2

Chapter 2
Environmental Setting

2.1 Regional Setting

The City of Encinitas (City) is located in San Diego County, approximately 35 miles north of the United States–Mexico border in southern California. A regional reference map is provided in Figure 2-1. The City is roughly 20 miles north of downtown City of San Diego and 95 miles south of Los Angeles. The jurisdictions that surround the City include: on its north side, the City of Carlsbad; on its south side, the City of Solana Beach; and on the east side, the County of San Diego (San Dieguito Planning Area).

2.2 Project Location

The City comprises approximately 13,328 total acres of land within the Planning Area. The Planning Area includes the City's incorporated limits and Sphere of Influence (SOI), and is characterized by cliffs, coastal beaches, flat topped coastal areas, rolling hills, and steep mesa bluffs in northern San Diego County. The City lies within the Coastal Zone along 6 miles of Pacific Coastline, bordered by Batiquitos Lagoon to the north and San Elijo Lagoon to the south.

As shown in Figure 2-2, the project area includes the City's five distinct communities. The project area is generally accessed by Coast Highway 101 (Highway 101) and Interstate 5 (I-5), both of which run north–south in the western portion of the project area. Major east–west connectors in the project area include Leucadia Boulevard, La Costa Avenue, Encinitas Boulevard, Santa Fe Drive, and Manchester Avenue.

FIGURE 1
Regional Location

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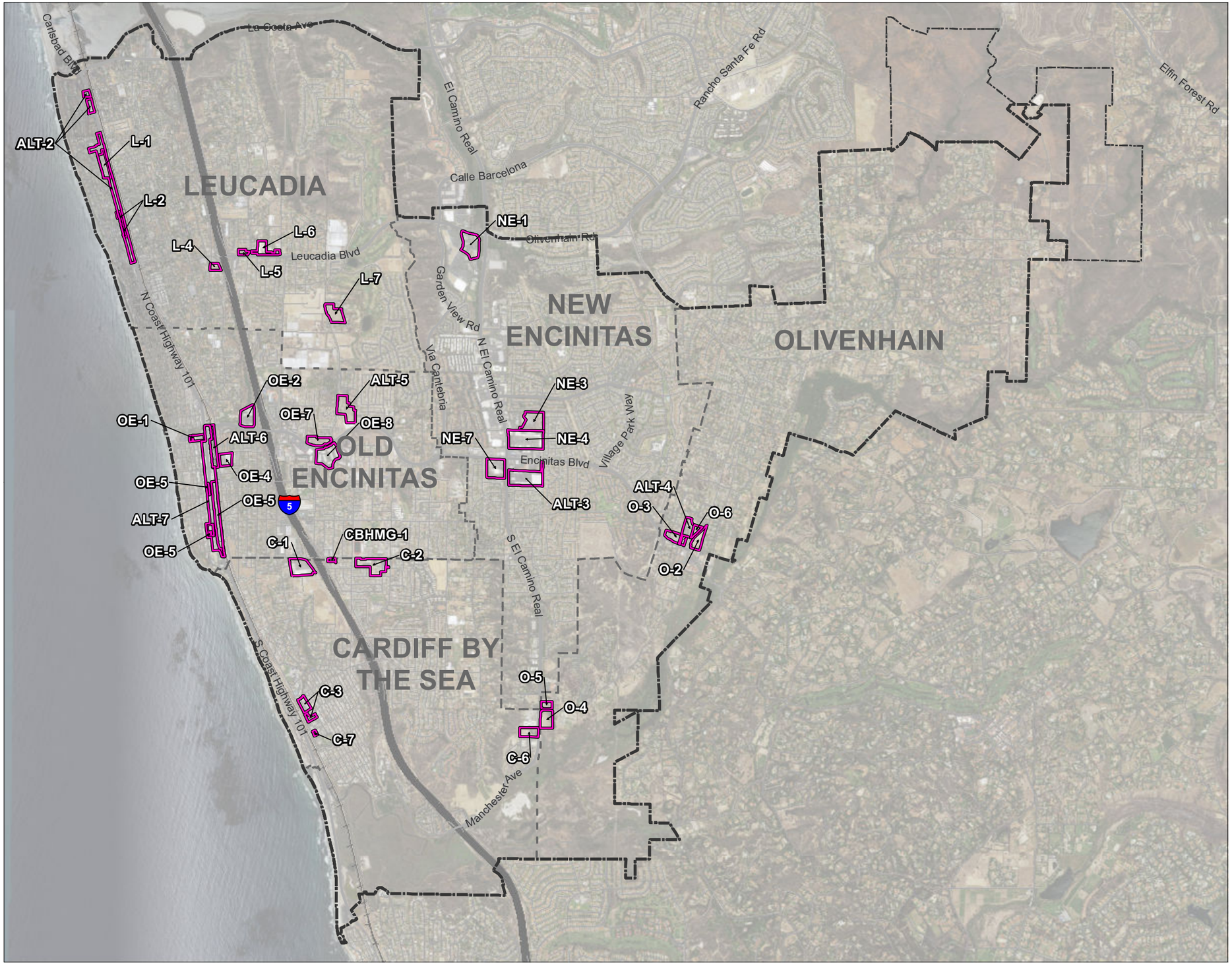

City Limits
Sphere of Influence
Community Area Boundaries
Housing Sites

0 Miles 0.5

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FIGURE 2-2
Project Location

2.3 Natural Environment

2.3.1 Land Cover/Vegetation

The City is primarily developed with few natural open spaces (refer to Figures 4.3-1a-d). This land is used for residential, commercial, institutional, public and civic administration, industrial, and other developed purposes. Vegetation in the project area includes that which is typically associated with developed urban areas, including landscaping of commercial and residential uses, parks, civic uses, and streetscapes, as well as ornamental trees, parkways, lawns, and gardens. Sensitive vegetation communities which are found in the project area, specific to housing sites, include coastal sage scrub, annual grasslands, and wetland/riparian habitat.

The project area is mostly urbanized. A majority of the housing opportunity sites in each community are in developed or disturbed land. Biological resources are discussed in greater detail in Section 4.3.

2.3.2 Climate and Air Quality

The San Diego region has a Mediterranean climate that is characterized by warm, dry summers and mild, wet winters. An average of 10 inches of rain falls each year from November to early April, while the remainder of the year is typically dry.

Clear skies predominate for much of the year in the City due to a semi-permanent high-pressure cell located over the Pacific Ocean. This high-pressure cell also drives the dominant onshore circulation and helps to create subsidence and radiation temperature inversions. Subsidence inversions occur during the warmer months when descending air associated with the high-pressure cell comes in contact with cool marine air. Radiation inversions typically occur on winter nights when air near the ground cools by radiation and the air aloft remains warm.

The City lies within the San Diego Air Basin (SDAB), as identified by the California Air Resources Board (CARB). The region's climate and air circulation patterns, combined with heavy traffic and urbanized land uses, contribute to the region being classified by CARB as a State nonattainment area for ozone, PM_{10}, and $PM_{2.5}$. This means that air quality in the region violates State air quality standards for particulates. Air quality and climate are discussed in greater detail in Sections 4.2 and 4.6, respectively, of this PEIR.

2.3.3 Geology and Landform

The City is located in the southern Peninsular Ranges Province, an area that is exposed to risk from multiple earthquake fault zones. The highest risks originate from the Elsinore fault zone, the Rose Canyon fault zone and the offshore faults, each with the potential to cause moderate to large earthquakes that would cause ground shaking in Encinitas and

nearby communities. The coastal areas of the City are also subject to sea level rise and erosion, sand loss, bluff failure, and the risk of tsunami.

San Diego County can be divided between three distinct geomorphic regions: the Coastal Plain region as exposed west of the Peninsular Ranges, the Peninsular Range region, and the Salton Trough region as exposed east of the Peninsular Ranges. The project area is within the Coastal Plain region. The Coastal Plain region is underlain by a "layer cake" sequence of marine and non-marine sedimentary rock units that record portions of the last 140 million years of earth history. Over this period of time the relationship of land and sea has fluctuated drastically, so that today we have ancient marine rocks preserved up to elevations around 900 feet above sea level and ancient river deposits as high as 1,200 feet. Faulting related to the local La Nacion and Rose Canyon fault zones has broken up this "layer cake" sedimentary sequence into a number of distinct fault blocks in the southwestern part of the county. The geologic formations mapped within the City are described in Section 4.5 of this PEIR.

2.3.4 Hydrology and Water Quality

The City is situated entirely within the Carlsbad Hydrological Unit (HU) and is split between the San Marcos Hydrological Area (HA), Batiquitos Subunit (HAS 904.51) to the north and the Escondido Creek Hydrological Area, San Elijo Subunit (HAS 904.61) to the south. The City is naturally divided by eight distinct drainage areas (sub-basins): Cardiff, Lower Escondido, La Orilla, La Costa South, Leucadia, Encinitas, Rancho Santa Fe, and Lux Canyon sub-basins.

Three creeks drain the City: Cottonwood Creek, Encinitas Creek, and Escondido Creek. Cottonwood Creek drains the heart of Encinitas and discharges to the Pacific Ocean at Moonlight Beach. Encinitas Creek drains the north-central portion of the City into Batiquitos Lagoon. Escondido Creek drains the southern and northeast (Olivenhain) portion of the City into San Elijo Lagoon.

Runoff from developed portions of the City generally flows overland via the municipal drainage system and ultimately to the Pacific Ocean. Within the City, urban runoff is transmitted directly to the storm drain system (rather than the sewer system). Water quality issues are especially prevalent during rainy periods; however, due to urban runoff (e.g., irrigation or car washing) that is transferred to the storm drain system, pollution can be a year-round problem. Combinations of urban runoff, agricultural runoff, sewage spills, livestock, and domestic animals affect water quality within the San Marcos and Escondido Creek HAs. Impaired water bodies associated with the project area include Cottonwood Creek (listed for dichloro-diphenyl-trichloroethane (DDT), phosphorous and sediment toxicity stressors), the Pacific Ocean shoreline at Moonlight Beach and San Elijo Lagoon Outlet (listed for bacteria indicators due to urban runoff), Encinitas Creek (listed for phosphorous impairments), Escondido Creek (listed for DDT, phosphorous, sediment toxicity, manganese, phosphate, selenium, sulfates and total dissolved solids), and San Elijo Lagoon (listed for sediment/siltation, bacteria indicators and eutrophic conditions). Groundwater quality of the two groundwater basins—Batiquitos Lagoon Valley and San

Elijo Valley—in the City of Encinitas is also generally poor. Hydrology and water quality are discussed in greater detail in Section 4.8 of this PEIR.

2.4 Built Environment

2.4.1 Land Use

The City has a variety of land uses including residential, commercial and office, industrial, public and quasi-public (e.g., Encinitas Civic Center and Library), parks and open space, agriculture, vacant uses, and roads. Table 2-1 depicts the existing land use summary for the City. Please note that the total acreage reported below (13,328 acres) includes the incorporated area and the SOI. The SOI (approximately 1,075 acres) includes the unincorporated areas of San Diego County; and probable ultimate physical boundaries and service area of the City.

The incorporated City limits include approximately 12,253 acres of land and is comprised of five communities: Old Encinitas, New Encinitas, Leucadia, Cardiff, and Olivenhain. Each of the five communities contributes something different and unique. A detailed description of each community is in the following Section 2.2.4, Community Character. Land use is discussed in greater detail in Section 4.9 of this PEIR.

Table 2-1
Existing Land Use Summary

Land Use	Percentage (%)	Total (Acres)
Agriculture	3%	419
Commercial & Office	3%	417
Industrial	<1%	21
Parks & Recreation	22%	2,945
Public & Quasi-Public	6%	787
Residential	45%	5,925
Road Right-of-Way	11%	1,498
Vacant/Undeveloped	8%	1,075
Water	2%	240
TOTAL	**100%**	**13,328**

SOURCE: SanGIS Landbase, San Diego Association of Governments (SANDAG), San Diego County Assessor's Master Property Records, 2015a.

Existing land uses in the City are predominantly residential, accounting for about 45 percent of the City's land area. There are approximately 25,818 housing units in Encinitas as reported by San Diego Association of Governments (SANDAG; 2015b). Other predominant land uses include parks/recreation, which accounts for approximately 22 percent of the total land area, and road right-of-ways, which account for approximately 11 percent of the total land area. The remaining land uses of total land area in the City include agriculture (3 percent), commercial/office (3 percent), industrial (less than 1 percent), public/quasi-public (6 percent), water (2 percent), and vacant/undeveloped (8 percent).

2.4.2 Community Character

Each of the City's five communities exhibits a unique community character described below.

2.4.2.1 Old Encinitas

Old Encinitas has a variety of park, public, and residential uses located along its Pacific coastline. A commercial corridor is located along Highway 101, with additional commercial uses extending eastward along Encinitas Boulevard from Highway 101 past Quail Gardens Drive. Moonlight State Beach is adjacent to downtown and Swami's Beach is on the south end of downtown (Figure 2-3).

The western side of Highway 101, north of Moonlight Beach, is lined with auto-oriented commercial and general retail uses. Some of the commercial development in this area has specialty retail and office uses without storefront parking. South of Moonlight Beach, commercial and retail development is on both sides of the highway, creating a vibrant and pedestrian oriented shopping district featuring restaurants, offbeat sidewalk cafes, salons, boutiques, and clothing and specialty shops.

Residential zoning in Old Encinitas is high density along the coast (R-15 and R-25) and high, medium, and low density east of Highway 101 and I-5, where residential zoning ranges from RR-1 to R-25.

2.4.2.2 New Encinitas

New Encinitas is centrally located in the City and generally extends east from Via Cantebria (west boundary) toward Rancho Santa Fe Road to the east. Most of New Encinitas' residential neighborhoods include suburban housing styles typical of the 1980s and 1990s. The community's central commercial corridor is El Camino Real, an arterial road that extends from Manchester Avenue on the south to the City's northern boundary (Figure 2-4). Commercial development along the corridor (north of Encinitas Boulevard) includes "big box" retail and auto-oriented strip commercial centers occupied by a combination of local and national retailers.

The community's residential areas were mainly developed through planned residential developments (PRDs) and are generally characterized by lower density single-family neighborhoods, with pockets of medium-density single-family and multi-family residential (R-11, R-15, and R-25). A greenway traverses portions of the community, providing nearly uninterrupted open space. New Encinitas is primarily zoned for attached and detached single-family residential (R-5 and R-8). Many streets in the residential neighborhoods are not connected to discourage through-traffic and force automobiles onto major thoroughfares.

Map Source: City of Encinitas

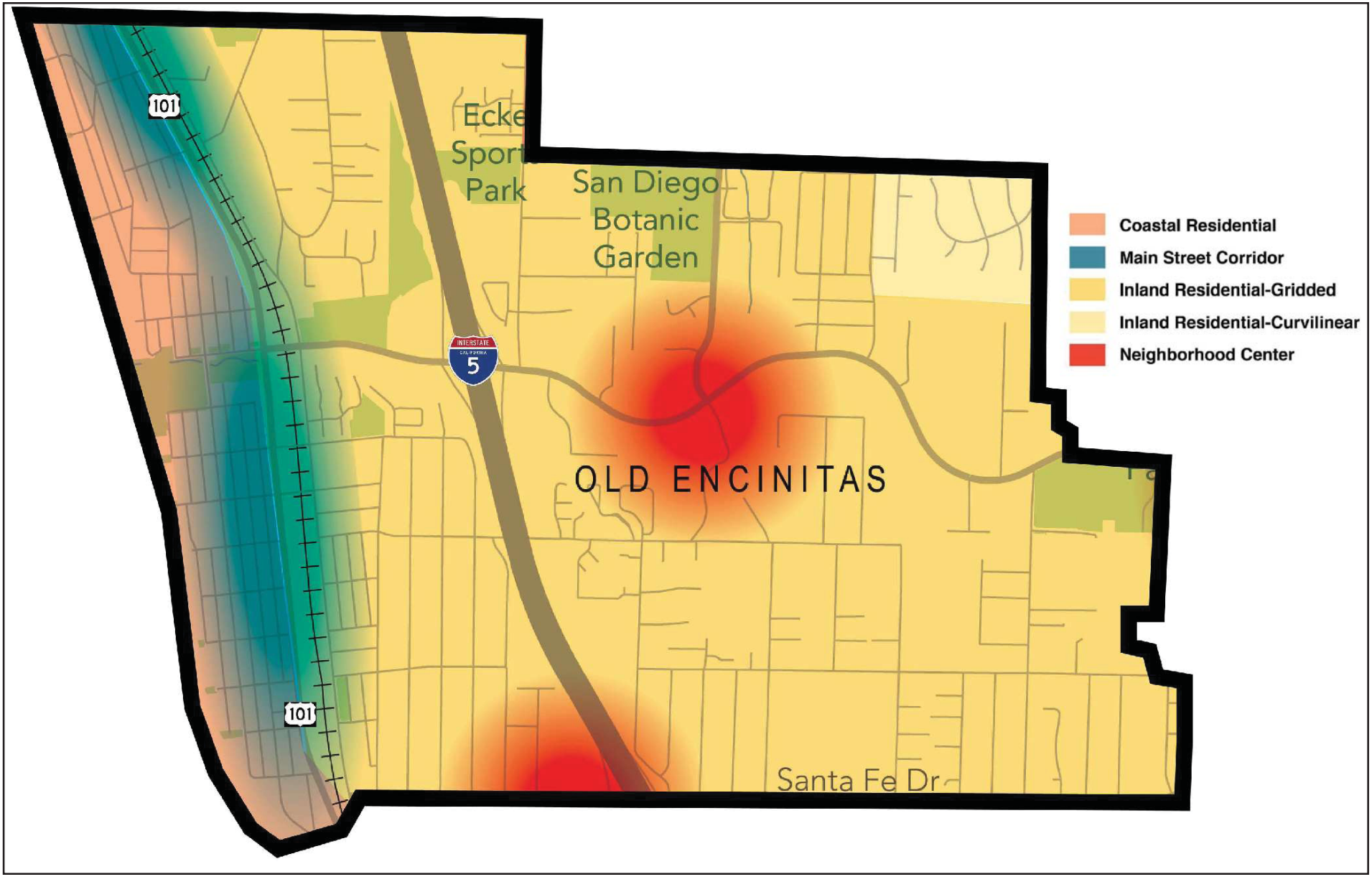

FIGURE 2-3
Old Encinitas – Community Character Overview Map

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Map Source: City of Encinitas

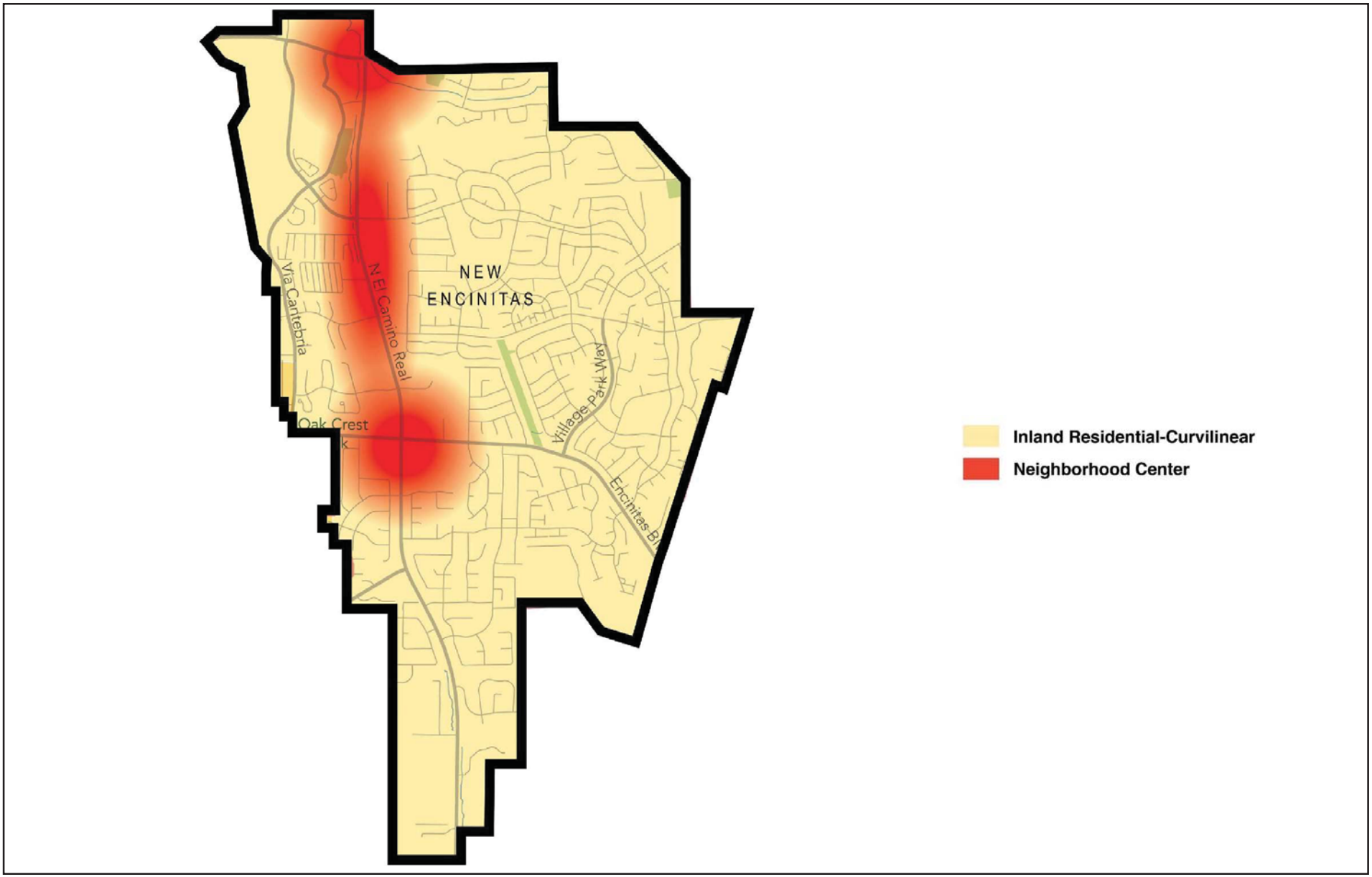

FIGURE 2-4
New Encinitas – Community Character Overview Map

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2.4.2.3 Leucadia

Leucadia is primarily a beach-oriented community located in the northern part of the City. Residential land uses predominate, with limited commercial and specialty retail along Highway 101. Recreation, parks, and open spaces, including the Encinitas Ranch Golf Course, are located along the coast and in the eastern part of the community (Figure 2-5). There are a few remaining agricultural uses east of I-5. Highway 101, the community's commercial corridor, includes a variety of strip commercial buildings that line the western side of the road. (LOSSAN rail right-of-way is to the east.) Businesses are typically set back behind storefront parking, but in some instances front directly onto the street. The railway corridor runs parallel to and directly east of Highway 101. There are few pedestrian amenities located along the length of Highway 101 through Leucadia, which limits pedestrian connectivity and direct east-west access. I-5 is a major freeway that acts as a barrier between Leucadia's eastern and western neighborhoods.

Residential zoning is high density along Highway 101 (R-8, R-11, and R-25). Almost all of the City's mobile home parks are located in Leucadia, off Vulcan Avenue or west of Highway 101. The remaining residential areas in this community have low density designations (R-2, R-3, and R-5).

2.4.2.4 Cardiff

Cardiff is a coastal community comprised primarily of single-family residential uses. Some limited multi-family uses are located west of I-5. Parks and recreation and agricultural uses are located along the community's Pacific coastline, east and west of I-5 and along the community's southern boundary around San Elijo Lagoon. Cardiff's western coastline is entirely comprised of the San Elijo State Beach and limited development west of Highway 101 (Figure 2-6).

Cardiff's main commercial district fronts San Elijo Avenue. However, Cardiff has other commercial areas located along Highway 101 near the lagoon crossing and at the I-5 off-ramps at Birmingham Avenue and Santa Fe Drive. The Town Center is characterized by auto-oriented, strip commercial buildings with deep setbacks for storefront parking. Pedestrian amenities in this area include wide, continuous sidewalks, which tend to terminate when entering residential districts.

Residential zoning in Cardiff contains higher density along the coast (R-8, R-11, and R-15); single-family uses and duplexes on small lots dominate much of this area. West of I-5, the street system takes advantage of the natural topography, maximizing views to the Town Center and coast. The community is considerably more rural in the eastern portion of the community (RR, RR-1, and RR-2).

Map Source: City of Encinitas

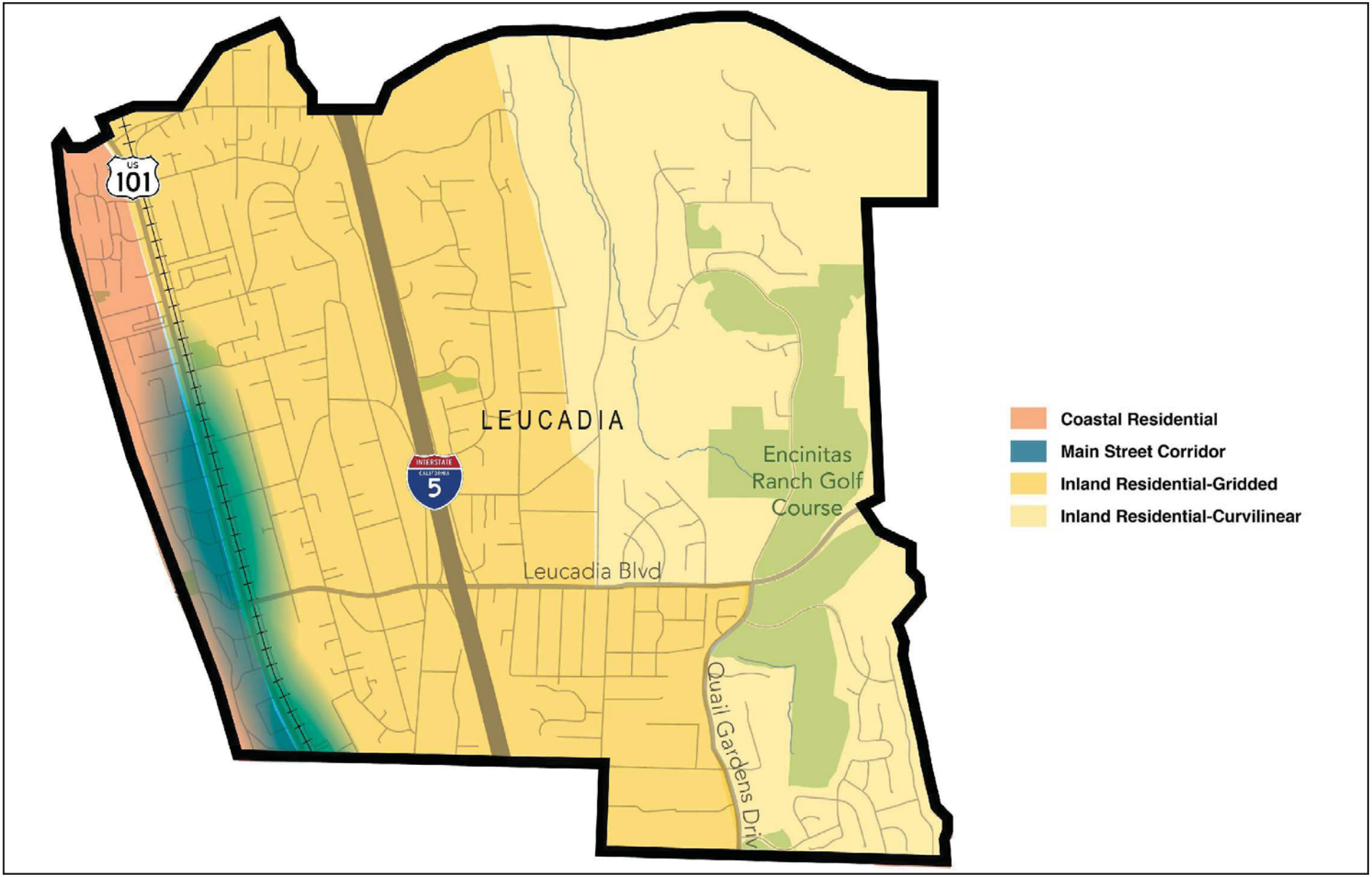

FIGURE 2-5
Leucadia – Community Character Overview Map

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Map Source: City of Encinitas

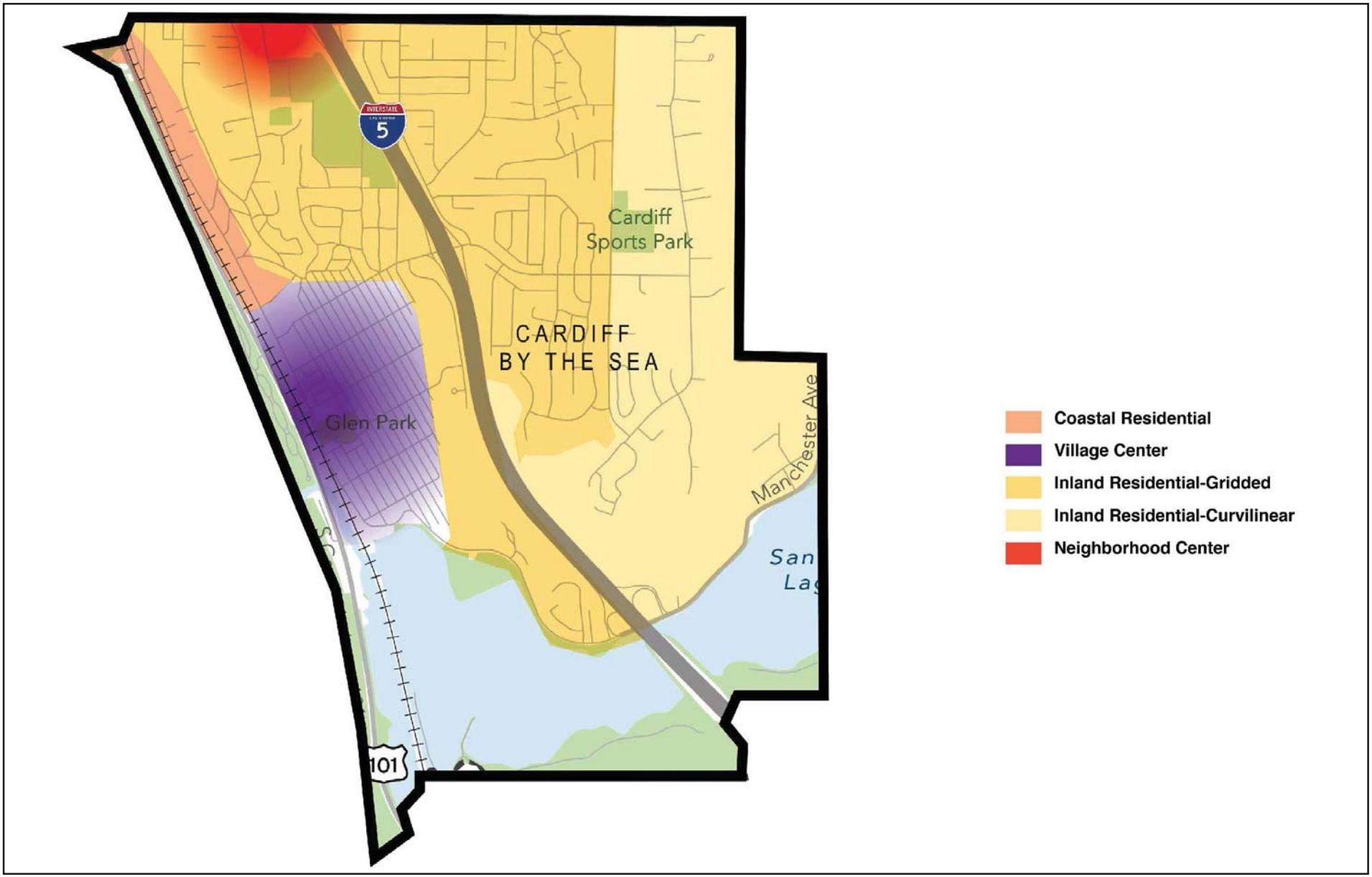

FIGURE 2-6
Cardiff - Community Character Overview Map

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2.4.2.5 Olivenhain

Olivenhain is characterized by rural, low density residential uses on large lots, considerably different than the coastal communities to the west. The community's only commercial uses are located at the intersection of Encinitas Boulevard and Rancho Santa Fe Road, with a few office uses on Rancho Santa Fe Road at 11th Street (Figure 2-7). Many parcels include orchards, horticultural uses, and grazing areas for horses. Several equestrian centers are located within the community and City trails for other horse riding opportunities.

Olivenhain's major corridor is Rancho Santa Fe Road, a three-lane roadway extending from the north City boundary to Encinitas Boulevard. South of Encinitas Boulevard, the street name changes to Manchester Avenue and continues south as a two-lane, rural roadway to connect ultimately to El Camino Real and I-5. Many of the community's roadways are rural, private roads, with few sidewalks or pedestrian amenities. Olivenhain is primarily zoned for large lot, rural development with very low densities (RRFP, RR, and RR-2), except for the area generally located at the Encinitas Boulevard and Rancho Santa Fe Road/Manchester Avenue intersection, where limited commercial land uses and activities help support the residential uses beyond.

2.4.3 Public Infrastructure and Services

Because the project area is already developed, infrastructure, including roads, water, sewer, energy, and telecommunications facilities, already exist. I-5 provides a regional north-south connection, and Highway 101 and El Camino Real provides additional connections to neighboring coastal cities. Public infrastructure and services are discussed in greater detail in Sections 4.12 and 4.14 of this PEIR.

2.4.3.1 Water Utilities

The City currently has three sources of water: raw water from the San Diego County Water Authority (SDCWA) through the State Water Project, treated water from the SDCWA, and runoff from the Lake Hodges watershed east of the City. The San Dieguito Water District (SDWD) is a subsidiary of the City and provides water to approximately 38,000 residents in the communities of Leucadia, Old Encinitas, Cardiff, and New Encinitas. The distribution system consists of approximately 170 miles of pipeline, a 2.5- and 7.5-million-gallon reservoir, and over 11,000 water meters. Approximately 30 percent of the District's water is from local sources and the remainder (70 percent) is imported. The SDWD receives local runoff water from Lake Hodges and imported raw water from the SDCWA. Both sources are treated at the R.E. Badger Filtration Plant located in Rancho Santa Fe. Treated water from the SDCWA can also be delivered directly to the SDWD.

Map Source: City of Encinitas

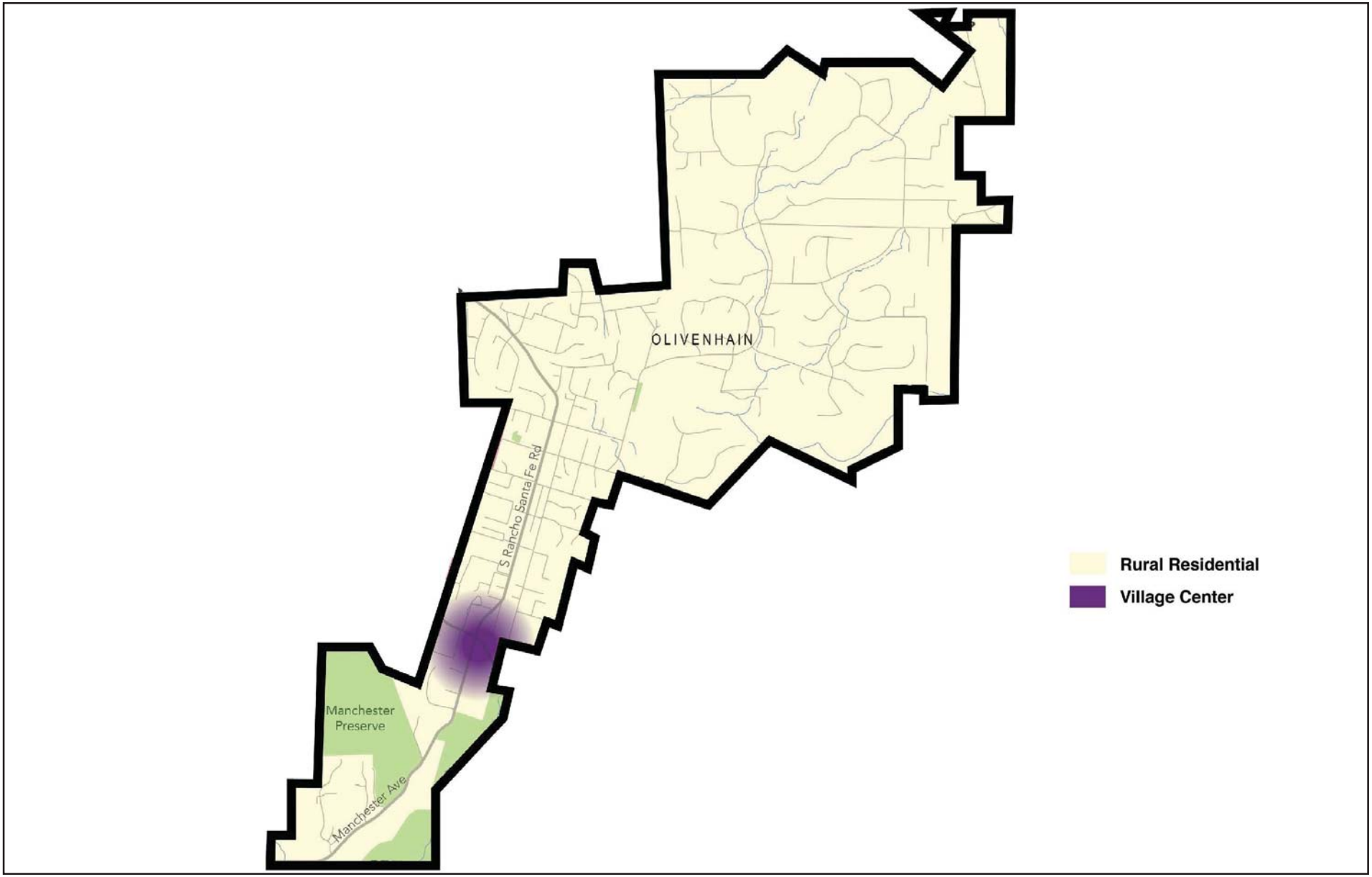

FIGURE 2-7

Olivenhain – Community Character Overview Map

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The Olivenhain Municipal Water District (OMWD) provides service to the remainder of the City. The OMWD is an independent public agency addressing the water needs of up to 40 percent of Encinitas residents. OMWD primarily serves the City's eastern half, including all or a part of the communities of Olivenhain, New Encinitas, Leucadia, and Cardiff. OMWD delivers approximately 6.27 million gallons per day to 9,420 water meters in Encinitas. Approximately 6 percent of the District's water is from local sources and the remainder (94 percent) is imported.

New Water Master Plans were recently completed for the SDWD and the OMWD. These plans provide an assessment of the existing water system conditions and demands. The plans conclude that the overall system is adequately sized to accommodate future 2030 growth demands. The Master Plans identify improvements that are included into the future planning horizon capital improvement project (CIP). These CIP upgrades include pipeline system upgrades, valve replacement, meter replacement, and treatment plant upgrades.

2.4.3.2 Storm Drain

The City Public Works Department is responsible for maintaining the storm drain infrastructure within the City. The Stormwater Management Division (Clean Water Program) of the Engineering Department is responsible for enforcing regulatory mandates related to surface water.

The Clean Water Program has two goals: maintain water quality and protect beaches, lagoons, and creeks from illicit discharges, sewage spills, and other pollutants. In order to maintain high storm water quality (and reduce/eliminate non-storm water discharge to the storm drain system) and to implement controls to reduce pollutants, the City implements several activities, such as public education, Ultra Violet Treatment at Moonlight Beach, storm drain maintenance, restoration of local waterways, and sewer spill prevention.

The City has an extensive storm drainage system that consists of 100 miles of storm drain pipe, over 2,500 catch basin boxes, and over 90 miles of channels. These facilities intercept storm water runoff and convey it from the eastern part of the City to the west where it discharges into either the San Elijo Lagoon, south of the City, or Batiquitos Lagoon, north of the City. The coastal area of the City discharges through several outfalls to the ocean.

2.4.3.3 Sewer/Waste Water Treatment

The City's wastewater collection division is responsible for maintaining the existing sewer infrastructure within the City. The City sewer maintenance includes cleaning sewer lines, clearing blockages, repairing breaks, and responding to emergencies. Sewage is conveyed through pipes to either the Encina Wastewater Authority (EWA) in Carlsbad, north of Encinitas, or to the San Elijo Water Reclamation Facility in Cardiff, south of Encinitas. The EWA plant currently treats approximately 43.4 million gallons of sewage per day. Additionally, the EWA also produces recycled water for use in irrigation. The San Elijo Water Reclamation Facility currently has a capacity to treat 5.25 million gallons of sewage

per day. The facility is also permitted to discharge up to 2.48 million gallons of recycled water to customers per day, distributed to Encinitas and Solana Beach.

2.4.3.4 Schools, Libraries, and Parks and Recreational Facilities

The Encinitas Union School District (EUSD), Cardiff School District (CSD) and San Dieguito Union High School District (SDUHSD) serve residents of the City. The EUSD serves residents living in Encinitas and the La Costa area of Carlsbad in north San Diego County. The EUSD consists of nine elementary schools, six of which serve children in the City. Because the EUSD is a K-6 school district, no schools feed into it; however, the nine elementary schools in the EUSD feed into the secondary schools in the SDUHSD. CSD provides school services to the community of Cardiff in the southwestern portion of the City, comprised of two schools serving students in grades K-6.

The County of San Diego operates 33 library branches, two of which are within the City—the Cardiff branch and the Encinitas Branch. The Cardiff branch was expanded from 5,997 square feet to 6,884 square feet in 2011. The Encinitas Branch Library contains a bookstore and is open everyday with varying hours.

The City Parks and Recreation Department owns, operates, and maintains approximately 421 acres of park land and 48 acres of beaches. The City's park system is composed of a variety of recreational facilities that provide opportunities for both passive and active recreation, including parks, open spaces, playgrounds, sports fields, and community amenities such as the Encinitas Ranch Golf Course and the Encinitas Community and Senior Center. In addition, Encinitas has 40 miles of multi-use hiking, biking, and equestrian trails. Schools, libraries, and parks and recreation are discussed in detail in Section 4.12 (Public Services).

2.4.3.5 Fire Protection Services

The Encinitas Fire Department (EFD) serves residents of Encinitas (New and Old), Olivenhain, Leucadia, and Cardiff. The City is located within the County of San Diego's County Service Area (CSA) 17. Emergency medical services within CSA-17 are provided by the San Diego Medical Services Enterprise (SDMSE). 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.

There are six fire stations in the City, which allow firefighters and paramedics to provide timely responses to emergencies and to efficiently respond to volume demand. Five of the six stations house an engine company consisting of three fire suppression personnel, a fire engine, as well as various other emergency apparatus for specialized responses. Fire Station 6 in Olivenhain consists of two fire suppression personnel rather than three. 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. In addition to fire suppression and prevention, the Encinitas Fire Department provides safety marine and disaster preparedness services. City lifeguards provide beach safety for 4 miles of Encinitas beaches and responds to calls for wild life rescues, cliff rescues and other accidents in local lagoons and rivers.

2.4.3.6 Police Services

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

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; and 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.

2.4.3.7 Circulation

Several regionally and locally significant roadways and freeways traverse the City and vicinity. Each of the key transportation facilities, as well as current transit services are discussed in more detail in Section 4.13 (Transportation and Traffic).

The City is primarily served by the major north-south regional facility of I-5, which provides access between the coastal cities of Oceanside, Carlsbad, Encinitas, Solana Beach, Del Mar, San Diego, as well as to Orange and Los Angeles counties to the north. In addition, Encinitas is served by the north-south alignment of Highway 101, located near the western portion of the City, extending from La Costa Avenue to the north and the City of Solana Beach boundary to the south.

Locally, Vulcan Street, San Elijo Avenue, Saxony Road, Quail Hollow Drive, Quail Gardens Drive, ~~Gardens Drive,~~ Westlake Drive, Nardo Road, MacKinnon Avenue, Villa Cardiff Drive, Balour Drive, Lake Drive, Garden View Road, Via Cantebria, ~~Forrest Bluff,~~ El Camino Real, Village Park Way, Rancho Santa Fe Road, and Manchester Avenue provide major local routes connecting the City's neighborhoods and commercial areas north-south. Major east-west roadway connections include La Costa Avenue, Leucadia Boulevard, Mountain Vista Drive, Encinitas Boulevard, F Street, Santa Fe Drive, Birmingham Drive, Lone Jack Road, and El Camino Del Norte.

a. Vehicular Service Conditions

Local roadways within the City range in classification from major arterials to local streets. Most roadways within the City operate at an acceptable level of service (LOS) (LOS D or greater). However, 19 roadway segments within the project study area currently operate at substandard LOS E or F, with 16 located in Encinitas, 2 located in Carlsbad, and 1 located in the unincorporated County of San Diego. Vehicular service conditions are discussed in detail in Section 4.13 (Transportation and Traffic).

b. Multi Modal Facilities

Public transit in the City is provided by the North County Transit District (NCTD) with both commuter train (Coaster) and bus services. Three bus routes provide service for the City with headways that vary between 15, 30, and 60 minutes. These bus routes run through main corridors within the City, such as Highway 101, Leucadia Boulevard, Encinitas Boulevard, and El Camino Real. On Highway 101, sidewalks are present intermittently along Highway 101 and bicycle facilities vary between Class II and Class III. The Highway 101 corridor is one of the most heavily used bicycle corridors in the county. The availability of pedestrian sidewalks and bicycle facilities vary intermittently throughout remaining City roadways.

The COASTER commuter train runs north-south connecting eight stations along the San Diego coast between Oceanside and Downtown San Diego. The COASTER stops at the Encinitas Transit Station, located at East D Street. The COASTER operates with approximately 90-minute headways weekdays and approximately 3-hour headways weekends and holidays. Multi-modal facilities are discussed in detail in Section 4.13 (Transportation and Traffic).

2.5 Planning Context

Development in the City is generally guided by the City's General Plan and the Local Coastal Program's (LCP) Land Use Plan, which provide citywide and area-specific goals and policies; and more specifically on a site-by-site basis by the regulations of the Encinitas Municipal Code and several adopted Specific Plans. Specifically, the LCP contains the City's land use plans for the coastal zone, zoning ordinances, zoning maps, and other implementing actions such as special zone overlays for sensitive resource areas. The land use plan portion of the LCP is the heart of that program and consists of the "relevant portions of a local government's general plan . . . which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions." The General Plan and LCP for the City are included in a single document. The introduction to the Encinitas General Plan indicates those portions of the General Plan that serve as the City's LCP.

In addition, the SANDAG San Diego Forward Regional Plan provides regional planning and development guidance. A detailed evaluation of the proposed Housing Element's

consistency with relevant plans and ordinances is additionally provided in Section 4.9, Land Use and Planning, of this EIR. In addition, Chapter 3.0, Project Description, describes how applicable elements of these plans, policies, and regulations have been incorporated into the development of the Housing Element.

2.6 Site Constraints

Table 2-2 contains a description about each housing site, along with existing land use and zoning designations and site constraints. The locations of the housing sites are shown on Figure 2-2[1].

[1]Please note that the 33 housing sites represent all potential sites in an inventory that in various combinations could be used to satisfy the City's housing deficit. Not all housing sites are proposed to be rezoned together.

Table 2-2 Housing Site Existing Condition Summary						
Housing Site	APN and Location	Site Description/ Existing Land Uses	Size	Year	Existing Zoning	Known Constraints
Alt-2	Various APNs, 510 to 1900 N. Coast Hwy 101	Main street specialty retail. Located along a major, 4-lane roadway (being processed for potential streetscape design). Generally flat.	53.6 gross acres	1950s-1970s	Mixed Use NCRM-1/NCM-1	Archaeological and historical resources, parks/open space, and hazardous materials sites
Alt-3	APN (259-550-20, 21 and 28) 141-215 S. El Camino Real	Varied commercial services and activities, including the 99 cent Store and LA Fitness. Mostly provides a flat buildable pad with high (>40%) slopes along the north property line.	3 parcels (14.6 gross acres)	Most improvements were made In the mid-1980s with more recent improvements	GC	Some steep slopes
Alt-4	APNs (259-231-28 and -30 to -32). 2220-2230 Encinitas Blvd.	Predominately vacant with three homes, located along a local collector, two-lane roadway. One home serves as a care facility with six or fewer persons. Some 10-25% slopes in sections of the property with 25% to 40% in others.	4 parcels (6.49 gross acres)	1950s and mid 1970s	RR-2	Archaeological resources and some steep slopes
Alt-5	APNs (258-130-80, -82, -86, -91, -93, and -94; and 257-020-36 and -37). 185-225 Quail Gardens Drive	~~Predominately vacant with two homes~~Vacant and~~,~~ located along a two-lane roadway. Some 10-25% slopes in sections of the property with 25% to 40% in others.	8 parcels (11.6 gross acres)	1950s and mid 1970s	R-3 and R-5	Agricultural preserves, sensitive biological resources (vegetation), archaeological resources, parks/open space, some steep slopes, and hydrology (streams) and water quality (303d)
Alt-6	APNs (258-190-23 and -26). Adjacent to 315-587 S. Coast Hwy 101	Surface parking to support the Downtown Encinitas Transit Center for rail and bus. Generally flat topography.	2 parcels (6.03 gross acres)	N/A	TC	None
Alt-7	Various APNs. 315-1205 S. Coast Hwy 101	The study area, also known as Main Street, comprises of convenience stores, restaurants, specialty retailers, etc. Generally flat.	35.6 gross acres	Mostly in the 1950s-80s; some structures were built prior to then	D-CM1	Historical resources, parks/open space, and hazardous materials sites
C-1	411-481 Santa Fe Drive	Flat, neighborhood commercial area with a grocery store, convenience store, gym, restaurants, etc. Located along a local, two-lane roadway and is adjacent to I-5.	7 parcels (9.3 gross acres)	Late 1960s with recent cosmetic improvements	GC	Agricultural preserves, archaeological resources, Farmland Mapping and Monitoring Program (FMMP) lands, and hazardous materials sites

Table 2-2 Housing Site Existing Condition Summary						
Housing Site	APN and Location	Site Description/ Existing Land Uses	Size	Year	Existing Zoning	Known Constraints
C-2	735-875 Santa Fe Dr.	The study area consists of a church, tennis club, vacant lot and one, single-family residence. Located along a local, 2-lane roadway. Flat topography.	8 parcels (10.1 gross acres)	The home was built in the 1930s and remodeled. Other improvements in the site were during the 1960s, 1970s, and 1980s	R-8	None
C-3	102-154 Aberdeen Drive & 2011-2121 San Elijo Avenue	Cardiff Town Center, comprises of a neighborhood village center with retail, restaurants, and shopping. Located along local, two-lane roadway. Generally flat with minor slope on the edges.	5 parcels (4.8 gross acres)	Mid 1980s and remodeled since	GC	Sensitive biological resources (vegetation)
C-6	3305 Manchester Avenue	One parcel is vacant and the other is partially improved with a church facility; however, the study area only includes the portion of the site that does not have any improvements. The study area is located on a prime arterial roadway. flat.	2 parcels (4.6 gross acres)	N/A	RR-1	Coastal California gnatcatcher (*Polioptila californica californica*) critical habitat, archaeological resources, potential flooding (dam), sensitive biological resources (vegetation), water quality (303d), and fire hazards.
C-7	2211 San Elijo Avenue	Relatively flat study area consists of a gas station. Located along a local, 2-lane roadway	1 parcel (0.54 gross acres)	Mid-1980s	GC	Hazardous material sites
L-1	1444-1578 N. Coast Highway 101	Specialty retail, motel, vacant land, and six single-family homes and is located along a major, four-lane roadway (being processed for potential streetscape redesign). Flat topography.	9 parcels (5.19 gross acres)	Mid 1940s, 1950s, and early 1990s	NCRM-1	Hazardous materials sites
L-2	1034-1160 N. Coast Highway 101	The study area comprises of main street specialties retail. The study area is located along a major 4-lane roadway (being processed for potential streetscape redesign). Flat topography.	6 parcels (2.1 gross acres)	Early 1950s and late 1970s	NCRM-1	Hazardous materials sites

Table 2-2 Housing Site Existing Condition Summary						
Housing Site	APN and Location	Site Description/ Existing Land Uses	Size	Year	Existing Zoning	Known Constraints
L-4	825-837 Orpheus Avenue	Flat, vacant, and located along a local, 2-lane roadway (adjacent to the I-5 freeway). Flat topography.	4 parcels (1.8 gross acres)	N/A	R-3	None
L-5	912-938 Leucadia Blvd.	The study area consists of one, single-family residence and greenhouses. Flat buildable pads with light slope. The study area is located along a major 4-lane roadway.	4 parcels (1.5 gross acres)	Home was built in the 1940s and has since been remodeled	R-3	Agricultural preserves, Farmland Mapping and Monitoring Program (FMMP) lands, and prior agricultural use
L-6	917 Urania Avenue & 750-842 Leucadia Blvd.	Four, single-family homes and greenhouses. Located on a local 2-lane roadway. Generally flat with some minor slopes.	9 parcels (5.2 gross acres)	1940s, 1950s, and 1960s	R-3	Agricultural preserves, archaeological resources, Farmland Mapping and Monitoring Program (FMMP) lands, parks/open space, and prior agricultural use
L-7	N/A, near 519 Quail Gardens Drive	Vacant and located on a local, two-lane roadway. Generally flat with some 10-25% slopes in sections of the property.	1 parcel (7.6 gross acres)	N/A	RR-1	Farmland Mapping and Monitoring Program (FMMP) lands,, parks/open space, trails, some steep slopes, and water quality (303d)
NE-1	1060-1092 N. El Camino Real	The study area, located on the north end of El Camino Real commercial corridor, comprises of the Encinitas Ranch Town Center and includes restaurants, fast food drive-through, gas stations, etc. The study area is adjacent to a creek and located along a prime arterial roadway, but is accessed by a local, two-lane roadway. Generally flat with mild slopes throughout.	9 parcels (9.8 gross acres)	Mid-1990s	GC	Archaeological resources, trails, sensitive biological resources (vegetation)

Table 2-2 Housing Site Existing Condition Summary						
Housing Site	APN and Location	Site Description/ Existing Land Uses	Size	Year	Existing Zoning	Known Constraints
NE-3	137 N. El Camino Real	The study area is used for overflow dealership parking and a recycling center. The rest of the study area is vacant and located along a prime arterial roadway. It is accessed by a local, two-lane roadway. Generally flat in most areas with some small slopes throughout and moderate (25-40%) slopes on the north, south, and east property lines.	1 parcel (10.14 gross feet)	N/A	Public/Semi-Public	Archaeological resources and steep slopes (25-40% slope)
NE-4	105-131 N. El Camino Real	The study area is a neighborhood commercial area and comprises of banks, grocery stores, offices, convenience store and restaurants. Site has a flat buildable pad with minor slopes on edges of property. The study area is located along a prime arterial roadway.	1 parcel (17.6 gross acres)	Early 1980s	GC	None
NE-7	1271-1355 Encinitas Blvd.	The study area consists of restaurants, fast food drive-through, offices, grocery store, gas station, etc. located along two, prime arterial roadways. Flat on developed pads with moderate (25-40%) slopes on west and south property lines.	6 parcels (9.4 gross acres)	Mid- to late 1970s	GC	Steep slopes (25-40% slope) and hazardous materials sites
O-2	N/A, near 101 Rancho Santa Fe Road	Vacant and located along a local collector, two-lane roadway. Generally flat with some minor slope (10-20%) on the north property line.	1 parcel (4.8 gross acres)	N/A	RR-2	Archaeological resources, potential flooding (dam), and some minor slopes
O-3	2122-2236 Encinitas Blvd.	The study area consists of a preschool, offices, and retailers. The study area is located along a prime arterial roadway and a local collector, two-lane roadway. Generally flat with some slopes on the north property line.	6 parcels (4.9 gross acres)	Early to late 1980s	Limited Commercial (LC) on 5 lots, Office Professional (OP) on 1 lot	Archaeological resources and some slopes

Table 2-2 Housing Site Existing Condition Summary						
Housing Site	APN and Location	Site Description/ Existing Land Uses	Size	Year	Existing Zoning	Known Constraints
O-4	N/A, near 3636 Manchester Avenue	The study area is vacant with a creek stream along the east side of the property. The site is located on a prime arterial roadway and a local collector, 2-lane roadway. Minor slope (10-25%) slope near the creek on the east side of the property.	1 parcel (4 gross acres)	N/A	RR	Coastal California gnatcatcher (*Polioptila californica californica*) critical habitat, archaeological resources, potential flooding (dam), minor slopes, hydrology (streams), water quality (303d), sensitive biological resources (vegetation), and fire hazards
O-5	3614 Manchester Avenue	One single-family residence and is located on a prime arterial roadway. It also fronts a local collector, 2-lane roadway. Relatively flat.	1 parcel (2.2 gross acres)	1905 with substantial improvements made since	RR-3	Coastal California gnatcatcher (*Polioptila californica californica*) critical habitat, archaeological resources, hydrology (streams), sensitive biological resources (vegetation), and fire hazards
O-6	N/A, near 2240 Encinitas Blvd.	Vacant and located along a local collector, 2-lane roadway. Rolling 10-25% slope throughout.	1 parcel (1.7 gross acres)	N/A	RR-2	Archaeological resources and some steep slopes
OE-1	345-369 Third Street and 364-371 C Street	The study area, located on the north end of downtown, comprises of some light industrial uses and five homes. Located along a major 4-lane roadway and also accessed by local, 2-lane roads. Generally flat with some minor slope on the north property line.	7 parcels (2.3 gross acres)	Most improvements in the 1970s, with homes in the 1930s and 1940s, which have been remodeled or developed	Visitor serving commercial (D-VSC)	Historical resources, sensitive biological resources (vegetation)
OE-2	102-154 Encinitas Blvd.	The study area comprises of a gas station, service retailers, restaurants, wholesaling, and service activities. Generally flat with some minor slopes on the north property line.	2 parcels (7.3 gross acres)	Early 1980s	GC	Archaeological resources, sensitive biological resources (vegetation), and minor slopes

Table 2-2 Housing Site Existing Condition Summary						
Housing Site	APN and Location	Site Description/ Existing Land Uses	Size	Year	Existing Zoning	Known Constraints
OE-4	505 S. Vulcan Avenue	Encinitas Civic Center, comprises of City Hall. Located along a local 2-lane roadway adjacent to the bus transfer facility. Flat buildable pad with substantial slopes on the west and east.	1 parcel (4.38 gross feet)	1970s and substantially rehabbed in early 90s	Civic Center	Parks/open space and steep slopes (substantial*)
OE-5	701-1205 S. Coast Highway 101	Main Street, comprises of convenience stores, restaurants, specialty retailers, etc. Flat.	27 parcels (11.15 gross acres)	Mostly in the 50s-80s	D-CM1	Historical resources and hazardous materials sites
OE-7	696 Encinitas Blvd.	Comprises one single-family residence and level pad where a former coffee kiosk operated. The rest of the study area is vacant. The study area is located along a prime arterial roadway. Some flat areas with light slope (10-25%) and moderate (25-40%) slope on the south property line.	4 parcels (4.88 gross acres)	Mid-1950s	OP	Archaeological resources, parks/open space, steep slopes (25-40% slope), sensitive biological resources (vegetation), and water quality (303d)
OE-8	515-539 Encinitas Blvd	North Coast Business Park, comprises of offices, businesses, and school/instructional sues. Located along a prime arterial roadway. Generally flat with some slopes (25-40%) throughout.	7 parcels (12.1 gross acres)	Late 1970s	BP	Historical resources sensitive biological resources (vegetation), and steep slopes
CBHMG-1	APN (2601211500) 601 Santa Fe Drive	Storage area for various agencies. Flat topography.	1 parcel (0.77 gross acres)	N/A	Public/Semi-Public (P/SP)	None