

**VOLUME II: APPENDICES TO THE ENVIRONMENTAL IMPACT REPORT****PART 1**

- Appendix A-1**      **Notice of Preparation / Public Comments Received**
- Appendix A-2**      **Citizen Participation Program Report**
- Appendix B**        **Community Character Study**  
Prepared by CityPlace, February 2024
- Appendix C**        **Biological Resources**
- C-1**      **Biological Assessment Letter Report**  
Prepared by BLUE Consulting Group, February 26, 2024
- C-2**      **Tree Survey/Arborist Report**  
Prepared by Wisniewski & Associates, [August 21, 2024](#)
- C-3**      **Current Condition Tree Report**  
Prepared by Wisniewski & Associates, November 20, 2023

**PART 2**

- Appendix D**        **Cultural Resources**
- D-1**      **Cultural Resources Study**  
Prepared by Cogstone Resource Management, Sept. 2022
- D-2**      **Assembly Bill 52 Consultation**  
Prepared by City of Encinitas
- Appendix E**        **Geotechnical Investigations**
- E-1**      **Limited Geotechnical Report**  
Prepared by GEOCON, May 5, 2022
- E-2**      **Off-Site Descending Slope Consultation**  
Prepared by GEOCON, June 28, 2023
- Appendix G**        **Preliminary Hydrology Report**  
Prepared by Pasco Laret Suiter & Associates, February 2024
- Appendix H-1**      **Stormwater Intake Form & Priority Development Project Stormwater  
Quality Management Plan**  
Prepared by Pasco Laret Suiter & Associates, February 26, 2024
- Appendix H-2**      **Storm Water Management Investigation**  
Prepared by GEOCON, March 21, 2021

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- Appendix F-1**      **Phase I and Phase II Environmental Site Assessment**  
Prepared by GEOCON, March 15, 2021
- Appendix F-2**      **Soil Remediation Plan/Community Health and Safety Plan**  
Prepared by GEOCON, October 26, 2021
- Appendix F-3**      **County of San Diego Approval of Soil Remediation Plan/Community Health and Safety Plan**  
Approved by County of San Diego, February 15, 2022

**PART 4**

- Appendix I**      **Noise Study**  
Prepared by Birdseye Planning Group, July 2021
- Appendix J**      **Transportation Reports**
- J-1**      **Local Transportation Analysis**  
Prepared by LOS Engineering, October 9, 2023
- J-2**      **Vehicle Miles Traveled Analysis**  
Prepared by LOS Engineering, October 9, 2023
- Appendix K-1**      **Service Availability Letters**
- K-1A**      **Encinitas Fire Department**
- K-1B**      **Cardiff Sanitary District**
- K-1C**      **San Dieguito Water District**
- K-1D**      **Encinitas Union School District**
- K-1E**      **San Dieguito Union High School District**
- K-1F**      **EDCO**
- Appendix K-2**      **Hydraulic Modeling, San Dieguito Water District's Potable Water System**  
Prepared by Dudek, September 21, 2022
- Appendix L**      **Torrey Crest Schematic Building Design Set**  
Prepared by JMZK Partners, [August 2024](#)
- Appendix M**      **Air Quality Report**  
Prepared by Birdseye Planning Group, March 2022
- Appendix N**      **Landscape Plan Sheets**  
GMP Landscape Architect & Planning, [August 13, 2024](#)
- Appendix O**      **Record of Survey**
- Appendix P**      **Civil Plans**  
Pasco Laret Suiter & Associates, [August 12, 2024](#)