



Chapter 4

Environmental Analysis

The following sections analyze the potential environmental impacts that may occur as a result of project implementation. Buildout of the Housing Element Update (HEU) is anticipated to occur over a 20+ year horizon. Potential impacts are assessed against the current on-the-ground condition; therefore, due to the long-term buildout horizon, circumstances, and in-turn potential impacts, have the potential to change over time. The environmental issues subject to detailed analysis in the following sections include those identified as potentially significant by the City through preliminary review and by commenters during the Community Dialogue Sessions held in each of the five Encinitas communities in November 2014 (as well as “make-up” sessions at City Hall from December 1-5, 2014); 45 public briefings and outreach events; the e-Town Hall online engagement tool; the project email mailbox; written correspondence, and comments received in response to the EIR Notice of Preparation and scoping meetings. Fourteen environmental issues are addressed in the following sections, and in accordance with the CEQA Guidelines and Statutes.

Each issue analysis section is formatted to include a summary of existing conditions, including the regulatory context, the criteria for the determination of impact significance, evaluation of potential project impacts considering General Plan Update goals and policies and existing regulations, a list of required mitigation measures (if any), and conclusion of significance after mitigation for impacts identified as requiring mitigation.