

TABLE OF CONTENTS

List of Abbreviated Terms.....	ix
Executive Summary.....	S-1
1.0 Introduction.....	1-1
1.1 EIR Purpose and Intended Uses	1-2
1.2 EIR Legal Authority	1-2
1.3 EIR Scope and Content and Format	1-3
1.4 EIR Process	1-6
2.0 Environmental Setting.....	2-1
2.1 Regional Setting.....	2-1
2.2 Project Location	2-1
2.3 Physical Environment	2-1
2.4 Planning Context	2-10
3.0 Project Description.....	3-1
3.1 Project Background and History	3-1
3.2 Regional Housing Needs Assessment	3-2
3.3 Project Objectives.....	3-34
3.4 Project Components	3-36
3.5 Buildout Projections for Future Site Development.....	3-54
3.6 Discretionary Actions	3-61
4.0 Environmental Analysis.....	4-1
4.1 Aesthetics	4.1-1
4.2 Air Quality.....	4.2-1
4.3 Biological Resources.....	4.3-1
4.4 Cultural Resources.....	4.4-1
4.5 Geology and Soils	4.5-1
4.6 Greenhouse Gas Emissions	4.6-1
4.7 Hazards and Hazardous Materials	4.7-1
4.8 Hydrology and Water Quality	4.8-1
4.9 Land Use and Planning.....	4.9-1
4.10 Noise	4.10-1
4.11 Population and Housing	4.11-1
4.12 Public Services and Facilities.....	4.12-1
4.13 Transportation and Traffic.....	4.13-1
4.14 Public Utilities	4.14-1

5.0	Significant Unavoidable Environmental Effects/ Significant Irreversible Environmental Changes/Energy Conservation	5-1
5.1	Significant Environmental Effects Which Cannot Be Avoided if the Project is Implemented	5-1
5.2	Significant Irreversible Environmental Changes Which Would Result if the Project is Implemented	5-2
5.3	Energy Conservation	5-3
6.0	Growth Inducement.....	6-1
6.1	Population and Housing Growth.....	6-1
6.2	Removal of an Impediment to Growth.....	6-3
6.3	Conclusion	6-4
7.0	Cumulative Impacts.....	7-1
7.1	Cumulative Analysis Setting and Methodology	7-1
7.2	Cumulative Effect Analysis.....	7-4
8.0:	Effects Found Not to be Significant.....	8-1
8.1	Agricultural and Forestry Resources.....	8-1
8.2	Mineral Resources	8-2
8.3	Hazards and Hazardous Materials	8-2
8.4	Noise	8-2
9.0	Project Alternatives.....	9-1
9.1	Introduction.....	9-1
9.2	Alternative Sites Considered but Rejected.....	9-8
9.3	Alternatives Fully Analyzed.....	9-12
9.4	Environmentally Superior Alternative.....	9-53
10.0	References Cited.....	10-1
11.0	Individuals and Agencies Consulted.....	11-1
12.0	Certification Page	12-1

FIGURES

2-1:	Regional Location	2-2
2-2:	Project Location	2-3
2-3:	Old Encinitas – Community Character Overview Map.....	2-8
2-4:	New Encinitas – Community Character Overview Map	2-9
2-5:	Leucadia – Community Character Overview Map.....	2-11
2-6:	Cardiff – Community Character Overview Map	2-12
2-7:	Olivenhain – Community Character Overview Map	2-14
3-1:	Key Activity Centers.....	3-7
3-2:	Community Character	3-9

FIGURES (cont.)

3-3a:	Neighborhood Prototypes: Neighborhood Center/Mixed Use – Large Site.....	3-10
3-3b:	Neighborhood Prototypes: Residential Infill – Medium to Large Site.....	3-11
3-3c:	Neighborhood Prototypes: Neighborhood Center/Mixed Use – Medium Site....	3-12
3-3d:	Neighborhood Prototypes: Residential Infill –Small Site.....	3-13
3-3e:	Neighborhood Prototypes: Main Street/Mixed Use – Small Site	3-14
3-4a:	Housing Sites – Old Encinitas	3-18
3-4b:	Housing Sites – New Encinitas.....	3-19
3-4c:	Housing Sites – Leucadia	3-20
3-4d:	Housing Sites – Cardiff	3-21
3-4e:	Housing Sites – Olivenhain.....	3-22
3-5a:	Housing Strategy 1 – Ready Made (RM).....	3-31
3-5b:	Housing Strategy 2 – Build Your Own (BYO).....	3-32
3-5c:	Housing Strategy 3 – Modified Mixed Use Places (MMUP).....	3-33
4.1-1:	Scenic Resources – Leucadia	4.1-4
4.1-2:	Scenic Resources – Old Encinitas	4.1-5
4.1-3:	Scenic Resources – Cardiff and Olivenhain.....	4.1-6
4.1-4:	Scenic Resources – New Encinitas and Olivenhain.....	4.1-7
4.3-1a:	Existing Vegetation Communities and Land Cover Types in the HEU Housing Sites	4.3-2
4.3-1b:	Existing Vegetation Communities and Land Cover Types in the HEU Housing Sites.....	4.3-3
4.3-1c:	Existing Vegetation Communities and Land Cover Types in the HEU Housing Sites.....	4.3-4
4.3-1d:	Existing Vegetation Communities and Land Cover Types in the HEU Housing Sites.....	4.3-5
4.3-2a:	Potential Jurisdictional Wetlands and Waters in the HEU Housing Sites....	4.3-12
4.3-2b:	Potential Jurisdictional Wetlands and Waters in the HEU Housing Sites....	4.3-13
4.3-2c:	Potential Jurisdictional Wetlands and Waters in the HEU Housing Sites....	4.3-14
4.3-2d:	Potential Jurisdictional Wetlands and Waters in the HEU Housing Sites....	4.3-15
4.3-3:	MHCP Preserve Areas in the HEU Housing Sites	4.3-20
4.5-1:	Relative Landslide Susceptibility – City of Encinitas	4.5-6
4.7-1:	Very High Fire Hazard Severity Zone	4.7-9
4.8-1:	Hydrological Features in the City of Encinitas.....	4.8-2
4.8-2:	Flood Hazards in the City of Encinitas	4.8-4
4.8-3:	303(d) List of Impaired Water Quality Segments for the City of Encinitas.....	4.8-7
4.9-1a:	Existing Land Uses.....	4.9-4
4.9-1b:	Existing Land Uses.....	4.9-5
4.9-1c:	Existing Land Uses.....	4.9-6
4.9-1d:	Existing Land Uses.....	4.9-7
4.9-2:	Project in Relation to Coastal Zone Area.....	4.9-14
4.9-3:	Project in Relation to Specific Plans	4.9-26
4.9-4:	Future Vehicle Traffic Noise Contours – Housing Strategy 1 (RM)	4.9-80
4.9-5:	Future Vehicle Traffic Noise Contours – Housing Strategy 2 (BYO)	4.9-81
4.9-6:	Future Vehicle Traffic Noise Contours – Housing Strategy 3 (MMUP)	4.9-82
4.10-1:	Noise Measurement Locations	4.10-4
4.12-1:	Locations of Existing Fire Stations.....	4.12-2
4.12-2:	Elementary School District Boundaries	4.12-5

FIGURES (cont.)

4.12-3:	City of Encinitas Parks, Open Space and Trails System.....	4.12-11
4.13-1:	Existing Roadway Network.....	4.13-2
4.13-2:	Year 2035 + Housing Strategy 1 (RM) Roadway LOS	4.13-41
4.13-3:	Year 2035 + Housing Strategy 2 (BYO) Roadway LOS	4.13-42
4.13-4:	Year 2035 + Housing Strategy 3 (MMUP) Roadway LOS	4.13-43
4.14-1:	City of Encinitas Wastewater Collection System.....	4.14-2
4.14-2:	City of Encinitas - Water District Boundaries	4.14-5
9-1:	Alternative Site Locations.....	9-9
9-2:	No Project/Adopted General Plan Alternative	9-14
9-3:	Sustainable Mixed Use Places Housing Strategy Alternative	9-31

TABLES

2-1:	Existing Land Use Summary	2-6
2-2:	Housing Site Existing Condition Summary	2-20
3-1:	Housing Strategies and Housing Sites	3-34
3-2:	General Plan Land Use Designation	3-43
3-3:	Proposed Floating Zones.....	3-48
3-4a:	Housing Strategy 1: Ready Made (RM) Maximum Realistic Yield: Residential	3-57
3-4b:	Housing Strategy 2: Build Your Own (BYO) Residential Buildout	3-57
3-4c:	Housing Strategy 3: Modified Mixed Use Places (MMUP) Residential Buildout	3-58
3-5:	Housing Strategy Comparison: Residential Maximum Realistic Yield	3-58
3-6a:	Housing Strategy 1: Ready Made (RM) Maximum Realistic Yield: Commercial.....	3-59
3-6b:	Housing Strategy 2: Build Your Own (BYO) Maximum Realistic Yield: Commercial.....	3-60
3-6c:	Housing Strategy 3: Modified Mixed Use Places (MMUP) Maximum Realistic Yield: Commercial.....	3-60
3-7:	Housing Strategy Comparison: Commercial Maximum Realistic Yield	3-61
4.1-1:	Goals and Policies Related to Visual Aesthetics	4.1-9
4.2-1:	Ambient Air Quality Standards	4.2-3
4.2-2:	Summary of Air Quality Measurements Recorded at the Del Mar—Mira Costa College, Escondido—East Valley Parkway and Camp Pendleton Monitoring Stations.....	4.2-4
4.2-3:	Goals and Policies Related to Air Quality	4.2-11
4.2-4:	Total Operational Emissions.....	4.2-14
4.2-5:	Summary of Worst-case Construction Emissions	4.2-17
4.2-6:	Summary of Project Operational Emissions	4.2-19
4.2-7:	Maximum Buildout CO Concentrations	4.2-26
4.3-1:	Housing Sites Identified as Containing or with Potential to Contain Sensitive Vegetation Communities	4.3-8
4.3-2:	Housing Sites Identified as Containing or with Potential to Contain Jurisdictional Wetlands or Waters.....	4.3-16
4.3-3:	Goals and Policies Related to Sensitive Biological Resources.....	4.3-21

TABLES (cont.)

4.3-4:	Potential Impacts to Sensitive Biological Resources	4.3-28
4.3-5:	Potential Impacts to Sensitive Wildlife Species.....	4.3-30
4.4-1:	Historical Resources Known to Occur within the HEU Sites	4.4-5
4.4-2:	Housing Sites with Potential to Contain Archaeological Resources	4.4-7
4.4-3:	Goals and Policies Related to Sensitive Cultural Resources.....	4.4-13
4.5-1:	Goals and Policies Related to Geology and Soils.....	4.5-7
4.6-1:	Global Warming Potentials and Atmospheric Lifetimes	4.6-2
4.6-2:	California GHG Emissions by Sector in 1990, 2008 and 2012	4.6-4
4.6-3:	San Diego Region GHG Emissions by Sector in 2010.....	4.6-5
4.6-4:	Encinitas Community-Wide GHG Emissions in 2005	4.6-5
4.6-5:	Encinitas Government Operations GHG Emissions in 2005	4.6-6
4.6-6:	Goals and Policies Related to GHG Emissions	4.6-12
4.6-7:	Year 2020 GHG Emissions (MT CO ₂ E)	4.6-15
4.6-8:	VMT to Trip Generation Efficiency – HEU Growth in Land Use	4.6-17
4.6-9:	San Diego Forward Applicable Policies	4.6-17
4.6-10:	Scoping Plan Regulatory Programs Implemented to Reduce GHG Emissions	4.6-22
4.7-1:	Listed Hazardous Materials Sites	4.7-3
4.7-2:	Goals and Policies Related to Hazards	4.7-16
4.7-3:	Housing Sites Identified as Containing Hazardous Materials.....	4.7-21
4.8-1:	Housing Sites Identified as Containing or with Potential to Contain Flood Hazards	4.8-5
4.8-2:	303(d) List of Impaired Water Quality Segments for the City of Encinitas	4.8-8
4.8-3:	Housing Sites Identified as Discharging or with Potential to Discharge to Impaired Water Bodies	4.8-8
4.8-4:	General Plan Policies Related to Hydrology and Water Quality	4.8-14
4.9-1:	Existing Land Use Distribution	4.9-2
4.9-2:	City of Encinitas Existing Housing Types.....	4.9-9
4.9-3:	Goals and Policies Related to Land Use	4.9-20
4.9-4:	Goals and Policies Related to Land Use and Housing.....	4.9-22
4.9-5:	City of Encinitas Exterior Noise Limits – Adopted Noise Element	4.9-24
4.9-6:	Downtown Encinitas Specific Plan 1994 (2010).....	4.9-25
4.9-7:	Encinitas Ranch Specific Plan 1994 (2005).....	4.9-27
4.9-8:	North 101 Corridor Specific Plan 1997 (2005)	4.9-29
4.9-9:	Cardiff-by-the-Sea Specific Plan 2010 (2013).....	4.9-30
4.9-10:	General Plan Land Use Distribution.....	4.9-31
4.9-11:	City of Encinitas Existing Community Housing Needs and State Targets....	4.9-35
4.9-12:	Project Inconsistencies with Existing City General Plan.....	4.9-36
4.9-13:	Trip Generation and VMT Summary	4.9-41
4.9-14:	VMT to Trip Generation Efficiency – City-wide (all) Land Uses	4.9-42
4.9-15:	VMT to Trip Generation Efficiency – HEU Growth over No Project/Adopted General Plan (Ambient Growth)	4.9-42
4.9-16:	Vehicle Traffic Parameters.....	4.9-48
4.9-17:	Noise and Land Use Compatibility Guidelines	4.9-57
4.9-18:	Housing Strategy 1 (RM) Future Vehicle Traffic Noise Contour Distances.....	4.9-58

4.9-19:	Housing Strategy 2 (BYO) Future Vehicle Traffic Noise Contour Distances.....	4.9-65
---------	--	--------

TABLES (cont.)

4.9-20:	Housing Strategy 3 (MMUP Future Vehicle Traffic Noise Contour Distances.....	4.9-72
4.10-1:	Human Response to Different Levels of Groundborne Vibration	4.10-3
4.10-2:	Ambient Noise Measurements	4.10-5
4.10-3:	Goals and Policies Related to Noise.....	4.10-7
4.10-4:	City of Encinitas Exterior Noise Limits	4.10-9
4.10-5:	City of Encinitas Vibration Limits.....	4.10-11
4.10-6:	Representative Vibration Source Levels for Construction Equipment.....	4.10-13
4.10-7:	Housing Strategy 1 (RM) Increases in Ambient Noise	4.10-16
4.10-8:	Housing Strategy 2 (BYO) Increases in Ambient Noise	4.10-24
4.10-9:	Housing Strategy 3 (MMUP) Increases in Ambient Noise.....	4.10-32
4.10-10:	Property Line Noise Level Limits	4.10-40
4.10-11:	Potential Construction Noise Impacts.....	4.10-46
4.11-1:	Regional Population and Future Population Forecasts.....	4.11-2
4.11-2:	City of Encinitas Population and Future Population Forecasts	4.11-3
4.11-3:	Population Growth - Housing Strategy 1 (Ready Made)	4.11-8
4.11-4:	Population Growth - Housing Strategy 2 (Build Your Own).....	4.11-9
4.11-5:	Population Growth - Housing Strategy 3 (Modified Mixed Use Places).....	4.11-10
4.12-1:	School Districts Serving the City of Encinitas	4.12-6
4.12-2:	Future Enrollment Capacity of Schools in Encinitas	4.12-6
4.12-3:	Libraries Serving the City of Encinitas.....	4.12-7
4.12-4:	City of Encinitas Existing Parks and Open Space.....	4.12-10
4.12-5:	Goals and Policies Related to Public Services.....	4.12-13
4.12-6:	Student Generation Within School Districts Serving the City of Encinitas Strategy 1.....	4.12-19
4.12-7:	Student Generation Within School Districts Serving the City of Encinitas Strategy 2.....	4.12-19
4.12-8:	Student Generation Within School Districts Serving the City of Encinitas Strategy 3.....	4.12-20
4.13-1:	Existing Roadway Segment Level of Service	4.13-11
4.13-2:	Existing Intersection Level of Service	4.13-22
4.13-3:	Existing Freeway Segment Level of Service	4.13-25
4.13-4:	Existing Ramp Intersection Capacity Analysis	4.13-26
4.13-5:	Existing Ramp Metering Analysis	4.13-27
4.13-6:	General Plan Goals and Policies Related to Transportation/Traffic.....	4.13-33
4.13-7:	SANTEC/ITE Measure of Significant Project Traffic Impacts.....	4.13-37
4.13-8:	County Measures of Significant Project Impacts to Road Segments	4.13-38
4.13-9:	Trip Generation and VMT Summary	4.13-39
4.13-10:	VMT to Trip Generation Efficiency – Growth in Land Use Only	4.13-40
4.13-11:	Housing Strategy 1 (Ready Made) - Future Year 2035 Roadway Segment Level of Service Analysis.....	4.13-45
4.13-12:	Housing Strategy 1 (Ready-Made) - Future Year 2035 Freeway Segment Level of Service	4.13-52

TABLES (cont.)

4.13-13:	Housing Strategy 2 (Build Your Own) - Future Year 2035 Roadway Segment Level of Service Analysis	4.13-55
4.13-14:	Housing Strategy 2 (Build Your Own) - Future Year 2035 Freeway Segment Level of Service	4.13-62
4.13-15:	Housing Strategy 3 (Modified Mixed Uses Plan) - Future Year 2035 Roadway Segment Level of Service Analysis.....	4.13-65
4.13-16:	Housing Strategy 3 (Modified Mixed Uses) - Future Year 2035 Freeway Segment Level of Service	4.13-72
4.13-17:	Housing Strategy 3 (Modified Mixed Use Plan) - Future Year 2035 Intersection Level of Service.....	4.13-73
4.13-18:	Housing Strategy 3 (Modified Mixed Use Plan) – Future Year 2035 Ramp Intersection Capacity Analysis	4.13-75
4.13-19:	Ramp Metering Analysis – Future Year 2035 Strategy 3 (Modified Mixed Use Plan).....	4.13-76
4.13-20:	Operational Traffic Significant Impact Summary	4.13-78
4.13-21:	Traffic Mitigation Improvements.....	4.13-80
4.14-1:	San Dieguito Water District Projected Water Supply and Demand	4.14-6
4.14-2:	Olivenhain Municipal Water District Projected Water Supply and Demand.....	4.14-7
4.14-3:	Goals and Policies Related to Public Services	4.14-10
5-1:	General Plan Resource Management Element: Goals and Policies Related to Energy Conservation.....	5-7
5-2:	Encinitas Climate Action Plan State and Federal Strategy Measures	5-8
6-1:	Yield of Proposed Housing Sites in the City of Encinitas.....	6-2
9-1:	Maximum Potential Residential and Commercial Buildout Comparison of HEU Housing Strategies and Alternatives.....	9-4
9-2:	Matrix Comparison of the HEU Housing Strategies and Alternatives	9-5
9-3:	No Project/Adopted General Plan Alternative Commercial/Residential Yield and Land Use/Zoning.....	9-15
9-4:	Matrix Comparison of the Housing Sites and Significant Mitigated (SM)/ Significant Unavoidable (SU) Impacts.....	9-32
9-5:	Sustainable Mixed Use Places Alternative: Matrix Comparison of the Housing Sites and Significant Mitigated (SM)/ Significant Unavoidable (SU) Impacts	9-33

APPENDIXES (bound under separate cover)

A-1:	HCD Letter Review
A-2:	NOP and Comments
B:	Housing Site Summaries
C:	Project History
D:	E-Town Hall/Community Dialogue Session Materials and Housing Strategies
E:	Draft Housing Element
F-1:	General Plan Land Use Designations
F-2:	Proposed Zoning Code
G:	Proposed Design Guidelines
H:	Conforming and Ancillary General Plan and Municipal Code Amendments
I:	Photo Survey
J:	Air Quality Methodology and Modeling
K-1:	Sensitive Plant Species Known to Occur within the Vicinity of the HEU
K-2:	Sensitive Wildlife Species Known to Occur within the Vicinity of the HEU
K-3:	Coastal California Gnatcatcher Presence/Absence Survey Guidelines (USFWS 1997)
K-4:	Least Bell's Vireo Survey Guidelines (USFWS 2001)
L:	Greenhouse Gas Methodology and Modeling
M:	General Plan Consistency Analysis
N:	Traffic Impact Study
O:	Noise Methodology and Modeling