

4.12 Public Services and Facilities

This section evaluates the effects associated with buildout of the Housing Element Update (HEU) on public services and facilities. Public services and facilities are those functions that serve residents, businesses, and community members. These functions include fire protection and emergency medical services, police protection, public schools, libraries, and parks and recreation. Public services information was acquired through consultation with the school districts serving the City, other service providers and City staff, along with the Final Existing Conditions Report (City of Encinitas 2010).

Specifically, this section addresses the potential for buildout of the HEU to result in substantial adverse physical impacts associated with construction of new or physically altered government facilities that might be needed to serve projected buildout of the housing sites. Potential impacts resulting from wildland fires are discussed in Section 4.7 (Hazards and Hazardous Materials), and potential impacts associated with storm water runoff are discussed in Section 4.8 (Hydrology and Water Quality). Public utilities, including water supply and service, wastewater treatment and conveyance, storm drains, and solid waste disposal are addressed in Section 4.14 (Public Utilities) of this EIR.

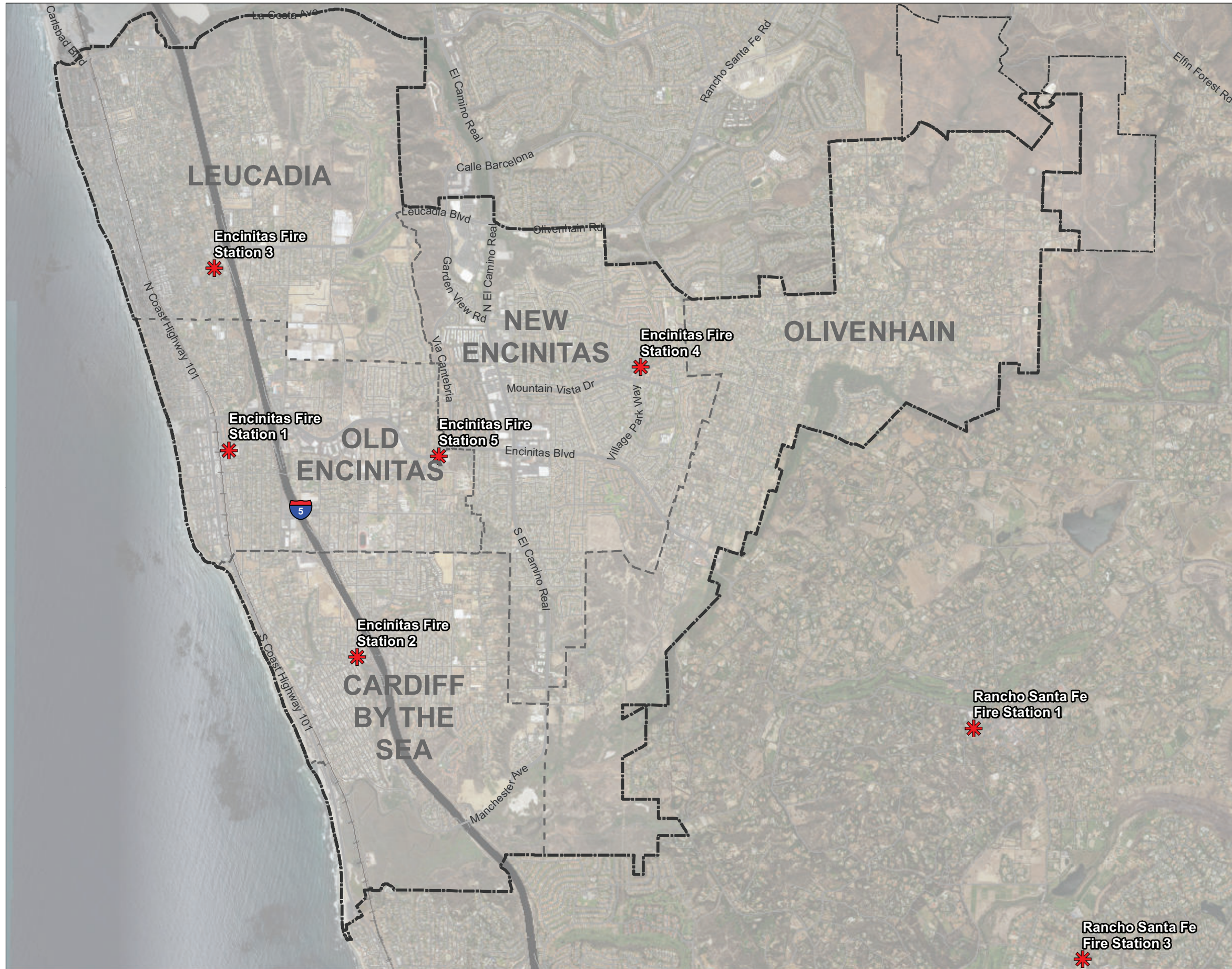
4.12.1 Existing Conditions

4.12.1.1 Fire and Emergency Medical Services

The Encinitas Fire Department (EFD) provides a wide array of public safety services. These services include fire protection, emergency response, medical aid, fire prevention, disaster preparedness, search and rescue, lifeguard services and community education programs. The EFD operates six fire stations, as shown in Figure 4.12-1, and has 51 full-time firefighters/paramedics on staff.¹ In 2014, the EFD responded to 5,866 incidents within the City limits.

The EFD is reevaluating its response time goal to align it with current industry standards. Pursuant with the EFD, the fire industry has been moving away from using average response times as standards. However, for comparative purposes, it is noted that the national standard adopted by the National Fire Protection Association (NFPA), otherwise known as Standard 1710, recommends that (to treat medical patients and control small

¹A temporary fire station is located by the center of the Olivenhain community as of January 2016.



- City Limits
- Sphere of Influence
- Community Area Boundaries
- Fire Stations

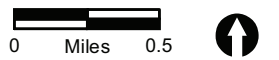


FIGURE 4.12-1
Locations of Existing Fire Stations

fires) the first due unit should arrive within 6 minutes, 20 seconds from the receipt of a 911 call, 90 percent of the time. In 2014, the EFD's average response time for the City as a whole was 4 minutes and 35 seconds. The Department responded to 75 percent of all calls in under 5 minutes, 27 seconds and 90 percent of calls in under 6 minutes, 37 seconds.

EFD has automatic and mutual aid agreements with all of the surrounding cities and districts, including the City of Carlsbad to the north, the cities of Solana Beach and Del Mar to the south, and the Rancho Santa Fe Fire Prevention District to the east. These agencies have a "Boundary Drop" program in which the EFD dispatch center tracks all agencies' apparatuses and sends the closest engine to the incident regardless of City or district boundary.

The San Dieguito Ambulance District, also known as County Service Area 17 (CSA-17), was formed by the County Board of Supervisors in 1969 to provide ambulance services to several cities in North County, including Encinitas. In 1992, the service area was redesigned as an Emergency Medical Services (EMS) district. Within the 100-square-mile CSA-17 service area, local fire departments are responsible for providing first responder emergency medical services to residents. In Encinitas, fire engines with paramedics typically arrive on scene first, followed by an ambulance. The CSA-17 ambulance provider is required by the County to be at the patient's side within 9 minutes, 90 percent of the time. The ambulance provider reports their compliance with this requirement on a monthly basis to the County.

4.12.1.2 Police Services

The City contracts with the County of San Diego Sheriff's Department (Sheriff's Department) to provide police services. The Encinitas Sheriff's Station provides a wide range of municipal law enforcement services to the cities of Del Mar, Solana Beach, and Rancho Santa Fe, including helicopters, bomb/arson squad, special enforcement detail team, canine units, and modern crime lab facilities.

Divisions providing day-to-day law enforcement at the Encinitas Sheriff's Station include the following:

- **Patrol Division:** Patrol deputies are first responders, responding to crimes or emergencies in progress, calls for service. They conduct routine patrols, preliminary investigations, and apprehend law violators.
- **Traffic Division:** Traffic deputies focus on vehicle code enforcement, traffic collision investigations, and traffic control. The California Highway Patrol is the agency responsible for traffic enforcement in the unincorporated areas.
- **Investigative Unit:** This unit is responsible for investigating general crimes against people and property crimes. Follow-up investigations on specific crimes requiring specialized expertise may be conducted by the department's centralized units.

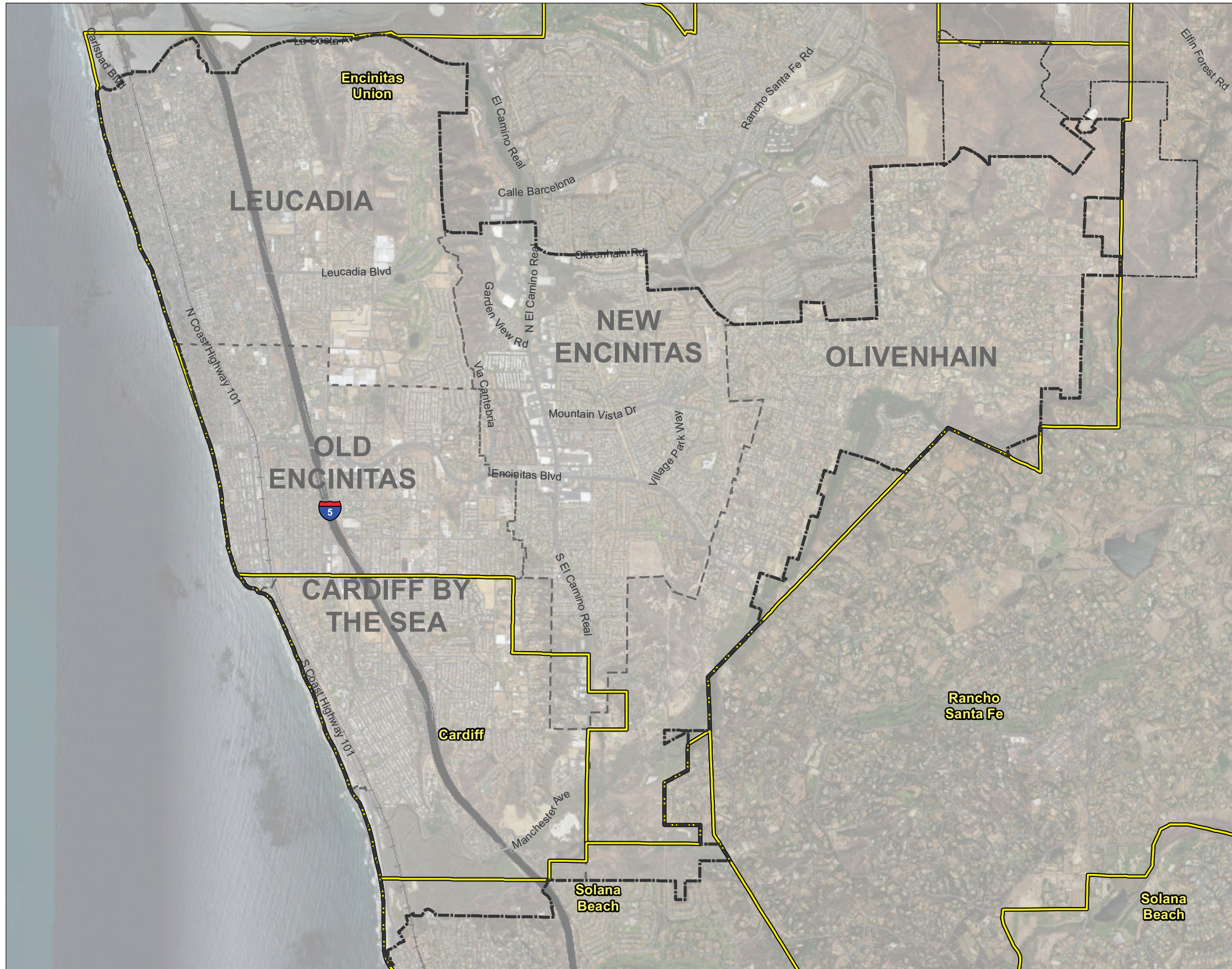
- **Narcotics Investigations:** Deputies respond to complaints originating from citizens who report suspicious activity and leads and/or arrests made by patrol deputies. Investigators focus on crimes involving the sale, possession, and distribution of illicit drugs and cases involving seizures of property.
- **Community Oriented Policing Unit:** Deputies target issues that can negatively impact the quality of life for citizens. Deputies tailor their enforcement to address problems they are specifically working on, allowing them to develop multifaceted responses to complex issues.
- **Crime Prevention Unit:** This unit focuses on community outreach regarding crime prevention techniques, current trends, and prevention education.





The Encinitas Station currently staffs 42 police officers and 12 additional personnel. The Encinitas Station has 15 patrol vehicles, 3 traffic enforcement vehicles, 4 detective vehicles, 4 Community Oriented Policing and Problem Solving (COPPS) vehicles, and 5 bicycles.

According to the Sheriff's 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; Priority 4 - 45.8 minutes. Although population has increased in the City over the last 12 years, Sheriff Department staffing has remained the same. There are no current plans to increase staffing levels or construct new facilities within the City.

4.12.1.3 Schools

The Encinitas Unified School District (EUSD) consists of nine elementary schools, six of which are located within the jurisdictional boundary of the City. The nine elementary schools in EUSD feed into the secondary schools in the San Dieguito Union High School District (SDUHSD) which serves all middle and high school students from the City. The Cardiff School District (CSD) also services elementary school students. Figure 4.12-2 shows the boundary of the elementary school districts and Table 4.12-1 shows the enrollment capacity of the school districts within the City. Table 4.12-2 provides a list of the schools serving the City with enrollment in the 2014–2015 school year and enrollment capacity.



-  City Limits
-  Sphere of Influence
-  Community Area Boundaries
-  Elementary School Districts

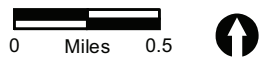


FIGURE 4.12-2
Elementary School District Boundaries

School District	2014/15 Enrollment	Total Maximum Enrollment Capacity
Encinitas Unified School District (EUSD)	5,544	6,655
Cardiff School District (CSD)	747	920
San Dieguito Unified High School District (SDUSD)	10,084	13,190

School	School District	2014/15 Enrollment	Total Maximum Enrollment Capacity	Future Enrollment Capacity
Capri Elementary School	EUSD	705	770	65
El Camino Creek Elementary School	EUSD	705	1,051	346
Flora Vista Elementary School	EUSD	428	624	196
La Costa Heights Elementary School	EUSD	703	854	151
Mission Estancia Elementary School	EUSD	541	606	65
Ocean Knoll Elementary School	EUSD	590	674	84
Olivenhain Pioneer Elementary School	EUSD	667	805	138
Park Dale Lane Elementary School	EUSD	536	633	97
Paul Ecke Central Elementary School	EUSD	569	638	69
Cardiff Elementary School	CSD	366	400	34
Ada W. Harris Elementary School	CSD	381	520	139
Oak Crest Middle School	SDUHSD	849	1,140	291
Diegueño Middle School	SDUHSD	948	1,335	387
Canyon Crest Academy	SDUHSD	1,812	see below*	--
La Costa Canyon High School	SDUHSD	2,018	not available	--
San Dieguito High School Academy	SDUHSD	1,632	1,815	183
EUSD = Encinitas Unified School District CSD = Cardiff School District SDUHSD = San Dieguito Union High School District				

The enrollment numbers for CSD were received from the superintendent of CSD, who also stated that the district has no plans or foreseeable need to expand facilities. Likewise, based on existing and future projected enrollment, EUSD does not have plans for new or expanded educational facilities within the City or serving residents of the City. *For SDUHSD, the Executive Director of Facility Planning Services indicated that Canyon Crest Academy most likely will be expanding its capacity to 2,716. It is unknown when construction would occur. Therefore, the total maximum enrollment capacity reflects the current status of each district's facilities and does not account for additional asset inventory capacity.

Based on the 2010 Final Existing Conditions Report, Chapter 8 Public Facilities and Services, EUSD has approximately 1,100 seats for future growth. In addition, EUSD has the title on a 10-acre parcel, which has interim improvements for ag-education. The potential number of students that can be accommodated at this site, based on acreage, is approximately 500 to 750 students. However, as also discussed in the Existing Conditions

Report and as reflected in SANDAG forecasts, student enrollment is projected to decline over the next five years.

4.12.1.4 Library Services

The County of San Diego operates 33 branches, two of which are within the City—the Cardiff branch and the Encinitas branch (Table 4.12-3). These branches provide computers, books, media, magazines, displays, programs, and events for diverse customers of all ages who use the library. The Encinitas Library community room and computer lab is maintained by the City. Both libraries use their community rooms to provide a variety of informative and free programs for visitors of all ages.

Library	Square Footage	Number of Items	Service Area (square miles)	Hours of Operation
Encinitas Branch 540 Cornish Drive Encinitas, CA 92024	26,798	94,159	13.32	M-Th: 9:30-8 Fri-Sat: 9:30-5 Sun: Noon-5
Cardiff Branch 2081 Newcastle Avenue Cardiff, CA 92007	6,884	33,412	6.24	M-Tu: 9:30-6 W-Th: 9:30-8 F-Sat: 9:30-5 Sun: closed

The Cardiff branch was expanded in 2011 to include a children's area, community room, and an exterior patio. The library was expanded from 5,997 square-feet to 6,884 square feet. As shown in Table 4.12-3, there is currently a total of 33,682 square feet of library facilities serving the City.

4.12.1.5 Recreation Facilities

An ideal park and open space system is composed of different types of parks, each offering unique recreational opportunities. Separately, each type of park may serve only one function, but collectively the park system will serve the entire range of community needs. This section provides an overview of Encinitas' existing parks and open space system, including local, county, State and privately owned and maintained parks and open spaces.

The City's park system is composed of a variety of recreation amenities that provide opportunities for both passive and active recreation, including parks, beaches, open spaces, playgrounds, sports fields, a dog park, and community amenities such as the Encinitas Ranch Golf Course and the Encinitas Community and Senior Center. In addition, Encinitas has 40.5 miles of multi-use hiking, biking, and equestrian trails.

The City of Encinitas Parks and Recreation Department is comprised of two operating divisions: Parks and Beaches and Recreation. The Department is responsible for a wide range of services for the City 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

a. City Parks and Open Space System

Encinitas' system of parks and open spaces includes the following park categories.

Mini-Parks

Mini-parks are small, specialized park facilities that are often designed to serve a specific group, such as seniors or young children. Mini-park amenities may include park benches or small play lots. Encinitas' mini-parks include the Leucadia Roadside, Mildred MacPherson, and Wiro parks. Encinitas' existing mini-parks do not have parking facilities.

The Encinitas General Plan identifies mini-parks as those up to one acre in size. Mini-parks are intended to serve residents living within approximately a one-half mile of the park. The General Plan specifies that mini-parks should be located near higher density residential development in urbanized areas, where acquisition of larger park parcels is unlikely.

Neighborhood Parks

Neighborhood parks frequently include areas for active and passive recreational uses and include a variety of facilities such as play areas, picnic sites, and athletic fields. Encinitas' existing neighborhood parks are between approximately 2.5 and 4.5 acres in size, and are intended to provide convenient access to residents living within one mile of the park. Encinitas' neighborhood parks include Hawk View, Leucadia Oaks, Cottonwood Creek, Las Verdes, Encinitas Viewpoint, Glen, Orpheus, Scott Valley and Sun Vista parks. Encinitas Viewpoint, Orpheus, and Sun Vista parks have off-leash dog hours on certain days of the week.

Community Parks

Community parks support both active and passive recreation and provide an array of facilities and amenities. Existing community parks in Encinitas are between 5 and 15 acres in size. These parks are often more highly developed than neighborhood parks and suited for intense recreational uses such as citywide events and league and community sports practice and competition. Encinitas community parks include Oakcrest Park and Cardiff, Ecke, and Leo Mullen Sports Parks.

Special Use Parks

Special use parks are developed for a specific type of use, as opposed to neighborhood or community parks that support multiple uses. Special use parks often serve the entire community and enjoy regular, intensive use. Special use facilities include stand-alone recreation facilities not located within larger parks, such as golf courses, community centers, or sports complexes. Encinitas' special use parks include Encinitas Community Park; Encinitas Ranch Golf Course, which is owned by the City and privately operated and maintained; Little Oaks Equestrian Park in Olivenhain; Mountain Vista Trail/off-leash dog area; and the Encinitas Community and Senior Center at Oak Crest Park.

The Encinitas Community and Senior Center is an approximately 39,000-square-foot building that includes a banquet hall, kitchen, gymnasium/auditorium, and various activity and meeting rooms that support a range of activities offered for toddlers and young children, youth and teens, adults, seniors and multiple ages. Classes and activities include tiny tot arts and crafts, computer classes for seniors, dance lessons, competitive sports leagues, and daily open gym hours for youth, adults, and seniors.

City Beaches

The City of Encinitas owns or maintains a number of beaches, beach access areas, and related facilities. Beaches, leased from California State Parks, are operated and maintained by the City including Beacon's Beach, Grandview Beach, and Moonlight Beach. The City recently renewed its agreement with the State to lease and maintain these beaches through 2030. Encinitas' beaches operated and maintained by the State include San Elijo and Cardiff State beaches.

Open Space

The City owns and/or maintains approximately 81.52 acres of open space land. Open space areas include Indian Head Canyon and properties along Saxony Drive. Some areas have habitat value or have the potential to be managed for the benefit of wildlife. However, open space areas are used primarily for passive recreation and are currently managed to minimize fire hazard and the spread of invasive vegetative species.

b. Regional Parks and Beaches

Regional parks and beaches are developed parks, beaches, and natural open spaces that serve residents of Encinitas and surrounding communities, as well as visitors to the greater San Diego region. Regional parks and beaches are owned or managed by entities other than the City of Encinitas, including California State Parks, San Diego County, and/or private landholders. The sizes of regional parks vary, as do their location relative to major population centers. Regional parks and beaches in Encinitas include the San Elijo Lagoon Ecological Preserve; the San Diego Botanic Garden; San Elijo, Cardiff, and Seaside State Beaches; Magdalena Ecke County Park; and the Manchester Preserve, owned and managed as a habitat mitigation bank by the Center for Natural Lands Management.

The San Elijo Lagoon Ecological Preserve is one of the few remaining wetlands in San Diego County. The Preserve is an example of a natural area that is largely undeveloped and managed primarily for its natural resource value, and secondarily for recreational use. San Diego County maintains five miles of trails within the Preserve and a well-visited nature center located on the north side of the lagoon in Cardiff.

c. Recreational Trails

Greenbelts and trails are linear open spaces that provide trail corridors and/or green buffers within neighborhoods and communities. Greenbelts and trails typically follow features such as streets, abandoned railroad rights-of-way, power lines, or waterways. These corridors often contain hard-surfaced or soft-surfaced trails, along with amenities such as trailheads viewpoints, seating areas, and interpretive displays. They provide public access to natural features, preserve open space, and can support trail-related recreation and transportation. These corridors may serve specific neighborhoods, the entire City, and the North County region as well.

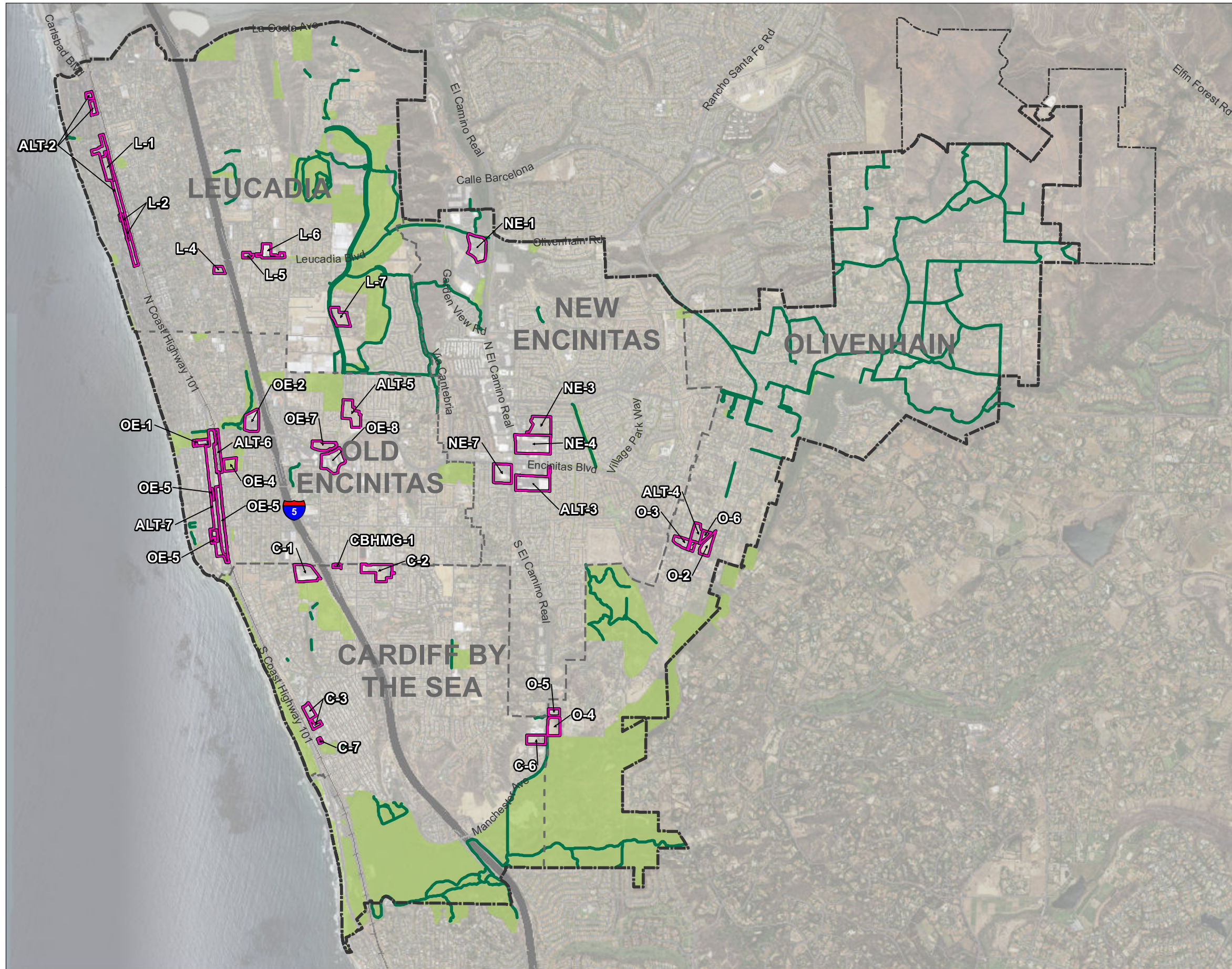
The City currently has 40.5 miles of developed trails and plans to develop an additional 40 miles of trails and pedestrian connections throughout the City. City trails provide pedestrian, bicycle, and/or equestrian access to undeveloped open spaces such as Indian Head Canyon and Manchester Preserve. The Olivenhain community enjoys an extensive network of trails relative to other parts of the City. The San Elijo Lagoon Ecological Preserve includes approximately five miles of trails managed by the County of San Diego, which serve City residents and visitors. In addition, Encinitas residents have access to Rancho Santa Fe's well-developed trail system.

d. Overall Parks and Recreation Facilities

Figure 4.12-3 illustrates the City's existing parks, open space, and trails system. Table 4.12-4 includes detail of parks and open spaces throughout the City.

Category of Park/Open Space	Number of Sites	Total Acreage
Viewpoints	8	1.31
Mini-Parks	3	2.14
Neighborhood Parks	9	45.43
Community Parks	4	47.17
Special Use Parks	5	229.88
City Beaches	7	45.18
Open Space	3	81.52
Subtotal		452.63
State and County Lands		861.55
Total		1,314.18

SOURCE: City of Encinitas 2015e.



- City Limits
- Sphere of Influence
- Community Area Boundaries
- Housing Sites
- Parks and Open Space
- Existing Trails

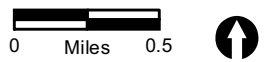


FIGURE 4.12-3
City of Encinitas Parks,
Open Space and Trails System

As shown in Table 4.12-4, there is a total of 1,314.18 acres of parks throughout the City including those owned, operated, and maintained by San Diego County and California State Parks. General Plan Policy RE-1.5 requires a minimum of 15 acres of recreation land for each 1,000 population for the entire community. Based on the current 2014 U.S. Census estimated population of the City's 61,518 residents, a total of approximately 923 acres would be required to meet the standard. Thus, current recreational facilities meet the needs of the City.

4.12.2 Regulatory Framework

4.12.2.1 State

a. Fire Protection

The California Fire and Building Codes address general and specialized fire safety requirements for buildings. Topics addressed in the code include, but are not limited to, fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions to protect and assist first responders, and industrial processes.

b. Schools

Senate Bill (SB) 50 created various methods of generating revenue to pay for school construction and remodeling. These methods consist of State school bond funds, local school bonds, and developer fees. There are three levels of developer fees: Level I, Level II, and Level III. Level I fees are set by law, but can be adjusted for inflation. Level II fees require that developers pay for the entire local share of construction costs, which is 50 percent of total construction costs. Level II fees may be imposed by a school district on a yearly basis, but only if certain conditions are met. Level III fees require developers to pay for 100 percent of construction costs, and are imposed if the State is no longer allocating bond funds. SB 50 stipulates that if a school district conducts a School Facilities Needs Analysis and meets certain other requirements, it may impose a statutory developer fee that may be significantly higher than the previously permitted.

4.12.2.2 Local

a. General Plan/Local Coastal Program

Pertinent General Plan goals and policies related to the provision of adequate public services are listed below in Table 4.12-5.

Table 4.12-5 Goals and Policies Related to Public Services	
Goal/Policy	Description
City of Encinitas General Plan Public Safety Element	
Goal 1	Public health and safety will be considered in future Land Use Planning
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.
1.9	Adequate safety service levels shall be maintained and provided for by new development.
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.
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.
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.
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 services.
City of Encinitas General Plan Recreation Element	
Goal 1	The maintenance of the open space resources in the Planning Area will continue to be emphasized.
1.2	Consider the enactment of a "Quimby Ordinance" to insure 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 park and open space lands.
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.
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.
1.6	Establish mini-parks and play lots in high density areas where larger parks are inaccessible or impractical to provide, and only when the provision of neighborhood parks to serve local neighborhood park needs is not possible.
1.7	Provide a neighborhood park within convenient, and where possible, walking distance for all urban area residents.
1.9	Develop parks in conjunction with. Schools wherever possible and encourage joint use of facilities.
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 citywide system of parks which combine established standards and community desires shall be established and maintained.
4.3	Neighborhood parks should be accessible by pedestrians living in the immediate area.

Table 4.12-5 Goals and Policies Related to Public Services	
Goal/Policy	Description
City of Encinitas General Plan 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.
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.
2.10	Development shall not be allowed prematurely, in that access, utilities, and services shall be available prior to allowing development.
SOURCE: City of Encinitas 1989, amended 2014.	

b. Municipal Code

Fire Prevention (Title 10)

The City adopted the 2012 International Fire Code and the 2013 California Fire Code as the Fire Code of the City of Encinitas (Municipal Code Section 10.04.020).

Building and Construction (Title 23)

The City has adopted a Fire Mitigation Fee (Municipal Code Section 23.92) as a means to implement the goals of the Public Safety Element (PSE) of the City's General Plan. Specifically, fees are assessed and collected during the subdivision or building permit process to finance the cost of additional fire protection facilities or equipment necessitated by the new development (Municipal Code Section 23.92.010).

In order to meet the specifications of the City's recreational space and facilities standards and to implement the goals and objectives of the Recreation Element of the General Plan, new development is required to offer land dedication or pay in-lieu fees and park improvement fees for park and recreation purposes. The combined dedication/in-lieu fee and park improvement fee is referred to as the Parkland Acquisition and Improvement Fee (Municipal Code Section 23.98), which funds a variety of park programming needs.

4.12.3 Significance Determination Thresholds

Consistent with Appendix G of the CEQA Guidelines, impacts related to public services would be significant if implementation of the HEU would result in any of the following:

1. Promote growth patterns resulting in the need for and/or provision of new or physically altered public facilities (i.e., fire protection/emergency services, police protection, schools, or libraries) in order to maintain service ratios, response times, or other performance objectives and the construction of which could cause significant environmental impacts;

2. 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; or
3. Necessitate the construction or expansion of recreational facilities in order to maintain performance objectives and thereby would result in an adverse physical effect on the environment?

4.12.4 Methodology

The impact analysis in the following subsections evaluates: (1) whether the proposed project would result in the need for substantial alterations or expansions to existing public services or facilities (e.g., new fire stations or parks) or the construction of new facilities; and (2) if the expansion or construction of new facilities necessitated by the project would result in environmental impacts.

4.12.4.1 Sources

Public services and recreation information was acquired through consultation with the school districts serving the City, other service providers, and City staff, along with secondary sources, such as the City of Encinitas Final Existing Conditions Report (2010).

4.12.4.2 Future Project Implementation

The adopted City of Encinitas General Plan contains goals and policies relative to the provision of adequate services and park and recreational facilities to serve future demand. Additionally, the Municipal Code requires the payment of fire mitigation and park fees by development. The City would continue to review project applications for service and facility availability, applicable requirements, and require specific conditions as part of the approval process. Adoption of the HEU floating zone would not alter the City's adopted discretionary review process. Redevelopment of any of the housing sites may occur with or without implementation of the HEU floating zone.

The impact analysis below describes the type and magnitude of the potential environmental impacts of future development on the housing sites and how such impacts would affect the existing environment. Future development has the potential result to impacts associated with increased demand for the provision of public services and facilities. The analysis in the following section identifies the potential need for increased services, the potential for impacts resulting from the construction of new facilities and a mitigation framework for future projects. Subsequent "by right" development within the new floating zone district created through the HEU would not be subject to further CEQA review to analyze project-level impacts on public services, unless otherwise noted. Compliance with development standards required for "by right" development as well as the mitigation framework identified in this PEIR would serve to minimize the potential for significant impacts associated with implementation of the HEU.

4.12.5 Issue 1a: Fire Service

Would the project promote growth patterns resulting in the need for and/or provision of new or physically altered fire emergency facilities in order to maintain service ratios, response times, or other performance objectives and the construction of which could cause significant environmental impacts?

4.12.5.1 Impacts

a. Housing Sites

The HEU does not propose the construction of new housing or other development; rather it provides capacity for future development consistent with State Housing Element Law. Buildout of the housing sites would result in higher density housing and new mixed-use development in certain areas of the City, resulting in higher population concentrations within these redeveloped neighborhoods.

Buildout of the housing sites is anticipated to occur over a 20+ year period. Future development projects would be required to adhere to General Plan goals and policies as well as applicable development regulations. Consistent with General Plan policies PSE 1.9, 1.11, 1.14, and 1.16, new development must assure that adequate levels of service are maintained. Additionally, Title 23 of the City's Municipal Code requires the payment of fire mitigation fees as a condition of approval of each individual development project. 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).

While the HEU does not specifically propose the construction of new housing or other development, it can be assumed that future development of housing sites would increase the demand on existing fire and emergency services. All future projects would be required to provide a will-serve letter from the EFD in conjunction with their application to ensure adequate services and utilities are available at the time they are proposed. Therefore, at this program-level of review, the HEU would not result in a need for expanded or newly constructed facilities, and impacts associated with fire/emergency services would be less than significant. Should new facilities be required to be constructed in the future, each would undergo site-specific environmental analysis, as applicable.

b. Housing Strategy Summaries

Housing strategies 1 – Ready Made (RM), 2 – Build-Your-Own (BYO), or 3 – Modified Mixed-Use Place (MMUP) would not result in any need to construct new facilities. Therefore, there would be no inherent differences in impacts among the housing strategies.

4.12.5.2 Significance of Impacts

No new or expanded emergency response facilities are required in conjunction with the HEU. General Plan conformance, as well as the implementation of the regulatory fire mitigation fee pursuant to Title 23 of the City's Municipal Code assure that future projects maintain adequate levels of service. At this program-level, impacts would be less than significant.

4.12.6 Issue 1b: Police Service

Would the project promote growth patterns resulting in the need for and/or provision of new or physically altered police protection facilities in order to maintain service ratios, response times, or other performance objectives and the construction of which could cause significant environmental impacts?

4.12.6.1 Impacts

a. Housing Sites

The HEU does not propose the construction of new housing or other development; rather it provides capacity for future development consistent with State Housing Element Law. Buildout of the HEU would result in additional residents within the City, resulting in higher population concentrations within these redeveloped neighborhoods.

Buildout of the housing sites is anticipated to occur over a 20+ year period. Future development projects would be required to adhere to General Plan goals and policies as well as applicable development regulations. Consistent with General Plan policies PSE 1.9, 1.10, 1.11, 1.14, and 1.16, new development would be required to assure that adequate levels of service are maintained.

While the HEU does not specifically propose the construction of new housing or other development, it can be assumed that future development of housing sites would increase the demand on existing police services. Through compliance with General Plan policy, the City must assure that adequate police services are available to serve future development. At this program-level of review, the HEU would not result in a need for expanded or newly constructed facilities, and impacts associated with police services would be less than significant. Should new facilities be required to be constructed in the future, each would undergo site-specific environmental analysis, as applicable.

b. Housing Strategy Summaries

Housing strategies 1 (RM), 2 (BYO), or 3 (MMUP) would not result in any need to construct new facilities. Therefore, there would be no inherent differences in impacts among the housing strategies.

4.12.6.2 Significance of Impacts

No new or expanded police facilities are required in conjunction with adoption of the HEU. General Plan conformance would assure adequate levels of service are available in conjunction with future development. At this program-level, impacts would be less than significant.

4.12.7 Issue 1c: Schools

Would the project promote growth patterns resulting in the need for and/or provision of new or physically altered school facilities in order to maintain service ratios, response times, or other performance objectives and the construction of which could cause significant environmental impacts?

4.12.7.1 Impacts

a. Housing Sites

The HEU does not propose the construction of new housing or other development; rather it provides capacity for future development consistent with State Housing Element Law. The increase in residential uses associated with buildout of the housing sites would generate new students, and therefore, the HEU has the potential to increase demand on existing school facilities. Tables 4.12-6, 4.12-7, and 4.12-8 provide a breakdown of potential new student generation based on each housing strategy.

Table 4.12-6 Student Generation Within School Districts Serving the City of Encinitas Housing Strategy 1 (RM)							
Housing Site	Proposed Residential Yield	EUSD	SDUHSD	CSD	Proposed Student Generation ¹		
					EUSD	SDUHSD	CSD
C-2	317		X	X		94.8	53.7
C-3	97		X	X		29.1	16.5
C-7	11	X	X		2.2	3.3	
L-1	126	X	X		25.2	36.0	
L-2	43	X	X		8.6	12.9	
L-4	57	X	X		11.4	17.1	
L-5	51	X	X		10.2	15.0	
L-6	164	X	X		32.8	48.0	
NE-4	378	X	X		75.6	113.4	
O-2	96	X	X		19.2	28.8	
O-5	48		X	X		14.1	8.0
O-6	38	X	X		7.6	11.4	
OE-1	46	X	X		9.2	12.3	
OE-4	80	X	X		16	24.0	
OE-5	243	X	X		48.6	72.9	
OE-7	135	X	X		27.0	40.2	
Total	1,930				293.6	573.3	78.2

¹Generation rates: SDUHD = 0.3/dwelling unit; EUSD = 0.20/dwelling unit; CSD = 0.17/dwelling unit
EUSD = Encinitas Unified School District
SDUHSD = San Dieguito Union High School District
CSD = Cardiff School District

Table 4.12-7 Student Generation Within School Districts Serving the City of Encinitas Housing Strategy 2 (BYO)							
Housing Site	Proposed Residential Yield	EUSD	SDUHSD	CSD	Proposed Student Generation ¹		
					EUSD	SDUHSD	CSD
C-2	317		X	X		95.1	53.9
L-1	126	X	X		25.2	37.8	
L-7	60	X	X		12.0	18.0	
NE-1	188	X	X		37.6	56.4	
NE-3	300	X	X		60.0	90.0	
NE-7	181	X	X		36.2	54.3	
O-2	96	X	X		19.2	28.8	
O-4	80	X	X		16.0	24.0	
O-5	48		X	X		14.4	8.2
OE-2	145	X	X		29.0	43.5	
OE-7	90	X	X		18.0	27.0	
OE-8	222	X	X		44.4	66.6	
Total	1,853				297.6	555.9	62.1

¹Generation rates: SDUHD = 0.3/dwelling unit; EUSD = 0.20/dwelling unit; CSD = 0.17/dwelling unit
EUSD = Encinitas Unified School District
SDUHSD = San Dieguito Union High School District
CSD = Cardiff School District

Table 4.12-8 Student Generation Within School Districts Serving the City of Encinitas Housing Strategy 3 (MMUP)							
Housing Site	Proposed Residential Yield	EUSD	SDUHSD	CSD	Proposed Student Generation		
					EUSD	SDUHSD	CSD
C-1	187		X	X		56.1	31.8
C-2	317		X	X		95.1	53.9
C-6	138	X	X		27.6	41.4	
L-7	60	X	X		12.0	18.0	
CBHMG-1	23		X	X		6.9	3.9
ALT 2	309	X	X		61.8	92.7	
NE-1	188	X	X		37.6	56.4	
NE-7	181	X	X		36.2	54.3	
ALT 3	291	X	X		58.2	87.3	
O-2	96	X	X		19.2	28.8	
O-3	97	X	X		19.4	29.1	
O-4	80	X	X		16.0	24.0	
ALT 4	186	X	X		37.2	55.8	
OE-1	46	X	X		9.2	13.8	
OE-4	80	X	X		16.0	24.0	
OE-7	135	X	X		27.0	40.5	
ALT 5	338	X	X		67.6	101.4	
ALT 6	93	X	X		18.6	27.9	
ALT 7	416	X	X		83.6	124.8	
Total	3,216				547.2	978.3	89.6

¹Generation rates: SDUHD = 0.3/dwelling unit; EUSD = 0.20/dwelling unit; CSD = 0.17/dwelling unit
EUSD = Encinitas Unified School District
SDUHSD = San Dieguito Union High School District
CSD = Cardiff School District

As shown in Tables 4.12-6 through 4.12-8, buildout of the housing sites under each strategy would result in an increase in students within each school district. Capacity availability of each school was calculated by subtracting total availability in the district by current enrollment (see Table 4.12-1) and would be as follows: EUSD - 1,111 students; CSD - 173 students; SDUHSD - 3,106 students. Therefore, the school districts would be able to accommodate student generation under any of the proposed strategies.

New development would be subject to school impact fees in accordance with the provisions of SB 50. Pursuant to Section 65995(3)(h) of the California Government Code (SB 50), “the payment of statutory fees is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use or development of real property” The availability of space at existing schools and through implementation of the statutory fees, future projects must ensure adequate school services are available. Therefore, at this program-level of review buildout of the HEU would not result in a need for expanded or newly constructed facilities, and impacts associated with schools would be less than significant. Should new facilities be required to be constructed in the future, each would undergo site-specific environmental analysis, as applicable.

b. Housing Strategy Summaries

Housing strategies 1 (RM), 2 (BYO), or 3 (MMUP) would not result in any need to construct new facilities. Although the number of students generated under each strategy may differ, there would be no inherent differences in impacts among the housing strategies.

4.12.7.2 Significance of Impacts

No new or expanded school facilities are required in conjunction with the HEU. With payment of statutory fees, school impacts would be less than significant.

4.12.8 Issue 1d: Library Services

Would the project promote growth patterns resulting in the need for and/or provision of new or physically altered library facilities in order to maintain service ratios, response times, or other performance objectives and the construction of which could cause significant environmental impacts?

4.12.8.1 Impacts

a. Housing Sites

The HEU does not propose the construction of new housing or other development; rather it provides capacity for future development consistent with State Housing Element Law. The additional population from buildout of the HEU would increase the demand for library services.

Currently, the City has 33,682 square feet of library facilities (see Table 4.12-3) meeting its current needs. Buildout of any of the housing strategies could result in a need to construct additional library space to meet future demands. The County of San Diego would ultimately be responsible for improving the library system to accommodate growth within its service area. The San Diego County Library system has created a Strategic Plan that identifies goals and objectives of the Library System. Within this plan, goals are identified that involve financial management and fundraising strategies so that library facilities can be enhanced in the future. Additionally, though not a legally binding process or document, the Strategic Plan identifies the need to develop and implement a facilities plan, which would guide the construction of library facilities in the future. Therefore, at this program-level of review, the HEU would not result in a need for expanded or newly constructed facilities, and impacts associated with library services would be less than significant. Should new facilities be required to be constructed in the future, each would undergo site-specific environmental analysis, as applicable.

b. Housing Strategy Summaries

Housing strategies 1 (RM), 2 (BYO), or 3 (MMUP) would not result in any need to construct new facilities. Therefore, there would be no inherent differences in impacts among the housing strategies.

4.12.8.2 Significance of Impacts

No new or expansion of library facilities are required in conjunction with the HEU. Impacts would be less than significant.

4.12.9 Issues 2 and 3: Recreation

Would the project have a substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered park and recreation facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives associated with recreation?

4.12.9.1 Impacts

a. Housing Sites

The HEU does not propose the construction of new housing or other development; rather it provides capacity for future development consistent with State Housing Element Law. Future development could contribute to the physical deterioration of community parks due to increased use from additional population generated by the buildout of the HEU, if adequate facilities are not available to serve the future demand.

Based on General Plan policy RE-1.5, there is a minimum requirement of 15 acres of recreation land for each 1,000 population for the entire community. Based on the current estimated 2015 City population, a total of 923 acres of recreational land is required to serve existing residents. Under buildout of each of the strategies, the following total amounts of recreational land would be required: 1,000 acres (housing strategy 1 [RM]); 997 acres (housing strategy 2 [BYO]); or 1,050 acres (housing strategy 3 [MMUP])². Currently the City has 1,330.6 acres of parks and recreational space (see Table 4.12-4), which would meet the needs for all residents under any of the housing strategies.

In addition to the parkland standard, all new development must adhere to General Plan goals and policies and be required to provide parkland or in-lieu fees, as required by the Municipal Code. Consistent with General Plan policies RE 1.6, 1.7, and 4.3, all communities are required to assure adequate recreational opportunities to their residents. Therefore, the

²Assumes existing population + additional population of each housing strategy as stated in Tables 4.11-3 through 4.11-5.

HEU would not result in a need for expanded or newly constructed recreational facilities, and impacts would be less than significant.

b. Housing Strategy Summaries

Housing strategies 1 (RM), 2 (BYO), or 3 (MMUP) would not result in any need to construct new facilities. Therefore, there would be no inherent differences in impacts among the housing strategies.

4.12.9.2 Significance of Impacts

No new or expansion of park/recreation facilities are required in conjunction with the HEU. Impacts would be less than significant.