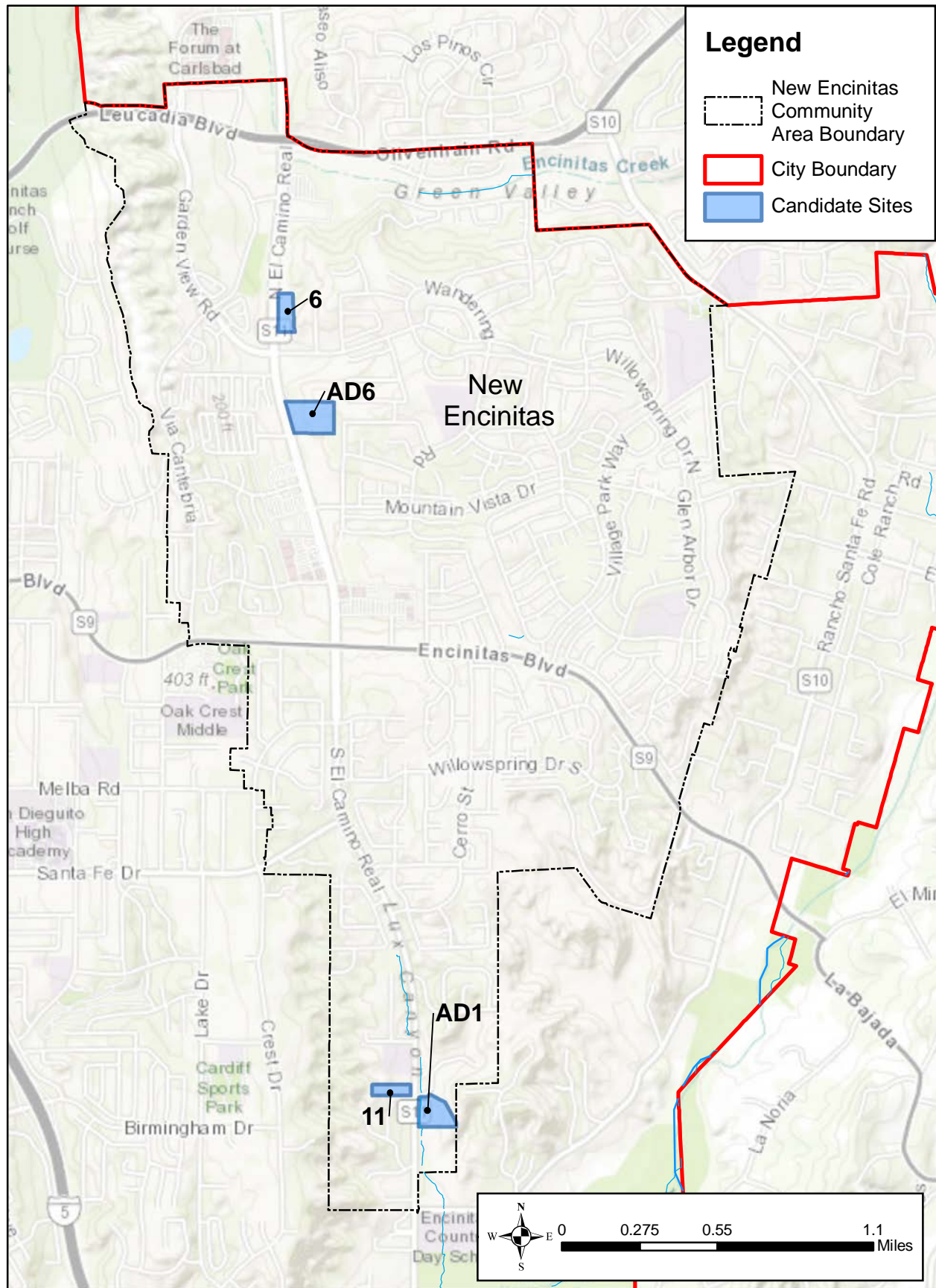
Source: Kimley-Horn & Assoc., GIS.



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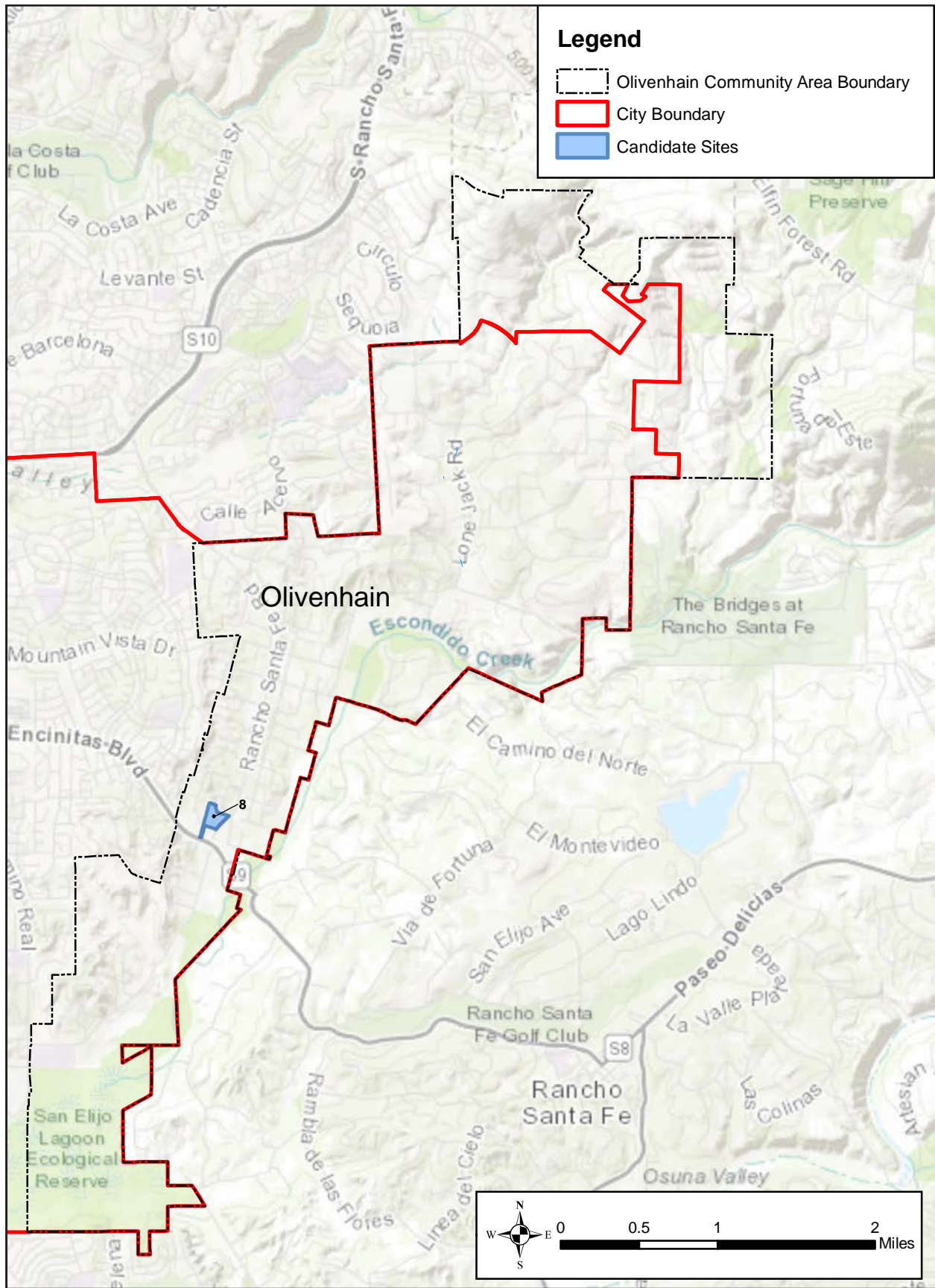




TABLE 2-1: SUMMARY OF CANDIDATE SITES					
Community	Candidate Site Number	Assessor's Parcel Numbers	Developed Lands (Gross Acres)	Vacant Lands (Gross Acres)	Land Area (Gross Acres)
Leucadia	02	2541440100	24.3	17.5	41.8
	03	2570111700			
	07	2160412000			
	07	2160412100			
	09	2546121200			
	AD07	2160410600			
	AD08	2160520100			
Old Encinitas	05	2581111600	3.4	20.9	24.3
	05	2581303400			
	05	2581304500			
	05	2581308100			
	12	2581309700			
	12	2581309800			
	AD02	2570203600			
	AD02	2570203700			
	AD02	2581308000			
	AD02	2581308200			
	AD02	2581308600			
	AD02	2581309100			
	AD02	2581309300			
	AD02	2581309400			
AD09	2582411000				
Cardiff	01	2611506400	16.9	2.5	19.4
	10	2612100100			
New Encinitas	06	2574702300	12.0	7.2	19.1
	06	2574702400			
	11	2621601400			
	AD01	2620618500			
	AD06	2570623300			
	AD06	2570623400			
	AD06	2570623500			
AD06	2570623600				
Olivenhain	08	2592313000	4.9	1.8	6.6
	08	2592313100			
	08	2592313200			
Total	17	36	61.4	49.8	111.2

Note: Refer to Appendix B, *Candidate Sites Table*, for further detail concerning existing on-site land uses.

2.3.2 CLIMATE AND AIR QUALITY

The City's climate and air quality are generally discussed in 2016 PEIR Section 2.3.2 (page 2-4). No additions/changes to the climate and air quality discussion are necessary to make the 2016 PEIR applicable to the revised Project. A detailed discussion concerning the candidate sites and climate/air quality is presented in Section 4.2, *Air Quality*.

2.3.3 GEOLOGY AND LANDFORM

The City's geology and landforms are generally discussed in 2016 PEIR Section 2.3.3 (page 2-4). No additions/changes to the geology and landform discussion are necessary to make the 2016 PEIR applicable to the revised Project. The candidate sites' geology and landforms are discussed in detail in Section 4.5, *Geology and Soils*.

2.3.4 HYDROLOGY AND WATER QUALITY

The City's hydrology and water quality are generally discussed in 2016 PEIR Section 2.3.4 (page 2-5). The additions/changes to the hydrology and water quality discussion necessary to make the 2016 PEIR applicable to the revised Project are presented below and specifically concern impaired water bodies:

- Cottonwood Creek is listed for DDT, toxicity, benthic community effects, nitrogen, phosphorous, selenium.
- Encinitas Creek is listed for benthic community effects, selenium, toxicity, phosphorous.
- Escondido Creek is listed for benthic community effects, DDT, indicator bacteria, toxicity, manganese, phosphate, selenium, sulfates, and total dissolved solids.
- Pacific Ocean Shoreline, Batiquitos HSA at Moonlight Beach is listed on the 303(d) list of indicator bacteria and for trash.
- Pacific Ocean Shoreline, San Elijo HSA at Cardiff State Beach at San Elijo Lagoon is listed for indicator bacteria.
- Pacific Ocean Shoreline, San Elijo HSA at Cardiff State Beach at parking lot entrance is listed for trash.
- San Elijo Lagoon is listed as an impaired water body for indicator bacteria, toxicity, eutrophic, sedimentation/siltation.
- San Elijo Creek, unnamed tributary at San Elijo Avenue is on the 303(d) list for indicator bacteria.

The candidate sites' hydrology and water quality are discussed in detail in Section 4.8, *Hydrology and Water Quality*.

2.4 BUILT ENVIRONMENT

2.4.1 LAND USE

The City's existing land uses are generally discussed in 2016 PEIR Section 2.4.1 (page 2-6). The additions/changes concerning the candidate sites' existing land uses necessary to make the 2016 PEIR applicable to the revised Project are presented below.

Of the 111 gross acres that comprise the candidate sites, approximately 55 percent (approximately 61 acres) are developed to varying degrees; see Table 2-1. The land uses present on the candidate sites are summarized in Table 2-2, *Summary of Candidate Sites Existing Land Use*.

The candidate sites' existing land uses are discussed in greater detail in Appendix A, *Candidate Sites Fact Sheets*, Appendix B, *Candidate Sites Table*, and Section 4.9, *Land Use and Planning*.



TABLE 2-2: SUMMARY OF CANDIDATE SITES EXISTING LAND USES			
Community	Candidate Site Number	Residential (Dwelling Units)	Non-Residential (Square Feet)
Leucadia	02 03 07 07 09 AD07 AD08	2	619,300
Old Encinitas	05 05 05 12 12 AD02 AD02 AD02 AD02 AD02 AD02 AD02 AD02 AD09	1	29,779
Cardiff	01 10	1	3,880
New Encinitas	06 06 11 AD01 AD06 AD06 AD06	0	126,358
Olivenhain	08 08 08	3	14,440
Total	17	7	793,757
Note: Refer to Appendix B, <i>Candidate Sites Table</i> , for further detail concerning existing on-site land uses.			

2.4.2 HOUSING, POPULATION, AND EMPLOYMENT

Appendix B of the *Draft 2013-2021 Housing Element* (Appendix C) provides the Housing Profile Report, which includes analyses of the City’s current demographics, and housing needs and constraints, among others. The U.S. Census reported the San Diego region’s population grew approximately 2.2 percent annually between 2000 and 2010. During the same period, Encinitas’ population grew at a slower rate as compared to the region, increasing 0.3 percent annually, from 58,014 persons in 2000 to 59,518 persons in 2010; see Appendix C Table B-1.

The San Diego Association of Governments (SANDAG; 2015b) reports that Encinitas' housing stock was comprised of approximately 25,481 DU as of 2010, and the City's population totaled approximately 59,518 persons, or approximately 2.34 persons per household. As of 2010, the City's employment was estimated to total 25,643 jobs. Current housing and population data indicate Encinitas' housing stock is comprised of approximately 26,409 DU (as of January 2018), and the City's population totals approximately 63,158 persons, or approximately 2.52 persons per household (DOF; 2018).

As noted above, approximately seven dwelling units (7 DU) and approximately 793,757 SF of non-residential land uses are located on the candidate sites. Assuming 2.52 persons per household, the population associated with the candidate sites' existing housing is approximately 18 persons.

2.4.3 COMMUNITY CHARACTER

The City is comprised of five distinct communities: Leucadia; Old Encinitas; Cardiff; New Encinitas; and Olivenhain; see Figure 2-2. Each of the City's communities exhibits a unique character, as discussed in 2016 PEIR Section 2.4.2 (page 2-7) and 2016 PEIR Section 3.2.2.1 (page 3-8). No additions/changes concerning community character are necessary to make the 2016 PEIR applicable to the revised Project.

2.4.4 PUBLIC INFRASTRUCTURE AND SERVICES

The City's public infrastructure and services are generally discussed in 2016 PEIR Section 2.4.3 (page 2-13). No additions/changes concerning public infrastructure and services are necessary to make the 2016 PEIR applicable to the revised Project.

Detailed discussions concerning the candidate sites, and public infrastructure and services are provided in Section 4.12, *Public Services and Recreation*, Section 4.13, *Transportation and Traffic*, and Section 4.14, *Utilities and Service Systems*.

2.5 PLANNING CONTEXT

The City's planning context is discussed in 2016 PEIR Section 2.5 (page 2-18). The additions/changes concerning the candidate sites' planning context necessary to make the 2016 PEIR applicable to the revised Project are presented below. A detailed evaluation of the proposed Housing Element's consistency with relevant plans and ordinances is provided in Section 4.9, *Land Use and Planning*.

2.5.1 GENERAL PLAN LAND USE DESIGNATIONS

The existing/adopted General Plan land use designations for each of the 36 parcels that make up the candidate sites are specified in Appendix B and described in Table 2-3, *Existing General Plan Land Use Designations*. The candidate sites' maximum realistic yield (MRY) based on the adopted General Plan is 191 DU and approximately 831,016 SF of non-residential land uses.

2.5.2 ZONING DISTRICTS

The existing Encinitas Municipal Code (EMC) zones for each of the 36 parcels that make up the candidate sites are specified in Appendix B and described in Table 2-4, *Existing Zoning*. The candidate sites' maximum realistic yield (MRY) based on the adopted zoning is 183 DU and approximately 831,016 SF of non-residential land uses.



TABLE 2-3: EXISTING GENERAL PLAN LAND USE DESIGNATIONS

Land Area (Gross Acres)	Designation	Description
10.1	Rural Residential 1	Residential uses in this category will be single-family detached units constructed at lower densities. Under this designation, up to 1 DU/AC is possible.
30.2	Rural Residential 2	Residential uses in this category will be single-family detached units constructed at lower densities. This land use designation permits the construction of between 1 and 2 DU/AC with a minimum lot size per unit of 21,500 SF.
12.6	Residential 3	Residential uses in this category will be single-family detached units constructed at lower densities. This land use designation permits the construction of between 1 and 3 DU/AC with the minimum lot size for each unit being 14,500 SF.
8.5	Residential 5	Residential uses in this category will be single-family detached dwellings, although the lot areas are substantially smaller than that for the rural land use designations. Residential development in this category can be constructed at densities ranging from 1 DU/AC up to 5.0 DU/AC with a minimum lot size per unit of 8, 700 SF.
4.4	Residential 11	Residential uses in this category may include a variety of residential development types ranging from single-family detached units, to single-family attached homes such as condominiums, townhouses, and senior housing developments. The density of development for this category ranges from 1 to 11 DU per acre (DU/AC) depending on environmental factors that are present.
12.4	General Commercial	This designation permits a wide range of retail, wholesale, and service activities, and may accommodate other secondary" activities as well under the structure of specific planning. The maximum intensity of development within this land use designation is governed by a floor area ratio (FAR) of up to 1. 0.
8.3	Office Professional	This designation includes those business establishments primarily involved in providing professional services. Development intensity for this category will be governed by FAR of up to 0.75.
21.5	Specific Plan 3	Encinitas Ranch Specific Plan; see Table 2-4 below.
3.0	Visitor- Serving Commercial	This designation specifically applies to those commercial activities that serve persons visiting the City. The maximum permitted FAR for uses in this category is up to 1. 0.

Total: 111.2

Source: City of Encinitas, *City of Encinitas General Plan Land Use Element*, Last Adopted May 22, 2013.

2.6 SITE CONSTRAINTS

The site constraints present on the candidate sites are presented in Appendix A. Figure 2-3 and Figures 2-4a through 2-4e depict the candidate site locations and boundaries, according to the City’s communities.



TABLE 2-4: EXISTING ZONING		
Land Area (Gross Acres)	Zone	Description
10.1	Rural Residential 1 (RR-1)	This zone is intended to provide for low density single-family detached residential units to be compatible with rural areas. Minimum lot sizes are 1 net acre with a maximum density of 1.0 DU per net acre.
30.5	Rural Residential 2 (RR-2)	This zone is intended to provide for low density single-family detached residential units with minimum lot sizes of 21,500 net SF and maximum densities of 2.0 DU per net acre.
10.6	Residential 3 (R-3)	This zone is intended to provide for single-family detached residential units with minimum lot sizes of 14,500 net SF and maximum densities of 3.0 DU per net acre.
8.5	Residential 5 (R-5)	This zone is intended to provide for lower density suburban development consisting of single-family detached units with minimum lot sizes of 8,700 net SF and maximum densities of 5.0 DU per net acre.
4.4	Residential 11 (R-11)	This zone is intended to provide for a variety of residential development types found within the coastal areas, ranging from single-family detached units to single-family attached units, such as condominiums, townhouses, and senior housing. The minimum lot size is 3,950 net SF and the maximum density is 11 DU per net acre.
0.8	North 101 Specific Plan Commercial, Residential Mixed 1 (N-CRM-1)	This zone is intended to provide a zoning district where development of general commercial uses, mixed-use, or stand-alone residential uses may be allowed. Commercial allows a wide range of general commercial activities, including retailing, service, and visitor-serving uses with the intent of accommodating Citywide or regional needs and serving the needs of persons visiting the City for business and recreational purposes. Mixed-Use allows commercial and residential uses at a maximum density of 25 DU per net acre on the same property or in the same structure. Residential allows single-family detached or multi-family detached and attached residential units, at a maximum density of 25 DU per net acre.
2.0	North 101 Specific Plan Residential 3 (N-R3)	Except as otherwise specified, all provisions of EMC Title 30 applicable to the R-3 Zone also apply to this zone (see Table 2-3 above).
2.3	North 101 Specific Plan Limited Visitor- Serving Commercial (N-LVSC)	This zone is intended to provide for hotel/motel uses as the primary use, with uses specifically intended to serve the needs of persons visiting the City as ancillary uses. Except as otherwise specified, all provisions of EMC Title 30 applicable to the L-VSC Zone also apply to this zone. 1.0 maximum FAR.
21.5	Encinitas Ranch Specific Plan 3 (SP-3/ER-AG)	The provisions for this zone have been written broadly to encourage continued agricultural use of portions of the Specific Plan Area and provide a favorable setting in which to continue agricultural operations. Minimum lots are 10 acres with 1 DU per 10 acres. Permitted uses are outlined in EMC Section 6.2.2.
11.6	General Commercial (GC)	This zone is intended to provide a wide range of commercial activities, including retailing, wholesaling, and service uses, to accommodate Citywide or regional needs. 1.0 maximum FAR.
8.3	Office Professional (OP)	This zone is intended to provide primarily for development of professional and administrative offices, with some accessory retail and service uses. 0.75 max. FAR.
Total: 111.2		
Source: City of Encinitas Municipal Code Chapter 30.08, <i>Zones, Encinitas North 101 Corridor Specific Plan, and Encinitas Ranch Specific Plan.</i>		