

## 4.1 AESTHETICS

The environmental setting, regulatory framework, potential impacts, and mitigation measures concerning aesthetics are discussed in 2016 PEIR Section 4.1.1 and hereby incorporated by reference. The additions/changes to those analyses necessary to make the 2016 PEIR applicable to the revised Project are presented below.

This section identifies the existing environmental conditions in the affected area, identifies and analyzes the Project's potential impacts, and recommends measures to avoid/reduce potentially significant construction and operations impacts. This section addresses the Project's potential impacts concerning plan consistency, public views, visual character, and scenic resources. Information presented in this section is based on a review of each candidate site in relation to designated vista points and scenic view corridors, as defined in the City of Encinitas General Plan (EGP) Resource Management Element.

### 4.1.1 EXISTING ENVIRONMENTAL SETTING

#### 2016 PEIR

The existing environmental setting concerning aesthetics is discussed in 2016 PEIR Section 4.1.1 (page 4.1-1). The PEIR analyzed aesthetics in these categories: topography and landform; visual character; scenic resources; scenic vistas and viewsheds; scenic roadways and view corridors; and historic viewsheds. The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

#### ADDITIONS/CHANGES SINCE 2016 PEIR

Refer to Appendix A, *Candidate Sites Fact Sheets*, for current site photos and detailed description of each candidate site.

#### Scenic Resources

##### LEUCADIA

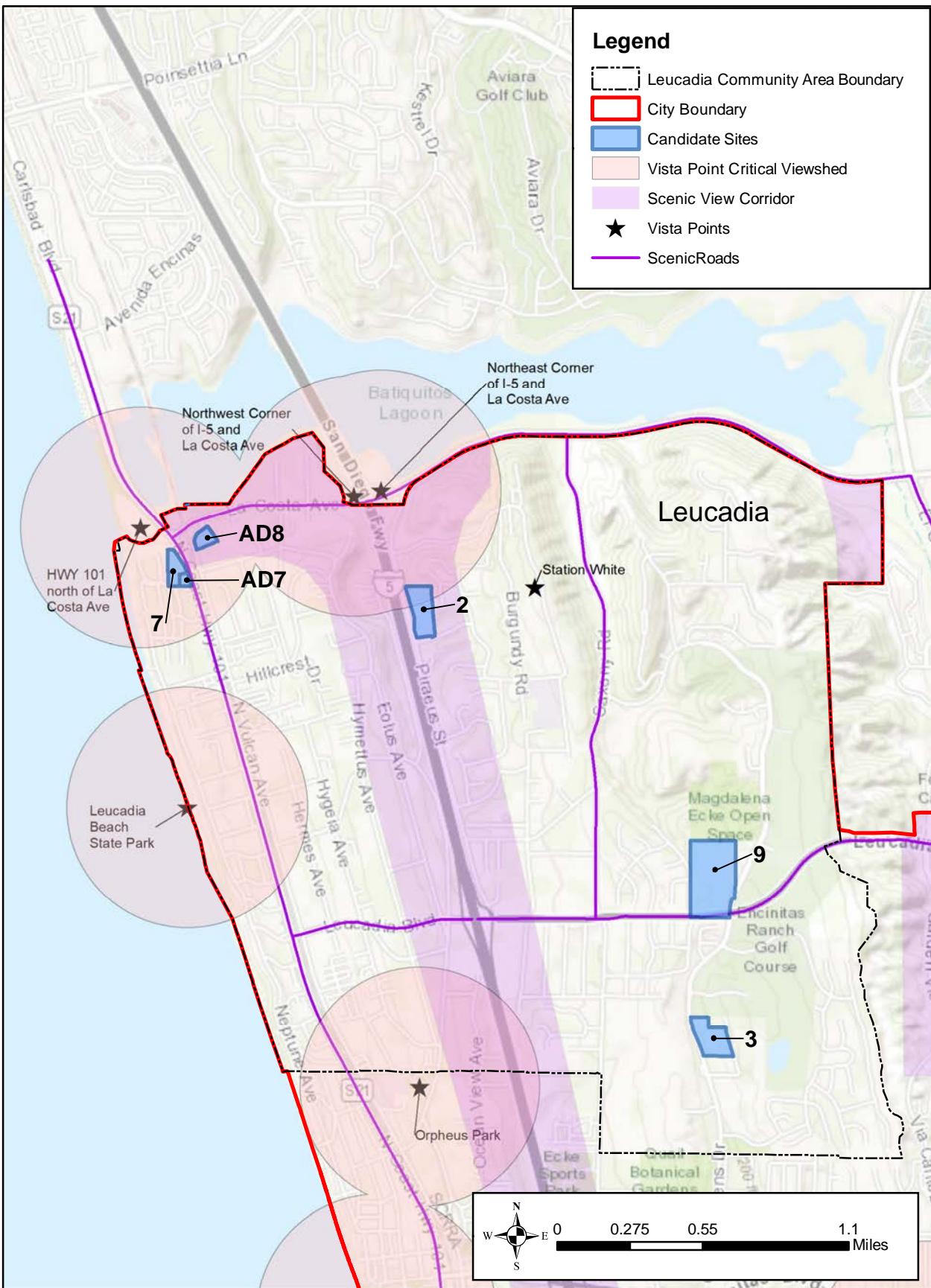
Figure 4.1-1a, *Scenic Resources – Leucadia*, depicts the scenic resources in Leucadia and indicates the following candidate sites contain or are adjacent to a scenic resource:

- #2 – Vista Point and Scenic View Corridor
- #7 – Vista Points, Scenic Roads, and Vista Point Critical Viewshed
- #9 – Scenic Roads
- #AD7 – Vista Points, Scenic Roads, and Vista Point Critical Viewshed
- #AD8 – Vista Points, Scenic View Corridor, Scenic Roads, and Vista Point Critical Viewshed

##### OLD ENCINITAS

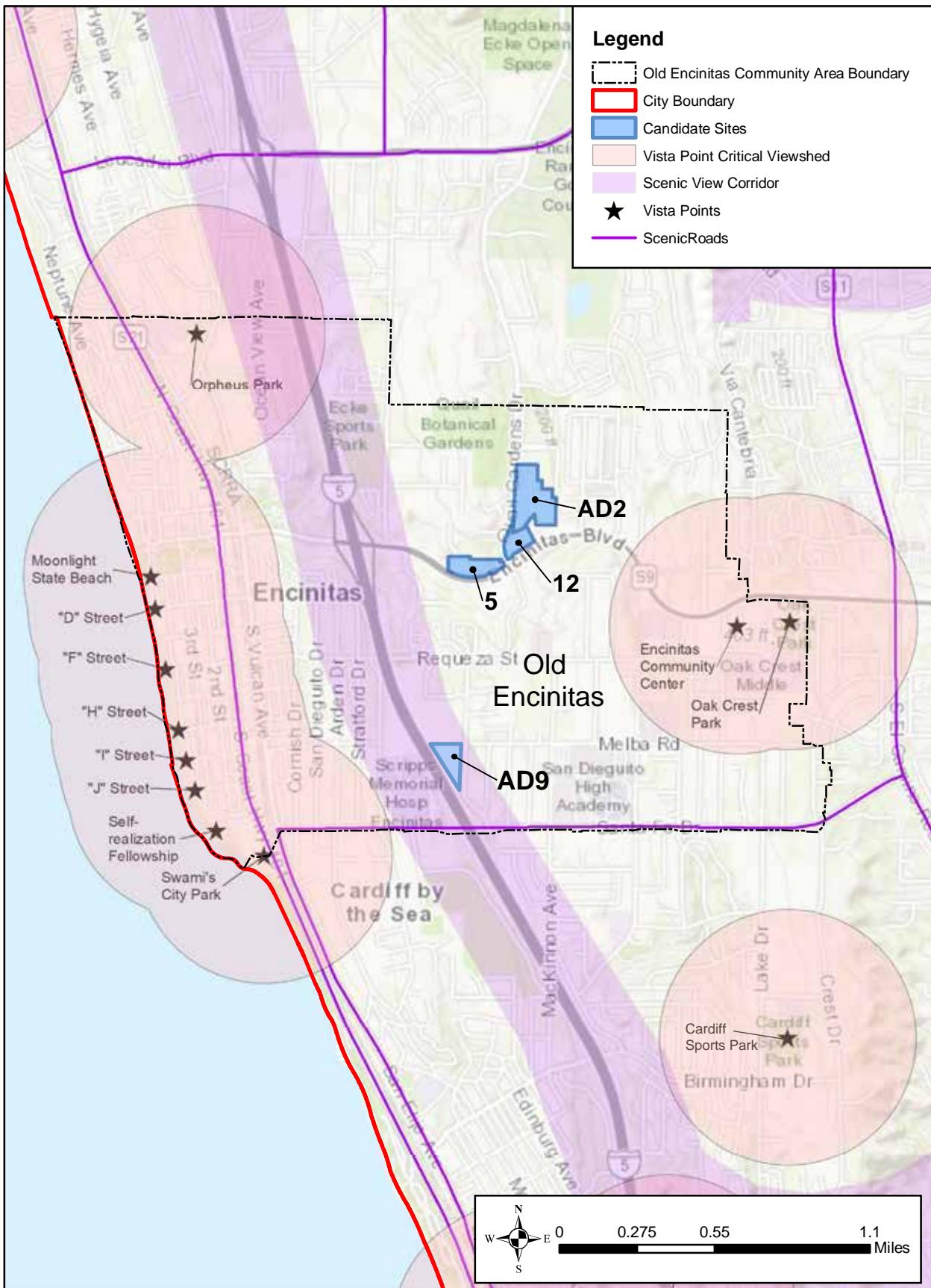
Figure 4.1-1b, *Scenic Resources – Old Encinitas*, depicts scenic resources in Leucadia and indicates the following candidate site contains or is adjacent to a scenic resource:

- #AD9 – Scenic View Corridor



Source: RECON, GIS.





Source: RECON, GIS.



## CARDIFF

Figure 4.1-1c, *Scenic Resources – Cardiff*, depicts scenic resources in Cardiff and indicates the following candidate sites contain or are adjacent to a scenic resource:

- #1 – Scenic Roads and Scenic View Corridor
- #10 – Scenic Roads and Scenic View Corridor

## NEW ENCINITAS

Figure 4.1-1d, *Scenic Resources – New Encinitas*, depicts scenic resources in New Encinitas and indicates the following candidate sites contain or are adjacent to a scenic resource:

- #6 – Scenic Roads and Scenic View Corridor
- #11 – Scenic Roads
- #AD1 – Scenic Roads
- #AD6 – Scenic Roads

## OLIVENHAIN

Figure 4.1-1e, *Scenic Resources – Olivenhain*, depicts scenic resources in Olivenhain and indicates the following candidate site contains or is adjacent to a scenic resource:

- #8 – Scenic Roads and Scenic View Corridor

## HILLSIDE/INLAND BLUFFS

Figure 4.5-4, *Hillside Overlay*, depicts the City's Hillside/Inland Bluff Overlay Zone (i.e., where ten percent or more of the parcel area exceeds 25 percent slope). As depicted in Figure 4.5-4, the following candidate sites are within the Hillside/Inland Bluff Overlay Zone:

- #5
- #6
- #11
- #12
- #AD1
- #AD2

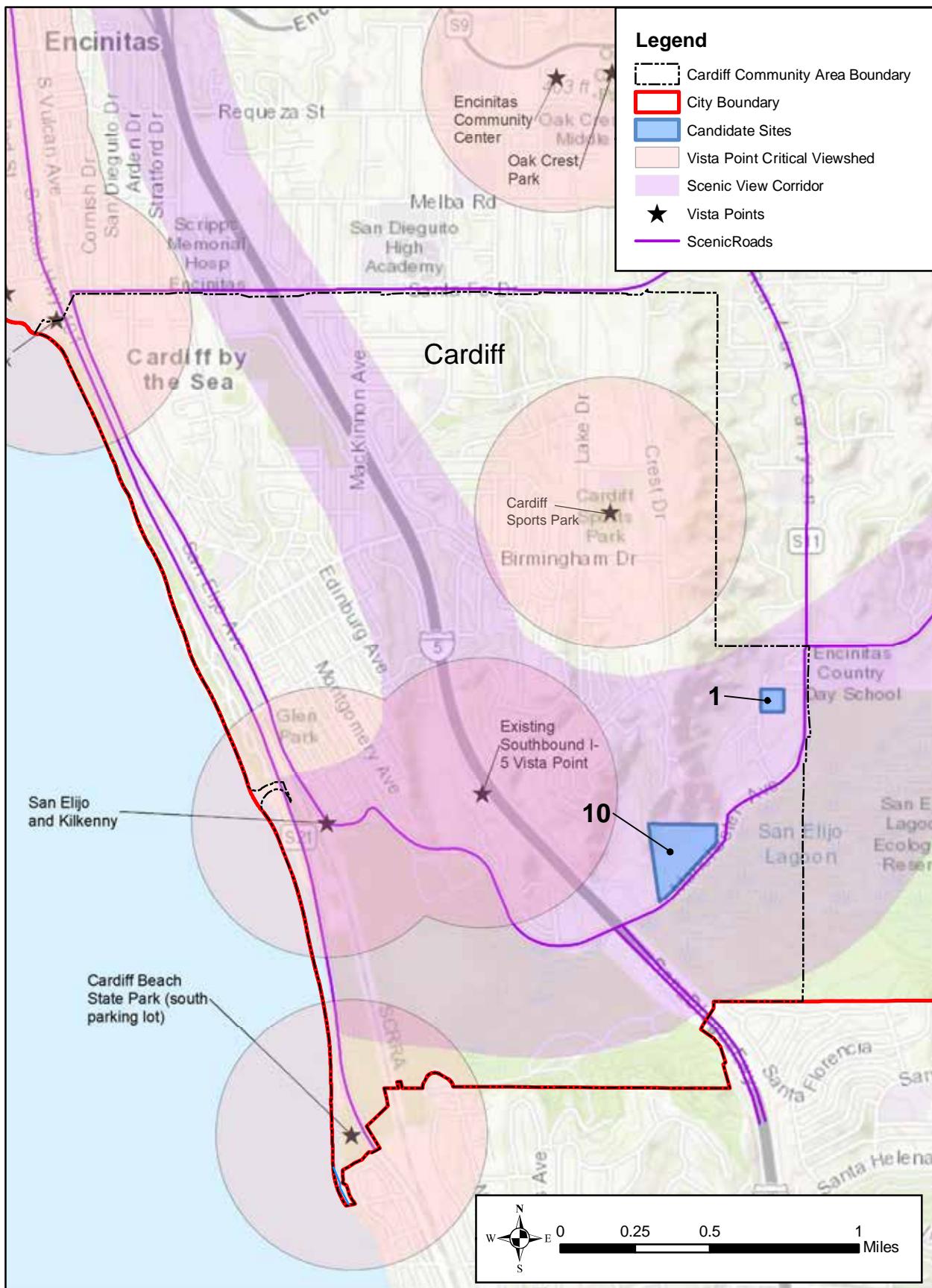
## 4.1.2 REGULATORY FRAMEWORK

### 2016 PEIR

The regulatory framework concerning aesthetics, which is discussed in 2016 PEIR Section 4.1.2 (page 4.1-8), applies to the revised Project and no additions/changes are necessary.

### ADDITIONS/CHANGES SINCE 2016 PEIR

No additions/changes are necessary.



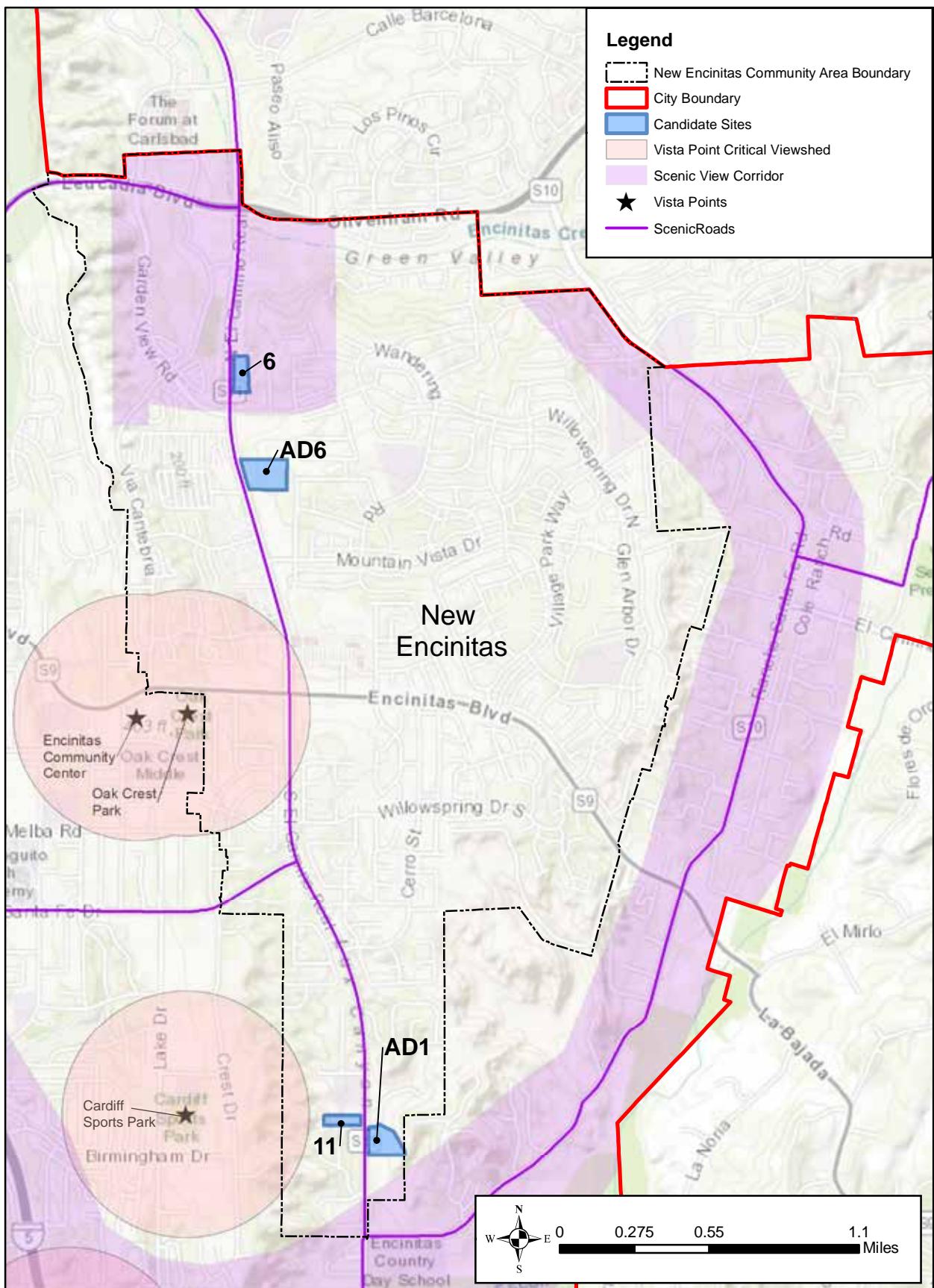
Source: RECON, GIS.

Kimley»Horn

May 2018



Environmental Assessment  
City of Encinitas 2013-2021 Housing Element Update  
Scenic Resources - Cardiff  
Figure 4.1-1c



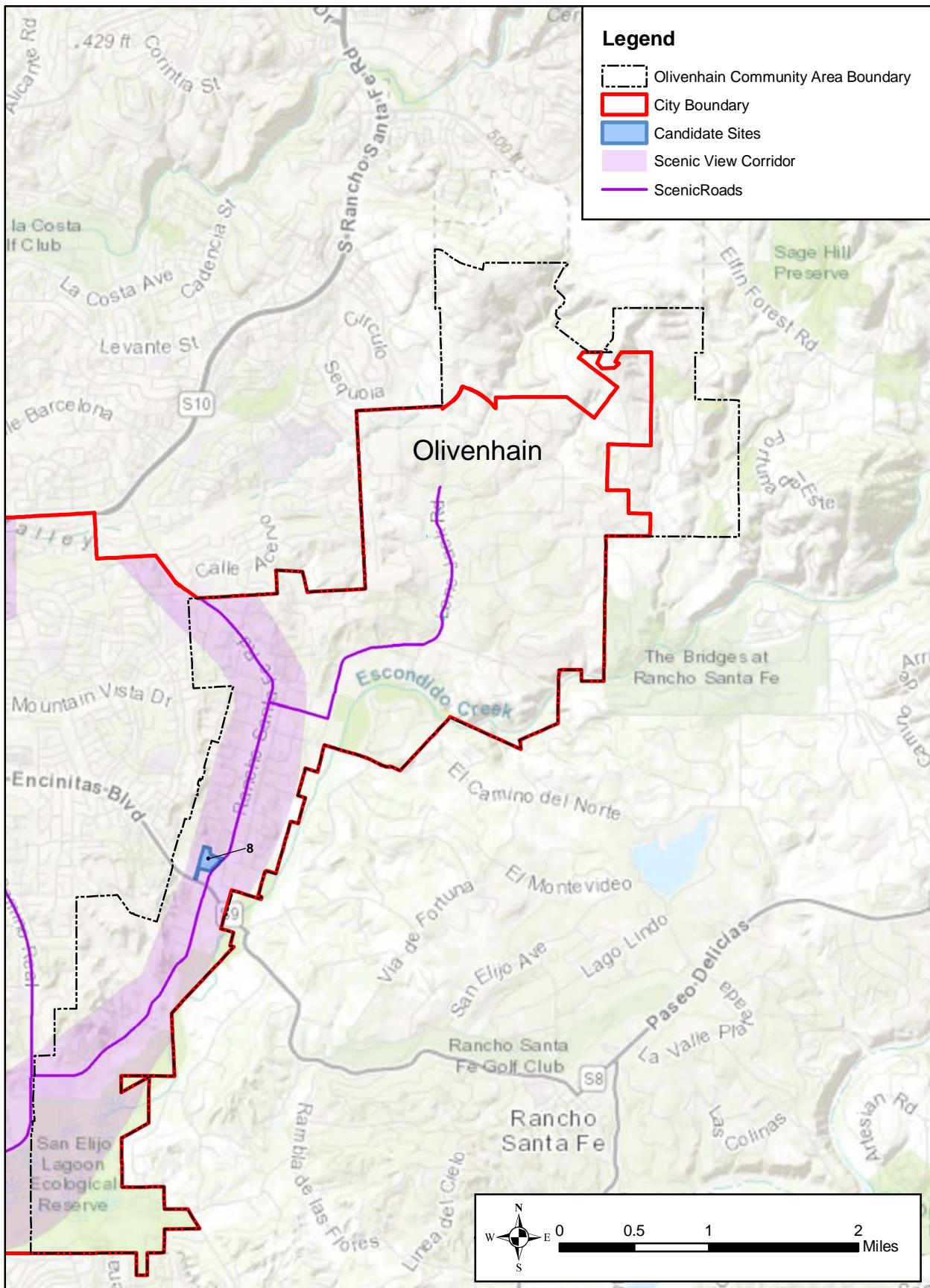
Source: RECON, GIS,



*Environmental Assessment  
City of Encinitas 2013-2021 Housing Element Update*

## **Scenic Resources - New Encinitas**

### **Figure 4.1-1d**



Source: RECON, GIS.



## 4.1.3 SIGNIFICANCE DETERMINATION THRESHOLDS

Consistent with the 2016 PEIR and in substantial conformance with State CEQA Guidelines Appendix G, impacts concerning aesthetics would be significant if the Project would:

- Conflict with any City policy or regulation relative to the protection of visual resources (i.e., General Plan/LCP policies, Hillside/Inland Bluff Overlay Zone, Scenic Visual Corridor Overlay Zone/Design Review Guidelines) thereby resulting in a negative aesthetic/visual impact (see Issue 1).
- Allow development that is incompatible in shape, form, or intensity, such that public views from designated open space areas, view corridors or scenic highways, or to any significant visual landmarks or scenic vistas would be substantially blocked (see Issue 2).
- Be in a highly visible area (e.g., on a canyon edge, hilltop or adjacent to an interstate highway) and would strongly contrast with the surrounding development or natural topography through excessive height, bulk, signage, or architectural projections (see Issue 3).
- Result in projects that would introduce features which would conflict with important visual elements or the quality of the community/neighborhood (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, light/glare, etc.) and would thereby negatively and substantially alter the existing character of neighborhoods (see Issue 4).
- Result in the physical loss, isolation, degradation or destruction of a visual resource or community identification symbol or landmark or other features that contribute to the valued visual character or image of the neighborhood, community, or localized area (e.g., a stand of mature trees, coastal bluff, native habitat, historic landmark) (see Issue 5).

## 4.1.4 IMPACTS AND MITIGATION MEASURES

### 4.1.4 - Issue 1: Plan Consistency

*Would the Project conflict with any City policy or regulation relative to the protection of visual resources (i.e., General Plan/LCP policies, Hillside/Inland Bluff Overlay Zone, Scenic Visual Corridor Overlay Zone/Design Review Guidelines) thereby resulting in a negative aesthetic/visual impact?*

### IMPACTS:

#### **2016 PEIR**

The potential impacts concerning aesthetics/plan consistency are discussed in 2016 PEIR Section 4.1.5 (Issue 1, page 4.1-14). The 2016 PEIR concluded that future housing development would not directly or indirectly conflict with City policy or regulation relative to the protection of visual resources.

The proposed zoning standards considered in the 2016 PEIR allowed for development that would exceed the City's current height limit of two stories (or 30 feet). For housing sites that would have permitted a mix of residential and non-residential components, the proposed maximum building height was 38 feet. For housing sites that would have permitted residential only, the proposed maximum building height was 35 feet. Zoning regulations would limit building heights in transition areas adjacent to residentially zoned areas to provide a land use transition and avoid compatibility conflicts between land uses. Therefore, the 2016 PEIR concluded impacts would be less than significant in this regard.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

## REVISED PROJECT

Encinitas General Plan (EGP) Land Use Element Policy 7.10 states that height restrictions are two stories (or 30 feet), Citywide. The Project proposes that “as part of the required upzoning of lower income sites, a measure would be placed on the ballot to allow heights of three stories and 37 feet on lower income sites where developments achieve a minimum density of 25 units per acre.” Additionally, as depicted on Figures 4.1-1a through 4.1-1e, the candidate sites listed below contain or are adjacent to a scenic resource (i.e., vista point, scenic road, scenic view corridor, and/or vista point critical viewshed; see Section 4.1.1 details concerning the visual resources present on/adjacent to each site).

- #2
- #7
- #9
- #AD7
- #AD8
- #AD9
- #1
- #10
- #6
- #11
- #AD1
- #AD6
- #8

Additionally, as depicted in Figure 4.5-4, the following candidate sites are within the Hillside/Inland Bluff Overlay Zone:

- #5
- #6
- #11
- #12
- #AD1
- #AD2

Therefore, future development could conflict with EGP policies (including EGP Land Use Element Policy 7.10, and Encinitas Municipal Code (EMC) standards concerning building heights, scenic resources, and hillside/inland bluffs. However, as explained in more detail in Section 4.9, *Land Use and Planning*, the Project would not conflict with applicable land use plans or policies concerning aesthetics. Compliance with EGP policies outlined below would avoid/lessen potential Project impacts concerning plan consistency. Additionally, future development within a scenic view corridor along scenic highways and/or adjacent to significant viewsheds or vista points are subject to compliance with Scenic/Visual Corridor Overlay Zone regulations (EMC Section 30.34.080, *Scenic/Visual Corridor Overlay Zone*). When development is proposed within a scenic view corridor along scenic highways and/or adjacent to significant viewsheds or vista points, the City requires that consideration be given to the project’s overall visual impact and conditions or limitations on project bulk, mass, height, architectural design, grading, and other visual factors may be applied to Design Review approval and shall be applied to Coastal Development Permit approval. EMC Chapter 23.08, *Design Review*, is intended to implement the EGP’s provisions, protect the City’s natural beauty, and create an attractive and functional man-made environment. Future development would be reviewed on a project-by-project basis to confirm compliance with EMC Chapter 23.08, as well as other regulations concerning the City’s physical development. Compliance with EMC Chapter 23.08 would: (1) ensure aesthetic and functional excellence in the City’s physical development; and (2) address preservation of the distinct and individual characters of the City’s neighborhoods and communities and the design review guidelines. Additionally, where development is proposed on slopes of greater than 25 percent grade, special standards would apply including the following, among others:

- Slopes of greater than 25 percent grade should be preserved in their natural state.
- No principal structure or improvement or portion thereof shall be placed or erected, and no grading shall be undertaken, within 25 feet of any point along an inland bluff edge.

Future development would be reviewed on a case-by-case basis to verify consistency with EGP policies and EMC standards concerning scenic resources and hillside/inland bluffs. Compliance with EMC standards would ensure that future development would not conflict with any EGP visual compatibility goals or policies, or result in a negative aesthetic/visual impact. Therefore, following compliance with the established regulatory framework (i.e., EGP policies outlined below and EMC standards), the Housing Element Update (HEU) would not conflict with City policies/regulations concerning visual resources, or result in a negative aesthetic/visual impact. Impacts would be less than significant in this regard; refer below to list of General Plan Policies.

## **GENERAL PLAN POLICIES AND MITIGATION MEASURES:**

### **GENERAL PLAN POLICIES:**

Refer to Appendix E, *Relevant General Plan Policies*, for the full text of these policies.

- LUE Policy 7.10
- CE Policy 4.1
- CE Policy 4.2
- CE Policy 4.5
- CE Policy 4.9
- CE Policy 4.10
- RME Policy 3.1
- RME Policy 3.2
- RME Policy 3.3
- RME Policy 3.6
- RME Policy 4.1
- RME Policy 4.2
- RME Policy 4.3
- RME Policy 4.4
- RME Policy 4.5
- RME Policy 4.6
- RME Policy 4.7
- RME Policy 4.10
- RME Policy 4.11
- RME Policy 9.1
- RME Policy 9.5
- RME Policy 9.6
- RME Policy 9.7

### **MITIGATION MEASURES:**

No mitigation measures concerning aesthetics/plan consistency were identified in 2016 PEIR Section 4.1.5 and none are necessary for the revised Project.

### **LEVEL OF SIGNIFICANCE:** Less Than Significant Impact

#### **4.1.4 - Issues 2 and 3: Public Views**

*Would the Project result in development that:*

- a. *Is incompatible in shape, form, or intensity, such that public views from designated open space areas, view corridors or scenic highways, or to any significant visual landmarks or scenic vistas would be substantially blocked?*
- b. *Is in a highly visible area (e.g., on a canyon edge, hilltop or adjacent to an interstate highway) and would strongly contrast with the surrounding development or natural topography through excessive height, bulk, signage, or architectural projections?*

## **IMPACTS:**

### **2016 PEIR**

The potential impacts concerning aesthetics/public views are discussed in 2016 PEIR Section 4.1.6 (Issue 2, page 4.1-16). The 2016 PEIR identified one site as having the potential to significantly impact scenic views. The analysis concluded that because the new zone standards and design guidelines were intended to maximize consistency with the surrounding land use context, including preserving significant views, the project already incorporated standards to maximize view protection to the highest extent. Therefore, no further mitigation was available, resulting in a significant unavoidable impact.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

### **REVISED PROJECT**

As previously noted, several candidate sites are located near a vista point, scenic roads, a scenic view corridor, and/or a vista point critical viewshed; refer to Figures 4.1-1a through 4.1-1e for the location of candidate sites in relationship to scenic resources. Each candidate site is analyzed below by community. The Project proposes to retain the underlying zoning, but add the R-30 Overlay Zone to allow for higher density residential development. The following sites would not have a potential to impact scenic resources due to the separation from such resources: #3; #5; #12; and #AD2. Therefore, these candidate sites are not analyzed further and no impact would occur in this regard.

#### **Leucadia**

Candidate Site #2. Candidate Site #2 is a vacant site located on Piraeus Street. This site is within a scenic view corridor and within a vista point critical viewshed for vista points located on the northwest corner of I-5. The site's gross acreage is 6.93 (AC). The site is vacant and located at the corner of two two-lane local streets. The site's southern portion is level, with the remaining site sloping up towards a level pad on the northeast corner. The site is located south of the vista points (Batiquitos Lagoon). Therefore, future development would not adversely impact these vista points. In addition, this candidate site is not in a highly visible area. Refer to the *Conclusion* Section below.

Candidate Site #7, Candidate Site #AD7, and Candidate Site #AD8. These sites are located near a scenic road (North Vulcan Avenue), a scenic view corridor, and within a vista point critical viewshed for a vista point located north of the sites at Highway 101 north of La Costa Avenue. Candidate Site #7 is a developed parcel adjacent to a four-lane arterial with bike lanes in each direction and a center median on 2.37 gross acres. The site contains an existing office use and a large surface parking lot with a single ingress/egress

point and is not highly visible (minimal topography). Candidate Site #AD7 is a developed parcel containing approximately four single-story commercial buildings on 0.80 gross acres. The site is adjacent to North Coast Highway 101, a four-lane roadway with bicycle lanes in each direction and is not highly visible (minimal topography). The site is adjacent to vacant property to the north and west, North Coast Highway 101 to the east, and a small public road to the south. Candidate Site #AD8 contains agricultural uses and is improved with several appurtenant one-story structures and greenhouses on 2.0 gross acres. The property is adjacent to North Vulcan Avenue, a two-lane local arterial and is not highly visible (minimal topography).

Although Candidate Site #7, Candidate Site #AD7, and Candidate Site #AD8 are within a vista point critical viewshed, the vista point's main viewshed is north and west towards the Batiquitos Lagoon and the Pacific Ocean. Future development of these sites would not adversely impact this vista point. Refer to the *Conclusion* Section below.

## Old Encinitas

Candidate Site #AD9. Candidate Site #AD9 is within a scenic view corridor. The site's gross acreage is 4.4. The site contains four church buildings, with associated parking lots to the north and south. The property is adjacent to I-5, an eight-lane scenic view corridor. The central portion of the site is occupied by church structures with two vacant triangle pieces on the south and northwest corners. Future development of this site would not adversely impact the scenic view corridor, since it is considered complementary to the surrounding development or natural topography. Refer to the *Conclusion* Section below.

## Cardiff

Candidate Site #1 and Candidate Site #10. These sites are located near a scenic road, Manchester Avenue. Candidate Site #1 involves a vacant portion of the Greek Orthodox Church property and is landlocked by the surrounding public/semi-public uses. A portion of the site contains a small paved surface parking lot, private streets, and temporary storage structures. The site is 2.50 gross acres. Candidate Site #10 is partially vacant located along a major four-lane arterial with bike lanes in each direction and a striped median. The site is primarily used for agricultural purposes and contains no existing permanent structures. The site slopes gently from the south up to the north and is located across the road from sensitive habitat in the San Elijo Lagoon. The site is 16.30 gross acres. Future development of these sites would not adversely impact the scenic resource from the viewpoint of Manchester Avenue. Future development on these sites would be in a highly visible area adjacent to Manchester Avenue, however, would not adversely impact the scenic view corridor, because the future development would be complementary to the surrounding development and natural topography. Refer to the *Conclusion* Section below.

## New Encinitas

Candidate Site #6. Candidate Site #6 is a partially developed 3.19-gross acre property, with an existing commercial warehouse use, paved surface parking lot, and private drive aisles. The site is adjacent to an eight-lane major arterial (El Camino Real Road) which is a designated scenic road. The site is mostly level. Views of Site #6 from El Camino Real Road would be altered by future development. This site is also located within a scenic view corridor. However, the site would be redeveloped on already developed commercial property, therefore, alterations to the site's character would not be adverse. Refer to the *Conclusion* Section below.

Candidate Site #11 and Candidate Site #AD1. These sites are adjacent to El Camino Real Road, which is a designated scenic road. Candidate Site #11 is a long, narrow, 2.27-gross acre parcel with agricultural uses

located adjacent to a four-lane arterial with existing bicycle lanes in each direction and a painted median turn lane. The site contains existing greenhouse and temporary agricultural structures. The site is mostly level with a moderate slope in the western half of the site. Candidate Site #AD1 is a vacant 5.23-gross acre property located between commercial uses and residential townhouses. The site is adjacent to North Highway 101, a four-lane arterial with bike lanes in each direction and a center median. The site slopes gently up from the east to the west. Views of sites #11 and #AD1 from El Camino Real Road would be altered by future development, however, not adversely. Refer to the *Conclusion* Section below.

Candidate Site #AD6. This site is adjacent to El Camino Real Road, which is a designated scenic road. Candidate Site #AD6 is comprised of four parcels totaling 7.8 gross acres. The site is a developed parcel containing commercial buildings with access to El Camino Real Road. The site has a moderate slope. Views of site #AD6 from El Camino Real Road would be altered by future development, however, not adversely. Additionally, future development would not be visible from a scenic viewpoint and is not located within a scenic viewshed. Refer to the *Conclusion* Section below.

## **Olivenhain**

Candidate Site #8. Candidate Site #8 is within a scenic road and scenic view corridor. This site is comprised of four parcels totaling 8.63 gross acres. The site is developed with several one and two story residential structures. It contains a private access road that connects to an adjacent four-lane major arterial and a two-lane collector road. The site contains existing mature vegetation. Views of site #8 from Rancho Santa Fe Road would be altered by future development, however, not adversely. Although the site is within a scenic road and scenic view corridor future development must comply with the zoning development standards and guidelines, which would ensure future development to be appropriately scaled and designed to complement the surrounding environment by ensuring development would not incorporate excessive height, bulk, signage, or architectural projections. Therefore, development of this site would result in a less than significant impact. Refer to the *Conclusion* Section below.

## **Conclusion**

As discussed in Issue 1 above, future development within a scenic view corridor along scenic highways and/or adjacent to significant viewsheds or vista points are subject to compliance with EMC Section 30.34.080. The City requires that consideration be given to the project's overall visual impact and conditions or limitations on project bulk, mass, height, architectural design, grading, and other visual factors that may be applied to Design Review approval and shall be applied to Coastal Development Permit approval. Future development would be reviewed on a project-by-project basis to confirm compliance with EMC Chapter 23.08, as well as other regulations concerning the City's physical development. Therefore, following compliance with the established regulatory framework (i.e., EGP policies and EMC Section 30.34.080 and Chapter 23.08, the HEU would not result in visual incompatibilities or substantial view blockage, or strongly contrast with the surrounding development or natural topography. A less than significant impact would occur in this regard.

## **GENERAL PLAN POLICIES AND MITIGATION MEASURES:**

### **GENERAL PLAN POLICIES:**

Refer to Appendix E, *Relevant General Plan Policies*, for the full text of these policies.

## MITIGATION MEASURES:

No mitigation measures concerning aesthetics/public views were identified in 2016 PEIR Section 4.1.6 and none are necessary for the revised Project.

### **LEVEL OF SIGNIFICANCE:** Less Than Significant Impact

#### **4.1.4 - Issue 4: Visual Character**

*Would the project introduce features which would conflict with important visual elements or the quality of the community/neighborhood (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, light/glare, etc.) and would thereby negatively and substantially alter the existing character of neighborhoods?*

## **IMPACTS:**

### **2016 PEIR**

The potential impacts concerning visual character are discussed in 2016 PEIR Section 4.1.7 (Issue 3, page 4.1-31). The 2016 PEIR concluded that implementation of the HEU on three housing sites would have resulted in potentially significant impacts to visual character. Even with application of the zoning standards and design guidelines, development of these sites at the intensity required to meet housing elements goals would have resulted in a scale of development inconsistent with the surrounding low-scale environment. Therefore, no further mitigation was available, resulting in a significant unavoidable impact.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

### **REVISED PROJECT**

As noted above, several candidate sites are located near a vista point, scenic roads, a scenic view corridor, and/or a vista point critical viewshed; refer to Figures 4.1-1a through 4.1-1e. Each candidate site is analyzed below by community. The Project proposes to retain the underlying zoning, but add the R-30 Overlay Zone to allow for higher density residential development. Housing type examples include, but are not limited to: apartments; flats; carriage homes; townhomes; or duplexes.

#### **Leucadia**

Candidate Site #2. Candidate Site #2 is a vacant site located on Piraeus Street. The surrounding area is diverse, with vacant land to the north, Plato Place and single-family residential to the south, single family residential to the east, and I-5 directly to the west. The future development on Candidate Site #2 would be dissimilar to the existing neighborhood concerning land use, density, and scale and could negatively impact the neighborhood's character. However, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations to maximize compatibility with surrounding land uses. Appropriate landscaping, setbacks, height, transparency, building articulation, and other design features would be required. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #2 would result in a less than significant impact concerning visual character.

Candidate Site #3. Candidate Site #3 is a vacant site located on Quail Gardens Drive. The surrounding area is diverse with single-family residential uses and agricultural greenhouses to the north, single-family

residential uses to the south, single-family residential and Encinitas Ranch Golf Course to the east, and Quail Gardens Drive and single-family residential to the west. The future development on Candidate Site #3 would be dissimilar to the existing neighborhood concerning land use, density, and scale and could negatively impact the neighborhood's character. Future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations to maximize compatibility with surrounding land uses. Appropriate landscaping, setbacks, height, transparency, building articulation, and other design features would be required. Appropriate transitions to the proposed higher density residential uses would also be required. However, despite compliance with the established regulatory framework, future development of Candidate Site #3 at the density required to meet EHE goals would conflict with the neighborhood's low-density character. Therefore, future development of Candidate Site #3 would result in a significant unavoidable impact concerning visual character.

Candidate Sites #7 and #AD7. Candidate Site #7 contains a vacant parcel and a developed parcel with a commercial use (restaurant) and a large vacant surface parking lot. The surrounding area is diverse in character with four single-story commercial buildings to the north, single-family residential and mixed-use buildings to the south, North Coast Highway and railroad tracks to the east, and single-family residential to the west. Candidate Site #AD7 is a developed parcel containing approximately four single-story commercial buildings. The surrounding area is diverse with open space to the north, vacant land and a mixed-use commercial building to the south, North Coast Highway 101 and railroad tracks to the east, and single-family residential to the west. The future development on Candidate Sites #7 and #AD7 would be dissimilar to the existing neighborhoods concerning land use, density, and scale and could negatively impact the neighborhood's character. However, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations to maximize compatibility with surrounding land uses. Appropriate landscaping, setbacks, height, transparency, building articulation, and other design features would be required. Therefore, following compliance with the established regulatory framework, future development of Candidate Sites #7 and #AD7 would result in a less than significant impact concerning visual character.

Candidate Site #AD8. Candidate Site #AD8 contains agricultural uses, several one-story structures related to agricultural sales, and a mix of multi-family and single-family uses. The surrounding area is diverse in character with single-family residential to the north and south, single-family residential to the east, and North Vulcan Avenue and railroad tracks to the west. Future development on Candidate Site #AD8 would be like the existing neighborhood concerning land use, density, and scale and would not impact the neighborhood's character. Future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations to maximize compatibility with surrounding land uses. Appropriate landscaping, setbacks, height, transparency, building articulation, and other design features would be required. Appropriate transitions to the proposed higher density residential uses would also be required. Future development of Candidate Site #AD8 would result in a less than significant impact.

Candidate Site #9. Candidate Site #9 involves a large parcel containing mostly temporary greenhouse agricultural structures along with several existing single-family residential structures. The surrounding area is diverse with open space to the north, Leucadia Boulevard and single-family residential uses to the south, Quail Gardens Drive and Encinitas Ranch Golf Course to the east, and single-family residential units to the west. The future development on Candidate Site #9 would be dissimilar to the existing neighborhood concerning land use, density, and scale and could negatively impact the neighborhood's character. However, future development would be reviewed to confirm compliance with EGP policies and

EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations to maximize compatibility with surrounding land uses. Appropriate landscaping, setbacks, height, transparency, building articulation, and other design features would be required. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #9 would result in a less than significant impact concerning visual character.

## Old Encinitas

Candidate Site #5. Candidate Site #5 involves four vacant parcels. The surrounding area is diverse in character with multi-family residential apartments to the north, mixed-use commercial and surface parking to the south, mixed-use commercial to the east, and multi-family residential apartments to the west. The future development on Candidate Site #5 would complement the neighborhood's diverse character. Further, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations concerning the City's physical development, to maximize compatibility. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #5 would result in a less than significant impact concerning visual character.

Candidate Site #12. Candidate Site #12 involves two parcels: one partially vacant and the other comprised primarily of a paved surface parking lot and temporary overhead structures. The surrounding area is diverse with vacant property to the north, mixed-use commercial to the south, general commercial to the east, and single-family residential and multi-family residential apartments to the west. The future development on Candidate Site #12 would complement the neighborhood's diverse character. Further, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations concerning the City's physical development, to maximize compatibility. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #12 would result in a less than significant impact concerning visual character.

Candidate Site #AD2. Candidate Site #AD2 involves eight vacant parcels. The surrounding area is diverse with a single-story church building to the north, general commercial to the south, single-family residential to the east, and San Diego Botanic Garden and single-family residential to the west. The future development on Candidate Site #AD2 would be dissimilar to the existing neighborhood concerning land use, density, and scale and could negatively impact the neighborhood's character. However, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations to maximize compatibility with surrounding land uses. Appropriate landscaping, setbacks, height, transparency, building articulation, and other design features would be required. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #AD2 would result in a less than significant impact concerning visual character.

Candidate Site #AD9. Candidate Site #AD9 contains church buildings and associated parking lots to the north and south. The surrounding area is diverse in character with an assisted living facility to the north, I-5 to the south and west, and single-family residential to the east. The future development on Candidate Site #AD9 would complement the neighborhood's diverse character. Further, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations concerning the City's physical development, to maximize compatibility. Therefore, following compliance with the established regulatory framework, future

development of Candidate Site #AD9 would result in a less than significant impact concerning visual character.

## **Cardiff**

Candidate Site #1. Candidate Site #1 contains one parcel with a small paved surface parking lot, private streets, and temporary storage structures. The surrounding area is diverse with a senior care facility to the north, church facilities to the south, Manchester Avenue and open space to the east, and vacant land and Mira Costa College to the west. The future development on Candidate Site #1 would complement the neighborhood's diverse character. Further, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations concerning the City's physical development, to maximize compatibility. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #1 would result in a less than significant impact concerning visual character.

Candidate Site #10. Candidate Site #10 contains one partially vacant parcel that is primarily used for agricultural purposes and contains no existing permanent structures. The surrounding area is diverse in character with open space to the north, open space and the San Elijo Lagoon to the south, open space and San Elijo Lagoon to the east, and vacant land and I-5 to the west. Development of this candidate site would not be consistent with the surrounding developments/open spaces. The future development on Candidate Site #10 would be dissimilar to the existing neighborhood concerning land use, density, and scale and could negatively impact the neighborhood's character. Future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations to maximize compatibility with surrounding land uses. Appropriate landscaping, setbacks, height, transparency, building articulation, and other design features would be required. Appropriate transitions to the proposed higher density residential uses would also be required. However, despite compliance with the established regulatory framework, future development of Candidate Site #10 at the density required to meet EHE goals would conflict with the neighborhood's low-density character. Therefore, future development of Candidate Site #10 would result in a significant unavoidable impact concerning visual character.

## **New Encinitas**

Candidate Site #6. Candidate Site #6 contains one vacant parcel and one developed parcel with a retail commercial garden center, paved surface parking lot, and private drive aisles. The surrounding area is diverse in character with a garden center and surface parking to the north, a bank and surface parking to the south, mixed-use commercial to the east, and El Camino Real Road and vacant land to the west. The future development on Candidate Site #6 would complement the neighborhood's diverse character. Further, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations concerning the City's physical development, to maximize compatibility. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #6 would result in a less than significant impact concerning visual character.

Candidate Site #11. Candidate Site #11 contains one parcel with agricultural uses such as greenhouses and other temporary agricultural structures. The surrounding area is diverse in character with an art institute to the north, multi-family residential apartments to the south, El Camino Real Road and single-family residential to the east, and open space to the west. The future development on Candidate Site #11 would complement the neighborhood's diverse character. Further, future development would be reviewed to

confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations concerning the City's physical development, to maximize compatibility. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #11 would result in a less than significant impact concerning visual character.

Candidate Site #AD1. Candidate Site #AD1 contains one vacant parcel. The surrounding area is diverse in character with single-family residential to the north, church facilities and surface parking to the south, open space/vacant land to the east, and El Camino Real Road and multi-family residential apartments to the west. Future development on Candidate Site #AD1 would be compatible with the multi-family residential apartments to the west, however, could conflict with the neighborhood's mostly low-density character. The future development on Candidate Site #AD1 would be dissimilar to portions of the existing neighborhood concerning land use, density, and scale and could negatively impact the neighborhood's character. However, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations to maximize compatibility with surrounding land uses. Appropriate landscaping, setbacks, height, transparency, building articulation, and other design features would be required. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #AD1 would result in a less than significant impact concerning visual character.

Candidate Site #AD6. Candidate Site #AD6 contains four developed parcels with commercial buildings and surface parking. The surrounding area is diverse in character with medical facilities to the north, commercial uses to the south, single-family residential to the east, and El Camino Real Road and commercial uses to the west. The future development on Candidate Site #AD6 would complement the neighborhood's diverse character. Further, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations concerning the City's physical development, to maximize compatibility. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #AD6 would result in a less than significant impact concerning visual character.

## **Olivenhain**

Candidate Site #8. Candidate Site #8 contains a vacant parcel and two parcels developed with single-family residential. The surrounding area is diverse in character with a mix of vacant and single-family residential to the north, mixed-use commercial to the south, vacant land to the east, and mixed-use commercial to the west. The future development on Candidate Site #8 would complement the neighborhood's diverse character. Further, future development would be reviewed to confirm compliance with EGP policies and EMC Section 30.34.080 and Chapter 23.08 standards, as well as other regulations concerning the City's physical development, to maximize compatibility. Therefore, following compliance with the established regulatory framework, future development of Candidate Site #8 would result in a less than significant impact concerning visual character.

## **GENERAL PLAN POLICIES AND MITIGATION MEASURES:**

### **GENERAL PLAN POLICIES:**

Refer to Appendix E, *Relevant General Plan Policies*, for the full text of these policies.

## Mitigation Measures:

No mitigation measures concerning visual character were identified in 2016 PEIR Section 4.1.7 and none are necessary for the revised Project.

### **LEVEL OF SIGNIFICANCE:** Significant Unavoidable Impact

#### **4.1.4 - Issue 5: Scenic Resources**

*Would the project result in the physical loss, isolation, degradation or destruction of a visual resource or community identification symbol or landmark or other feature that contribute to the valued visual character or image of the neighborhood, community, or localized area (e.g., a stand of mature trees, coastal bluff, native habitat, historic landmark)?*

## **IMPACTS:**

### **2016 PEIR**

The potential impacts concerning aesthetics/scenic resources are discussed in 2016 PEIR Section 4.1.8 (Issue 4, page 4.1-50). The 2016 PEIR reviewed each housing site for potential impacts to scenic resources. Many of the housing sites were developed and did not contain scenic resources such as significant trees or vegetation. Other sites were vacant and contained vegetation/mature trees; however, most had been previously disturbed and were not considered scenic. The analysis concluded that future development would result in removal of mature trees. However, all future development would be subject to compliance with the City's Urban Forest Management Program and Heritage Tree Program. For one housing site, the analysis concluded future development would significantly impact scenic resources. The project already incorporated standards to maximize scenic resources protection to the highest extent. Therefore, no further mitigation was available, resulting in a significant unavoidable impact.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

### **REVISED PROJECT**

Each housing site was reviewed for potential scenic resources. As detailed in Appendix B, *Candidate Sites Table*, and summarized in Table 2-1, *Summary of Candidate Sites*, approximately half of the Project area is developed to varying degrees with residential and non-residential land uses, while the other half is vacant. None of the sites contain historic structures and none are located on a coastal bluff. Future development would result in removal of mature trees. Compliance with EGP Resources Element Policies 3.1-3.3, and 3.6 would reduce the impact of mature tree removal. In addition, compliance with the City's Urban Forestry Management Program and Heritage Tree Program, which promote and provide for the regulation of planting, maintenance, and removal of public trees within the public right-of-way or on public property would be required. Compliance with these regulations would also protect trees during construction.

Small, isolated patches of disturbed native habitat occur throughout the sites, refer to Section 4.3, *Biological Resources*, for a detailed analysis of these impacts and respective mitigation measures. The 2016 PEIR housing site that resulted in a significant unavoidable impact is not included in the revised Project.

## **GENERAL PLAN POLICIES AND MITIGATION MEASURES:**

### **GENERAL PLAN POLICIES:**

Refer to Appendix E, *Relevant General Plan Policies*, for the full text of these policies.

- RME Policy 3.1
- RME Policy 3.2
- RME Policy 3.3
- RME Policy 3.6

### **MITIGATION MEASURES:**

No mitigation measures concerning aesthetics/scenic resources were identified in 2016 PEIR Section 4.1.8 and none are necessary for the revised Project.

**LEVEL OF SIGNIFICANCE:** Less Than Significant Impact

### **4.1.5 SIGNIFICANT UNAVOIDABLE IMPACTS**

Despite compliance with the established regulatory framework, future development on Candidate Sites #3 and #10 would be dissimilar to the existing neighborhoods and could negatively impact the neighborhoods' characters. Therefore, future development of Candidate Sites #3 and #10 would result in a significant unavoidable impact concerning visual character.

### **4.1.6 SOURCES CITED**

None