

6<sup>th</sup> Cycle Housing Element | Program 3D – R-30 Overlay Sites

| Project Site # | Site Name                               | Assessor's Parcel Number(s)  | Vacant | Units | City Council Approved Site (June 20, 2018) | Encinitas Municipal Code Requirements       |  |   |                                    |                                 |  | 2016 PEIR Mitigation Measures   HE 2021-2029 Environmental Assessment |                                      |  |
|----------------|---|--|--------|-------|--|---|--|---|------------------------------------|---------------------------------|--|---|--------------------------------------|--|
|                |   |  |        |       |  |   |  |   |                                    |                                 |  | Air Quality   |                                      |  |
|                |   |  |        |       |  | Scenic/Visual Corridor Overlay <sup>a</sup> | Hillside/Inland Bluff Overlay <sup>b</sup> |   | Coastal Bluff Overlay <sup>c</sup> | Floodplain Overlay <sup>d</sup> | Grading, Erosion and Sediment Control <sup>e</sup> | Mitigation Measure AQ-2 <sup>f</sup>                                  | Mitigation Measure AQ-3 <sup>g</sup> |  |
|                |   |  |        |       |  | Design Review                               | Slope Analysis                             | Geological Reconnaissance Report <sup>h</sup> | Soils Report                       | Hydrologic Study                |  | Air Quality Assessment for Construction Related Emissions             | Toxic Air Containment Analysis       | Special Design Features & Considerations |
| 1              | Greek Church Site                       | 2611506400   | No     | 50    | Yes  | X   | X  |   |                                    |                                 | X  |   |                                      |  |
| 2              | Cannon Property (Pieraeus Site)         | 2541440100   | Yes    | 173   | Yes  | X   | X  | X   |                                    |                                 | X  | X   |                                      | X  |
| 5              | Encinitas Blvd. & Quail Gardens Sites   | 2581111600<br>2581304500<br>2581308100<br>2581303400                             | Yes    | 119   | Yes  |   | X  | X   |                                    |                                 | X  | X   |                                      |  |
| 6 (a)          | Armstrong Parcels                       | 2574702400   | Yes    | 55    | Yes  | X   | X  | X   |                                    |                                 | X  | X   |                                      | X  |
| 6 (b)          |   | 2574702300   | No     |       | Yes  |   |  |   |                                    |                                 |  |   |                                      |  |
| 7              | Jackel Property                         | 2160412000<br>2160412100   | No     | 33    | Yes  | X   |  |   |                                    |                                 | X  | X   |                                      |  |
| 8 (a)          | Rancho Santa Fe Sites (Gaffney/Goodsen) | 2592313200   | Yes    | 149   | Yes  | X   | X  |   |                                    |                                 | X  | X   |                                      |  |
| 8 (b)          |   | 2592312800<br>2592313000<br>2592313100   | No     |       | Yes  |   |  |   |                                    |                                 |  |   |                                      |  |
|                |   |  |        |       |  |   |  |   |                                    |                                 |  |   |                                      |  |
| 9              | Echter Property                         | 2546121200   | No     | 246   | Yes  | X   | X  | X   |                                    |                                 | X  |   |                                      |  |
| 12             | Sunshine Gardens                        | 2581309700<br>2581309800   | No     | 84    | Yes  |   | X  | X   |                                    |                                 | X  | X   |                                      |  |
| AD1            | Sage Canyon Parcel                      | 2620618500   | Yes    | 60    | Yes  | X   | X  | X   |                                    | X                               | X  | X   |                                      |  |
| AD2 (a)        | Baldwin & Sons Properties               | 2570203600<br>2570203700   | Yes    | 74    | Yes  |   |  |   |                                    |                                 | X  | X   |                                      | X  |
| AD2 (b)        |   | 2581308000<br>2581308600<br>2581309300<br>2581309400                             | Yes    | 121   | Yes  |   |  |   |                                    |                                 |  |   |                                      |  |
| AD2 (c)        |   | 2581308200<br>2581309100   | No     | 30    | Yes  |   |  |   |                                    |                                 |  |   |                                      |  |
|                |   |  |        |       |  |   |  |   |                                    |                                 |  |   |                                      |  |
| AD8            | Vulcan & La Costa Site                  | 2160520100   | No     | 50    | Yes  | X   | X  | X   |                                    |                                 | X  | X   |                                      |  |
| AD9            | Seacoast Church                         | 2582411000   | No     | 35    | Yes  | X   | X  |   |                                    |                                 | X  | X   | X                                    | X  |
| AD11           | Manchester Avenue West Sites            | 2612003700<br>2612003800<br>2612003900   | No     | 41    | Yes  | X   |  |   | X                                  |                                 | X  | X   | X                                    | X  |
| AD14           | Harrison Sites                          | 2580521200<br>2580350700   | No     | 21    | Yes  | X   | X  | X   | X                                  | X                               | X  | X   |                                      |  |
| AD31           | Meyer Proposal                          | 2561711300<br>2561711400<br>2561711500<br>2561712100<br>2561712400<br>2561712000 | No     | 163   | Yes  | X   | X  |   | X                                  |                                 | X  | X   | X                                    | X  |

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| Project Site # | Site Name                               | Assessor's Parcel Number(s)  | Vacant     | Units | City Council Approved Site (June 20, 2018) | 2016 PEIR Mitigation Measures   HE 2021-2029 Environmental Assessment |                                       |                                       |                                       |                                       |   |                                       |                                       |                                       |                     |
|----------------|---|--|------------|-------|--|---|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---|---------------------------------------|---------------------------------------|---------------------------------------|---------------------|
|                |   |  |            |       |  | Biological Resources  |                                       |                                       |                                       |                                       | Cultural Resources                        |                                       |                                       |                                       |                     |
|                |   |  |            |       |  | Mitigation Measure BIO-1 <sup>i</sup>                                 | Mitigation Measure BIO-2 <sup>j</sup> | Mitigation Measure BIO-3 <sup>k</sup> | Mitigation Measure BIO-4 <sup>l</sup> | Mitigation Measure BIO-5 <sup>m</sup> | Mitigation Measure CUL-1                  |                                       | Mitigation Measure CUL-2 <sup>n</sup> | Mitigation Measure CUL-3 <sup>o</sup> |                     |
|                |   |  |            |       |  | Biological Resource Survey & Report                                   | USFWS Protocol Survey                 | Preconstruction Nesting Bird Survey   | Sensitive Vegetation Avoidance        | Jurisdictional Wetlands Delineation   | Residential or Commercial Building Report | Historic Resource Report <sup>p</sup> | Archaeological Survey & Report        | Paleontological Monitoring            | Geotechnical Report |
| 1              | Greek Church Site                       | 2611506400   | No         | 50    | Yes  | X   |                                       | X                                     |                                       |                                       | X   | X                                     | X                                     | X                                     | X                   |
| 2              | Cannon Property (Pieraeus Site)         | 2541440100   | Yes        | 173   | Yes  | X   | X                                     | X                                     | X                                     | X                                     |   |                                       | X                                     | X                                     | X                   |
| 5              | Encinitas Blvd. & Quail Gardens Sites   | 2581111600<br>2581304500<br>2581308100<br>2581303400                             | Yes        | 119   | Yes  | X   | X                                     | X                                     | X                                     |                                       |   |                                       | X                                     | X                                     | X                   |
| 6 (a)          | Armstrong Parcels                       | 2574702400   | Yes        | 55    | Yes  | X   | X                                     | X                                     | X                                     | X                                     | X   | X                                     | X                                     | X                                     | X                   |
| 6 (b)          |   | 2574702300   | No         |       | Yes  |   |                                       |                                       |                                       |                                       |   |                                       |                                       |                                       |                     |
| 7              | Jackel Property                         | 2160412000<br>2160412100   | No         | 33    | Yes  | X   | X                                     | X                                     |                                       |                                       | X   | X                                     |                                       |                                       |                     |
| 8 (a)          | Rancho Santa Fe Sites (Gaffney/Goodsen) | 2592313200   | Yes        | 149   | Yes  | X   | X                                     | X                                     |                                       |                                       | X   | X                                     | X                                     | X                                     | X                   |
| 8 (b)          |   | 2592312800<br>2592313000<br>2592313100   | No         |       | Yes  |   |                                       |                                       |                                       |                                       |   |                                       |                                       |                                       |                     |
| 9              |   | Echter Property  | 2546121200 | No    | 246  |   |                                       |                                       |                                       |                                       |   |                                       |                                       |                                       |                     |
| 12             | Sunshine Gardens                        | 2581309700<br>2581309800   | No         | 84    | Yes  |   |                                       |                                       |                                       |                                       | X   | X                                     | X                                     | X                                     | X                   |
| AD1            | Sage Canyon Parcel                      | 2620618500   | Yes        | 60    | Yes  | X   | X                                     | X                                     | X                                     | X                                     |   |                                       | X                                     | X                                     | X                   |
| AD2 (a)        | Baldwin & Sons Properties               | 2570203600<br>2570203700   | Yes        | 74    | Yes  | X   | X                                     | X                                     |                                       | X                                     | X   | X                                     | X                                     | X                                     | X                   |
| AD2 (b)        |   | 2581308000<br>2581308600<br>2581309300<br>2581309400                             | Yes        | 121   | Yes  |   |                                       |                                       |                                       |                                       |   |                                       |                                       |                                       |                     |
| AD2 (c)        |   | 2581308200<br>2581309100   | No         | 30    | Yes  |   |                                       |                                       |                                       |                                       |   |                                       |                                       |                                       |                     |
| AD8            |   | Vulcan & La Costa Site   | 2160520100 | No    | 50   |   |                                       |                                       |                                       |                                       |   |                                       |                                       |                                       |                     |
| AD9            | Seacoast Church                         | 2582411000   | No         | 35    | Yes  | X   | X                                     | X                                     |                                       | X                                     | X   | X                                     | X                                     | X                                     | X                   |
| AD11           | Manchester Avenue West Sites            | 2612003700<br>2612003800<br>2612003900   | No         | 41    | Yes  | X   | X                                     | X                                     | X                                     | X                                     | X   | X                                     | X                                     | X                                     | X                   |
| AD14           | Harrison Sites                          | 2580521200<br>2580350700   | No         | 21    | Yes  | X   | X                                     | X                                     |                                       | X                                     | X   | X                                     | X                                     | X                                     | X                   |
| AD31           | Meyer Proposal                          | 2561711300<br>2561711400<br>2561711500<br>2561712100<br>2561712400<br>2561712000 | No         | 163   | Yes  | X   | X                                     | X                                     |                                       |                                       | X   | X                                     | X                                     | X                                     | X                   |


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|----------------|---|--|------------|-------|--|---|---------------------------------------|---------------------------------|---------------------------------------|---|---|---------------------------------------|--|---------------------------------------|
|                |   |  |            |       |  | Greenhouse Gas Emissions  |                                       | Hazards and Hazardous Materials |                                       |   | Hydrology and Water Quality                         |                                       | Land Use and Planning                      | Transportation and Traffic            |
|                |   |  |            |       |  | Mitigation Measure GHG-1 <sup>q</sup>                                 | Mitigation Measure GHG-3 <sup>r</sup> | VHFHSZ <sup>s</sup>             | Mitigation Measure HAZ-1 <sup>t</sup> |   | Water Quality                                       | Mitigation Measure HYD-1 <sup>u</sup> | Mitigation Measure LU-1 <sup>v</sup>       | Mitigation Measure TRF-1              |
|                |   |  |            |       |  | Greenhouse Gas Emissions Assessment                                   | Greenhouse Gas Analysis               | Fire Protection Plan            | Phase I Environmental Site Assessment | Phase II Environmental Site Assessment <sup>w</sup> | PDP Stormwater Quality Management Plan <sup>x</sup> | Floodplain Management Regulations     | Land Evaluation and Site Assessment (LESA) | Fair-share Traffic Study <sup>y</sup> |
| 1              | Greek Church Site                       | 2611506400   | No         | 50    | Yes  | X   | X                                     | X                               | X                                     |   | X*  | X                                     |  | X                                     |
| 2              | Cannon Property (Pieraeus Site)         | 2541440100   | Yes        | 173   | Yes  | X   | X                                     | X                               | X                                     |   | X   |                                       |  | X                                     |
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| 6 (a)          | Armstrong Parcels                       | 2574702400   | Yes        | 55    | Yes  | X   | X                                     |                                 | X                                     | X   | X   | X                                     |  | X                                     |
| 6 (b)          |   | 2574702300   | No         |       | Yes  |   |                                       |                                 |                                       |   |   |                                       |  |                                       |
| 7              | Jackel Property                         | 2160412000<br>2160412100   | No         | 33    | Yes  | X   | X                                     |                                 |                                       |   | X   |                                       |  | X                                     |
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| 8 (b)          |   | 2592312800<br>2592313000<br>2592313100   | No         |       | Yes  |   |                                       |                                 |                                       |   |   |                                       |  |                                       |
| 9              |   | Echter Property  | 2546121200 | No    | 246  |   |                                       |                                 |                                       |   |   |                                       |  |                                       |
| 12             | Sunshine Gardens                        | 2581309700<br>2581309800   | No         | 84    | Yes  | X   | X                                     |                                 | X                                     |   | X*  |                                       |  | X                                     |
| AD1            | Sage Canyon Parcel                      | 2620618500   | Yes        | 60    | Yes  | X   | X                                     | X                               | X                                     | X   | X   | X                                     |  | X                                     |
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| AD2 (b)        |   | 2581308000<br>2581308600<br>2581309300<br>2581309400                             | Yes        | 121   | Yes  |   |                                       |                                 |                                       |   |   |                                       |  |                                       |
| AD2 (c)        |   | 2581308200<br>2581309100   | No         | 30    | Yes  |   |                                       |                                 |                                       |   |   |                                       |  |                                       |
| AD8            |   | Vulcan & La Costa Site   | 2160520100 | No    | 50   |   |                                       |                                 |                                       |   |   |                                       |  |                                       |
| AD9            | Seacoast Church                         | 2582411000   | No         | 35    | Yes  | X   | X                                     |                                 | X                                     | X   | X   |                                       |  | X                                     |
| AD11           | Manchester Avenue West Sites            | 2612003700<br>2612003800<br>2612003900   | No         | 41    | Yes  | X   | X                                     | X                               | X                                     | X   | X   | X                                     | X  | X                                     |
| AD14           | Harrison Sites                          | 2580521200<br>2580350700   | No         | 21    | Yes  | X   | X                                     |                                 | X                                     | X   | X   | X                                     |  | X                                     |
| AD31           | Meyer Proposal                          | 2561711300<br>2561711400<br>2561711500<br>2561712100<br>2561712400<br>2561712000 | No         | 163   | Yes  | X   | X                                     |                                 | X                                     |   | X   |                                       |  | X                                     |

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**DISCLOSURE:** The items marked with an “X” are required for a project submittal associated with the identified site(s). The City of Encinitas reserves the right to request any additional documentation or information during the review of the project application materials that may not be identified in this chart based upon the site-specific studies and project-specific circumstances. The notes provided below are intended to be a summary of the specific studies and mitigation measures required for the identified site(s). Detailed information regarding these studies and their requirements can be found within the [City’s Municipal Code](#), the [City’s website](#), and the [Environmental Assessment](#). Links have been inserted into these notes to provide the applicant with direct and easy access to the specific content.

The review status of these sites can be found on the City’s website (<https://encinitasca.gov/Government/City-Projects>) under the Land Use topic. Click the link labeled “Housing Element Site Permit Application Update” to view the status update document.

 These sites were examined in the [Measure T Program EIR](#) and may tier off of the EIR if environmental review is required.

- <sup>a</sup> [EMC 30.34.080 Scenic/Visual Corridor Overlay](#) | Design Review - Consideration of overall visual impact of the proposed project 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.
- <sup>b</sup> [EMC 30.34.030 Hillside/Inland Bluff Overlay](#) | Slope Analysis - Topographic map with two-foot contours depicting slope categories in acres, and location for: <25% slope; 25% to 40% slope; and >40% slope. See Municipal Code Section for development restrictions and exceptions.
- <sup>c</sup> [EMC 30.34.020 Coastal Bluff Overlay Zone](#) | Soils Report - A certified and prequalified engineering geologist knowledgeable in City standards, coastal engineering and engineering geology shall prepare a soils report and either a geotechnical review or geotechnical report as specified in EMC Section 30.34.020(C).
- <sup>d</sup> [EMC 30.34.040 Floodplain Overlay](#) | Hydrologic Study -
- <sup>e</sup> [EMC 23.24 Grading, Erosion & Sediment Control](#) | Required for >50 cu. yds. of grading. Permit application requirements include, and are not limited to, submittal of a Drainage Study, Geotechnical Report, Erosion Control Plans, Landscape and Irrigation Plans (EMC 23.24.120). Design Review is required for >8’ excavation.
- <sup>f</sup> [MM AQ-2 Air Quality Assessment for Construction Related Emissions \(See Pg. 4.2-10\)](#) | Shall be prepared for projects that would exceed SDAPCD significance thresholds for construction related-emissions prior to demo, grading, or building permit approval.
- <sup>g</sup> [MM AQ-3 \(See Pgs. 4.2-12 and 4.2-13\)](#) | Maximize distance between I-5 roadway and sensitive receptors, locate air intake at the non-roadway facing side of buildings, and ensure windows nearest the roadway do not open.
- <sup>h</sup> [Geological Reconnaissance Report](#) | Required if structures and improvements are proposed within any areas of >25% slope. City Engineer may require a preliminary engineering geology report if unstable conditions are not sufficiently defined.
- <sup>i</sup> [MM BIO-1 \(See Pg. 4.3-21\)](#) | A qualified professional biologist shall prepare a site-specific survey to identify the presence of any sensitive biological resources (sensitive plant or wildlife species) and prepare a report detailing the findings of the survey. If suitable habitat is found, then focused presence/absence surveys shall be conducted.
- <sup>j</sup> [MM BIO-2 \(See Pg. 4.3-21\)](#) | Required prior to issuance of a permit for grading or vegetation removal and there is potential for significant impacts to least Bell’s viero if the project is within 300 feet of riparian habitat during breeding season (April 10 to July 31). If identified, then construction noise monitoring is required and noise levels shall be maintained below 60dB(A).
- <sup>k</sup> [MM BIO-3 \(See Pgs. 4.3-21 and 4.3-22\)](#) | A qualified professional biologist shall conduct the survey one week prior to the start of vegetation clearing or construction activities during the typical bird breeding season (January 15-September 15) prior to issuance of a permit for grading or vegetation removal.
- <sup>l</sup> [MM BIO-4 \(See Pg. 4.3-23\)](#) | Avoidance, minimization measures, and suitable mitigation shall be implemented pursuant to Multiple Habitat Conservation Program (MHCP) prior to issuance of a permit for grading or vegetation removal.
- <sup>m</sup> [MM BIO-5 \(See Pgs. 4.3-24 and 4.3-25\)](#) | A qualified professional biologist shall identify if any jurisdictional waters are on-site and if so, then a jurisdictional wetlands delineation shall be conducted. Locations of California Department of Fish and Wildlife shall be delineated, and any special aquatic site (excluding vernal pools)
- <sup>n</sup> [MM CUL-2 \(See Pg. 4.4-8\)](#) | Shall be conducted and prepared by a qualified archaeologist to evaluate presence of archaeological and tribal cultural resources.
- <sup>o</sup> [MM CUL-3 \(See Pg. 4.4-10\)](#) | A qualified paleontological monitor shall be present during the excavation of over 1,000 cubic yards in geologic formation, excavation depths within the geologic formation of 10 feet or greater, or over 2,000 cubic yards of a geologic formation. Geologic formations would be determined by a site-specific geotechnical study.
- <sup>p</sup> [MM CUL-1 Historical Resource Report \(See Pg. 4.4-6\)](#) | Required if the structure is >50 years of age and maintains its original structural integrity. Report shall be prepared by a qualified professional historian.
- <sup>q</sup> [MM GHG-1 \(See Pg. 4.6-11\)](#) | Required for projects that would exceed 900 metric tons of CO<sub>2</sub>e interim screening threshold of significance in accordance with City and San Diego Air Pollution Control District (SDAPCD) promulgated methodology protocols.
- <sup>r</sup> [MM GHG-3 \(See Pgs. 4.6-11 through 4.6-14\)](#) | Required for all discretionary projects that exceed the CAPCOA 900 MTCO<sub>2</sub>E screening threshold that identifies appropriate project-level significance thresholds, mitigation measures, and demonstrate AB 32 or SB 32 will not be impeded.
- <sup>s</sup> VHFHSZ | All construction must meet Chapter 7A of the California Building Code for fire resistive construction. A Fire Protection Plan is required to be submitted to address defensible space, access, and possibly the need for an AM&MR.
- <sup>t</sup> [MM HAZ-1 \(See Pgs. 4.7-10 and 4.7-11\)](#) | Phase I Environmental Site Assessment (ESA) shall be completed in accordance with American Society of Testing and Materials (ASTM) Standards. If hazardous materials are identified, then a Phase II ESA and remediation shall be conducted.
- <sup>u</sup> [MM HYD-1 \(See Pg. 4.8-13\)](#) | Projects are required to comply with all requirements within the City’s Floodplain Management Regulations in [EMC Chapter 23.40](#).
- <sup>v</sup> [MM LU-1 \(See Pg. 4.9-32\)](#) | The LESA shall be prepared to determine the significance of development on agricultural resources. Should the LESA determine that site development would result in a significant impact to agricultural resources, the City shall determine if feasible mitigation is available.
- <sup>w</sup> [Phase II ESA \(See Pgs. 4.7-10 and 4.7-11\)](#) - If remediation is identified, then a qualified environmental engineer shall be retained to develop a soil and/or groundwater management plan, shall monitor all excavation and grading activities, submit documentation showing contaminated soil and/or groundwater have been avoided or remediated to meet cleanup requirements established by local regulatory agencies and provide City with copy of the local regulatory agencies written authorization confirming the completion of remediation.
- <sup>x</sup> [EMC 20.08 Stormwater Management](#) | Priority Development Project (PDP) Stormwater Quality Management Plan - Required when new development creates 10,000 SF or greater of impervious surface, redevelopment that creates or replaces 5,000 SF of impervious surface. \*New or redevelopment that creates and/or replaces 2,500 SF of impervious surface. More information on the report can be found in the Engineering Design Manual Chapter 7 (<https://archive.encinitasca.gov/WebLink/DocView.aspx?id=735600&cr=1>). If the project is a priority development project, then a Geotechnical Study will be required.
- <sup>y</sup> [MM TRF-1 \(See Pgs. 4.13-47 and 4.13-48\)](#) | A site-specific study shall be conducted to determine whether a fair-share contribution is warranted to mitigate any significant traffic impacts resulting from build-out of the development if a Capital Improvement Program includes any traffic improvements in Table A adopted by the City or a similar program by Caltrans for future roadway improvements.