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ENVIRONMENTAL IMPACT REPORT

# BATIQUITOS BLUFFS

TENTATIVE TRACT MAP No. 05-157

MAJOR USE PERMIT No. 05-157

DESIGN REVIEW PERMIT No. 05-157

COASTAL DEVELOPMENT PERMIT No. 05-157

STATE CLEARINGHOUSE NUMBER 2006091084



LEAD AGENCY

**CITY OF ENCINITAS**

PLANNING AND BUILDING DEPARTMENT

505 S. VULCAN AVENUE

ENCINITAS, CA 92024

MAY 21, 2009

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Final Environmental Impact Report

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State Clearinghouse Number 2006091084

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**May 21, 2009**

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**List of Acronyms**

<b>ACOE</b>	Army Corps of Engineers (U.S.)
<b>ADT</b>	Average Daily Traffic
<b>AMSL</b>	Above Mean Sea Level
<b>BCLA</b>	Biological Core Linkage Area
<b>BMPs</b>	Best Management Practices
<b>CAAQS</b>	California Ambient Air Quality Standards
<b>CARB</b>	California Air Resources Board
<b>CCA</b>	California Coastal Act
<b>CCC</b>	California Coastal Commission
<b>CCR</b>	California Code of Regulations
<b>CDP</b>	Coastal Development Permit
<b>CDFG</b>	California Department of Fish and Game
<b>CEQA</b>	California Environmental Quality Act
<b>cfs</b>	cubic feet per second
<b>CNEL</b>	Community Noise Equivalence Level
<b>CNPS</b>	California Native Plant Society
<b>CIWMP</b>	County Integrated Waste Management Plan
<b>CO</b>	Carbon Monoxide
<b>C/O/RMH</b>	Commercial/Office/Residential Medium High
<b>CWA</b>	County Water Authority (San Diego)
<b>dB</b>	Decibels
<b>dBA</b>	Average hourly decibels
<b>DRP</b>	Design Review Permit
<b>du/ac</b>	Dwelling unit per acre
<b>EIR</b>	Environmental Impact Report
<b>EMC</b>	Encinitas Municipal Code
<b>EPA</b>	Environmental Protection Agency
<b>EPE</b>	Estimated Position Error
<b>EUSD</b>	Encinitas Union School District
<b>FMMP</b>	Farmland Monitoring and Mapping Program
<b>FPA</b>	Focused Planning Area
<b>GIS</b>	Geographic Information Systems
<b>H2S</b>	Hydrogen Sulfide
<b>I-5</b>	Interstate 5
<b>I-15</b>	Interstate 15
<b>ISE</b>	Investigative Science and Engineering
<b>IWMP</b>	Integrated Waste Management Program
<b>JURMP</b>	Jurisdictional Urban Runoff Management Program
<b>LCP</b>	Local Coastal Permit
<b>Leq</b>	Equivalent sound level

**List of Acronyms**

<b>LWD</b>	Leucadia Wastewater District
<b>mgs</b>	million gallons per day
<b>MSL</b>	Mean Sea Level
<b>MHCP</b>	Multiple Habitat Conservation Program
<b>MMRP</b>	Mitigation Monitoring and Reporting Program
<b>MUP</b>	Major Use Permit
<b>MWD</b>	Metropolitan Water District (Southern California)
<b>NAAQS</b>	National Ambient Air Quality Standards
<b>NCCP</b>	Natural Communities Conservation Planning (Act)
<b>NO<sub>2</sub></b>	Nitrogen Dioxide
<b>NOP</b>	Notice of Preparation
<b>NPDES</b>	National Pollution Discharge Elimination System
<b>O<sub>3</sub></b>	Ozone
<b>OMWD</b>	Olivenhain Municipal Water District
<b>OS</b>	Open Space
<b>P-C</b>	Planned Community
<b>Phase I ESA</b>	Phase I Environmental Site Assessment
<b>PM 10</b>	respirable 10-micron particulate matter
<b>RAQS</b>	Regional Air Quality Standards
<b>RR-1</b>	Residential Rural Zone
<b>RTP</b>	Regional Transportation Plan
<b>RWQCB</b>	Regional Water Quality Control Board (California)
<b>SANDAG</b>	San Diego Association of Governments
<b>SCAG</b>	Southern California Association of Governments
<b>SDAB</b>	San Diego Air Basin
<b>SDAPCD</b>	San Diego Air Pollution Control District
<b>SDG&amp;E</b>	San Diego Gas & Electric
<b>SDUHSD</b>	San Dieguito Union High School District
<b>SO<sub>2</sub></b>	Sulfur Dioxide
<b>SR-56</b>	State Route 56
<b>SR-78</b>	State Route 78
<b>TDR</b>	Transfer Development Rights
<b>TM</b>	Tentative Map
<b>UBC</b>	Uniform Building Code