

3.0 ENVIRONMENTAL SETTING

In accordance with Section 15125 of the CEQA Guidelines, the general environmental setting for the project area is provided in this section. More detailed descriptions of the setting specifically pertaining to each environmental issue are provided at the beginning of each impact issue area addressed in *Chapter 4.0*.

3.1 Physical Setting

The project site is located on an approximately 3.17-acre site at 455 Ocean View Avenue in the Old Encinitas community of the City (*Figures 1-1 and 1-2*). The site is located within the City's R-3 zone in the community of Leucadia and was previously used for greenhouse agricultural uses. Surrounding uses consist of single family residential uses to the north, west, and south. The principal land use east of the property is the I-5 travel corridor. The site is currently graded and vacant.

The subject property is one parcel identified as assessor parcel number 256-13-34. The site slopes from approximately 118 feet AMSL in the northeast to 174 feet AMSL at the south central part of the site. Approximately 0.89 of the site's 3.17 acres (or 28% of the site) contains slopes of greater than 25% grade, and 0.13 acres (or 4%) of the site contain slopes with greater than 40% slopes. Surface drainage from the property generally flows west to east into an existing wetlands area parallel to I-5.

One soil type is present onsite: Marina loamy coarse sand (MIC, 2%-9% slopes; MIE, 9%-30% slopes) (Bowman, 1973). The Marina series is a marine sandstone and consists of somewhat excessively drained, very deep loamy coarse sands derived from weakly consolidated to noncoherent ferruginous eolian sand. These soils occur on old beach ridges and have slopes of two to 30%. Elevation ranges for this soil type occur from near sea level to 300 feet. Surface drainage from the property flows east into the existing wetlands area parallel to I-5.

The site was previously used for agricultural uses. The City General Plan designates the site's zoning as R-3 (Residential with 2.01-3.0 dwelling units per acre). The project site is located within the coastal zone planning area as defined by the City of Encinitas General Plan and Local Coastal Program (1989), and as shown on the City's Coastal Zone Planning Area map (2001) Descriptions of onsite physical features such as biological resources are provided in their respective sections of *Chapter 4.0*.

3.2 Applicable Land Use Plans

Section 15125(d) of the CEQA Guidelines requires that a discussion of inconsistencies between the proposed project and applicable general plans and regional plans be provided. The

consistency analysis for the proposed project with applicable plans, policies and regulations is provided in *Chapter 7* of this EIR. The following is a list of plans, policies and regulations that are applicable to the proposed project.

- City of Encinitas General Plan and Local Coastal Program
- City of Encinitas Municipal Code (including Zoning, Subdivision, Building, Grading, and Storm Water Management and Drainage Ordinances)
- San Diego Air Pollution Control District Regional Air Quality Strategies