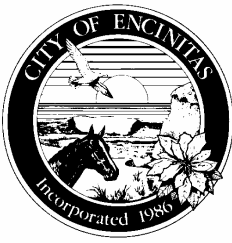


**Attachment “C”**

**Initial Study and Negative Declaration**



**CITY OF ENCINITAS**  
**Planning and Building Department**  
**505 South Vulcan Avenue**  
**Encinitas, CA 92024**  
**760-633-2692**  
**Fax: 760-633-2818**

# **Final Negative Declaration**

Case No. 05-208 GPA/LCPA

**SUBJECT:** Encinitas Housing Element Update 2005-2010. Approval of the City of Encinitas Housing Element Update covering a five-year time period from July 1, 2005 to June 30, 2010. The proposed update would amend the Encinitas General Plan Housing Element and Local Coastal Program and address the housing needs, constraints, opportunities, goals and policies, and programs within Encinitas. Applicant: City of Encinitas

- I. **PROJECT DESCRIPTION:** See attached Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. **DETERMINATION:**

The City of Encinitas conducted an Initial Study that determined the proposed project would not have a significant effect on the environment and the preparation of an Environmental Impact Report will not be required.

- IV. **DOCUMENTATION:**

The attached Initial Study documents the reasons to support the above determination.

- V. **RESULTS OF PUBLIC REVIEW:**

- No comments were received during the public input period.
- Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the Negative Declaration and any Initial Study material are available in the office of the City of Encinitas Planning and Building Department for review, or for purchase at the cost of reproduction.

Scott Vurbeff, Environmental Coordinator  
Planning and Building Department

October 13, 2006  
Date of Draft Report

November 14, 2006  
Date of Final Report

**SUBJECT:** Encinitas Housing Element Update 2005-2010. Approval of the City of Encinitas Housing Element Update covering a five-year time period from July 1, 2005 to June 30, 2010. The proposed update would amend the Encinitas General Plan Housing Element and Local Coastal Program and address the housing needs, constraints, opportunities, goals and policies, and programs within Encinitas. Applicant: City of Encinitas

**I. ENVIRONMENTAL SETTING:**

The City of Encinitas is located along the Pacific Ocean coastline of San Diego County, approximately 20 miles north of downtown San Diego. Surrounding jurisdictions include the City of Carlsbad to the north, the City of Solana Beach to the south, and unincorporated portions of San Diego County to the east. The city is divided into five distinctive communities consisting of Leucadia, Cardiff-by-the-Sea, Old Encinitas, New Encinitas, and Olivenhain.

Topographically, Encinitas is characterized by a series of relatively level marine terraces that progress inland into rolling hillsides. Elevations generally rise from sea level along the narrow strip of beach, to coastal bluffs, to a progressively higher series of north-south trending terraces parallel to the coast before giving way to hillsides. Drainage ways flow through the terraces and canyons towards the Pacific Ocean to the west. Other major water bodies bordering Encinitas include the Batiquitos Lagoon and San Elijo Lagoon located along the northern and southern city limits, respectively.

Encinitas encompasses approximately 12,520 acres, of which approximately 77% is designated for residential uses. Approximately 719 acres of vacant developable land (1,563 acres) is available for residential development. Based upon Year 23030 projections conducted by the San Diego Association of Governments (SANDAG), Encinitas will have 6,890 new residents and 2,284 new housing between 2000 and 2010.

**II. PURPOSE AND MAIN FEATURES:**

The California State Legislature has mandated that all cities and counties prepare a housing element as part of their general plans. In addition, state law requires housing elements to be updated every five years to reflect changing housing needs. The current update proposed by the City of Encinitas covers the time period of July 1, 2005 to June 30, 2010.

In accordance with state law, the housing element must consist of several primary components, among these, (1) a housing needs assessment, (2) goals and policies, and (3) an implementation program. The proposed project updates each of these components included in the last Housing Element Update approved in 1991.

First, the housing needs assessment addresses changes in the city's population, household, economic, and housing stock characteristics. Each of these elements is presented in a regional context and serves as the basis for identifying the appropriate goals, policies, and programs for Encinitas to implement during the 2005 – 2010 housing element cycle. This assessment analyzes population and employment trends, quantifies projected housing needs, documents housing characteristics in the city, and provides an inventory of land suitable for residential development. Other analyses address governmental and non-governmental constraints to housing, homeless needs, opportunities for energy conservation, changes in existing assisted housing developments, and housing for special needs groups.

Projected housing needs are based on the city's "regional share" as provided by SANDAG. Regional Share identifies the need for new housing units for each jurisdiction and distributes the projected housing need to four income groups: very low (income not exceeding 50 percent of the region's median income), low (income between 50 and 80 percent), moderate (income between 80 to 120 percent), and above moderate (income over 120 percent). Regional share is not a goal for housing production, but rather, a tool to insure that communities are prepared to accommodate future housing growth for all income levels.

In order to have its housing element found in compliance by the State Department of Housing and Community Development, a jurisdiction must identify adequate sites to accommodate its regional share. These sites must be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.

Second, the proposed Housing Element Update identifies the city's goals and policies (Attachment 1) relative to the maintenance, improvement, and development of housing within Encinitas. The major areas addressed by the goals and policies relate to housing opportunities, quality of housing, maintenance and preservation of housing, and housing conservation.

Third, the implementation program (Attachment 2) is the final primary component of the Housing Element to be updated as part of the proposed project. This component consists of actions the city will carry out over the five-year housing cycle to satisfy the city's housing needs and meet the requirements of state law. The programs are organized into six major issue areas: housing opportunities, homeownership opportunities, rental assistance, housing quality, maintenance and preservation and financing programs.



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils         |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning    |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing   |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

EVALUATION OF ENVIRONMENTAL IMPACTS:

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>I. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista? (Source #1, 3: The project is not anticipated to conflict with adopted city policies that protect scenic resources. No adverse effects on scenic resources nor significant visual impacts are anticipated to result from project implementation.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source #1, 3: See response to I. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Source #1, 3: See response to I. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
glare which would adversely affect day or nighttime views in the area? (Source #1: No such impacts anticipated.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**II. AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source #1, 3: Implementation of the project is not anticipated to have such effects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source #1, 3: See II. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source #1, 3: See II. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**III. AIR QUALITY** – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? (Source #1, 3, 12, 13: Implementation of the project would not conflict with adopted air quality policies nor result in significant air quality effects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source #1, 3, 7, 9, 12, 13: See response to III. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source #1, 3, 7, 9, 12, 13: See response to III. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Source #1, 7, 9, 13: See III. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? (Source #1, 9, 13: See III. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source #1, 3: Implementation of the project is not anticipated to result in impacts on sensitive biological resources nor conflict with adopted policies that protect such resources.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source #1, 3: See response to IV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source #1, 3: See response to IV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source #1, 3: See response to IV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source #1, 3: See response to IV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source #1, 3: See response to IV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**V. CULTURAL RESOURCES** – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Source #1, 3; Implementation of the project is not anticipated to result in impacts on significant cultural resources or conflict with adopted policies that protect such resources.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source #1, 3: See response to V. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source #1, 3: Implementation of the project is not anticipated to result in impacts on such resources or features.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source #1,3: See V. a.; See response to V. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VI. GEOLOGY AND SOILS** – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (Source #1, 3, 7: No such effects are expected to result from	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
implementation of the project.)				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Source #1, 3, 7: See response to VI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source #1, 3, 7: See response to VI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source #1, 3, 7: See response to VI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides (Source #1, 3, 7: See VI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source #1, 3, 7, 9: See VI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source #1, 3, 7: See VI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source #1, 3, 7: See VI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source #1, 3, 7: See VI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source #1, 9: No such effects are expected to result from or be related to implementation of the project.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source #1, 9, 17: See response to VII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (See response to VII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source #9, 17: See response to VII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source #1, 3: See response to VII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (See response to VII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source #10, 11, 20: The project would not interfere with emergency response or evacuation plans.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source #1, 3, 11: See response to VII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VIII. HYDROLOGY AND WATER QUALITY** – Would the project:

a) Substantially alter the existing drainage pattern of the site or area, including through	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source #1, 7, 9, 18, 22: No such effects or other substantial water quality impacts are anticipated to result from or be related to the proposed project.)				
b) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? (Source #1: See response to VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source #19: See response to VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (Source # 1, 3, 9, 19: See response to VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source #1, 3, 9, 19: See response to VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Expose people or structures to inundation by seiche, tsunami, or mudflow? (Source #1, 2: See response to VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Substantially conflict with city-adopted water quality standards or waste discharge requirements? (Source #1, 7, 9, 18, 22: See response to VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Substantially alter the existing drainage pattern of the site or area, including the alteration of a stream or river course, in a manner which would result in substantial erosion or siltation on- or off-site? (See response to VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in a substantial degradation of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
receiving water quality during construction activities? (See response to VIII. a.)				
j) Propose a land use or an on-site activity that would substantially degrade receiving water quality? (See VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Substantially increase any pollutant for which a tributary water body is listed on the Clean Water Act Section 303(d) list? (See VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Substantially degrade surface water quality within wetland, fresh, marine, or recreational waters? (See VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source #1; See response to VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n) Substantially degrade groundwater quality? (See VIII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IX. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community? (Source #1, 3: Implementation of the project is not expected to result in such effects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source #1, 3: See IX. a. No General Plan, LCP, or zoning ordinance inconsistencies have been identified or are anticipated with project implementation.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (See IV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**X. MINERAL RESOURCES** – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 3: Implementation of the project would not result in such effects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (See X. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XI. NOISE** – Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source #1, 3, 8, 9: No such violations or significant noise impacts would result from or be related to implementation of the project.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (See response to XI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (See response to XI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (See response to XI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source #1, 3: See response to XI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (See response to XI. A.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. POPULATION AND HOUSING** – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source #1, 3: No such effects are anticipated to result from implementation of the project.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source #1, 2: See response to XII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (See response to XII. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: (Source #1, 3, 10: See XII. a. No impacts to existing or proposed public services are expected to result from implementation of the project.)

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. RECREATION --</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (No such impacts are anticipated to result from implementation of the project.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (See XIV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XV. TRANSPORTATION/TRAFFIC –Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source #1, 3, 16: (No such impacts are anticipated to result from implementation of the project.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (See XV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (See XV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source #1, 2: See XV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source #1, 11: See XV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (Source #1, 3: See XV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source #1, 12: See XV. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVI. UTILITIES AND SERVICE SYSTEMS**

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source #1: No such effects are anticipated to result from implementation of the project.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (See XVI. A.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source #1: See XVI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source #1: See XVI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the project's existing commitments? (Source #1: See XVI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source #21: See XVI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source #21: See XVI. a.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE --**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (See sections IV. and V.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively Considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (See sections I. Through XVII. a. No considerable cumulative impacts are anticipated from project implementation.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (See sections I. Through XVII. b. No such effects are anticipated to result from implementation of the project.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Information Sources

- (1) San Diego Association of Governments, August, 2006. Draft City of Encinitas Housing Element 2005-2010.
- (2) City of Encinitas Staff, 2006. Field reconnaissance completed citywide of various sites..
- (3) City of Encinitas, 1989 as amended. Encinitas General Plan and Zoning Code.
- (4) Cotton/Beland/Associates Inc., 1988 updated. Master Environmental Assessment, City of Encinitas.
- (5) Cotton/Beland/Associates Inc., 1988 updated. Final Environmental Impact Report for the Encinitas General Plan and Zoning Ordinance, City of Encinitas.
- (6) City of Encinitas, 1989 updated. "Encinitas General Plan Program Land Use Policy Map" and "Encinitas Zoning Map." Blackline/Blueline maps prepared for the City of Encinitas, California.

- (7) City of Encinitas, 2001. Municipal Code Chapter 23.24 (Ordinance No.88-16) Relating to Grading, Erosion, and Sediment Control. City of Encinitas, California.
- (8) City of Encinitas, 1993. Municipal Code Chapter 9.32, Noise Abatement and Control. City of Encinitas, California.
- (9) City of Encinitas, 1993. Municipal Code Chapter 30.40, Performance Standards Relating to Noise, Toxic Materials, Drainage/Grading/Erosion Control, and Airborne Pollutants. City of Encinitas, California.
- (10) Encinitas Fire Protection District, 1990 revised. "Encinitas Fire Protection District Strategic Plan." Prepared for Encinitas Fire Protection District, California.
- (11) City of Encinitas, 1997. Municipal Code Chapter 10.04, Uniform Fire Codes. City of Encinitas, California.
- (12) San Diego Association of Governments [SANDAG] April 2003. "Final 2030 Regional Transportation Plan." Prepared by SANDAG, San Diego, California.
- (13) San Diego County Air Pollution Control District [SDCAPCD], 2000 revised. "Regional Air Quality Strategy." Prepared by SDCAPCD, San Diego, California.
- (14) Caltrans, 1995. "Manual of Traffic Controls for Construction and Maintenance Work Zones." Manual prepared for Caltrans, Sacramento, California.
- (15) County of San Diego, 1999. County Regional Standard Drawings pertaining to traffic controls for construction and maintenance work zones. Drawings prepared by the County of San Diego, San Diego, California.
- (16) San Diego Association of Governments, July 1998. Traffic Generation Rates for the San Diego Region.
- (17) County of San Diego, Department of Environmental Health 2001. Hazardous Materials Listing Search, [http://www.co.san-diego.ca.us/cnty/cntydepts/landuse/env\\_health/permits/index.html](http://www.co.san-diego.ca.us/cnty/cntydepts/landuse/env_health/permits/index.html)
- (18) California Regional Water Quality Control Board San Diego Region, 2/21/2001. Order No. 2001-01, NPDES NO. CAS0108758. Waste Discharge Requirements for the Discharges of Urban Runoff from the Municipal Separate Storm Sewer Systems Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, and the San Diego Unified Port District.
- (19) Federal Emergency Management Agency, 6/16/99. Flood Insurance Rate Map, San Diego County.
- (20) City of Encinitas, September, 2000. Emergency Operations Plan.
- (21) City of Encinitas, 1996. Municipal Code, Chapter 11.20. Solid Waste Management.
- (22) City of Encinitas, December, 2001. Municipal Code Chapter 64.08. Storm Water Ordinance.

**All above documents are on file and available for review at the City of Encinitas Planning and Building or Engineering Departments, 505 South Vulcan Avenue, Encinitas, California.**