



30.34.040 Floodplain Overlay Zone

Floodplain Parcels within FPO (Section 30.34.040.A)
Wetland Parcels within FPO (Section 30.34.040.A)
Parcels meeting both Floodplain and Wetland criteria of FPO
100 Year Floodplain (FEMA)
Wetlands within the Special Study Overlay Zone (SANDAG/Encinitas)
Areas within both Floodplain and Wetlands within the Special Study Overlay Zone

NOTE: This map is only to be used as a resource and not to be used for site-specific analysis. This map should be used in tandem with the Special Study Overlay as noted in the General Plan (LU-45).

A. APPLICABILITY. The Floodplain Overlay Zone regulations shall apply to all areas within the Special Study Overlay Zone where site-specific analysis of the characteristics of a parcel of land indicate the presence of a flood channel, floodplain, or wetland; and to all areas identified as flood channels and floodplains on maps published by the Federal Emergency Management Agency (FEMA) of the current City and County maps designating the roadway floodplain area.

Basemap

- Thomas Bro Page
- Parcels
- Encinitas Boundary
- Sphere of Influence
- Public ROWs
- Private ROWs
- Railroad
- Lagoons

1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200
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city of encinitas

Floodplain Overlay Zone (FPO)

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Coordinate System: California State Plane Feet, Zone 6 Datum: NAD83

Scale: 0 1,000 2,000 Feet

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