

Executive Summary

No references cited.

1.0 Introduction

No references cited.

2.0 Project Description

ECORP Consulting, Inc (ECORP). 2022. Biological Technical Report for the Piraeus Point Project.

Encinitas, City of. 2016. San Dieguito Water District.
https://encinitasca.gov/Government/Departments/San-Dieguito-Water-District_

3.0 Environmental Analysis

No references cited.

3.1 Aesthetics

CCC (California Coastal Commission). 2019. Staff Recommendation on City of Encinitas Local Coastal Program Amendment No. LCP-6-Enc-19-0014-1 for Commission Meeting of June 12-14, 2019.

Caltrans (California Department of Transportation). n.d. California Scenic Highways - GIS Layer.
<https://www.arcgis.com/apps/mapviewer/index.html?layers=f0259b1ad0fe4093a5604c9b838a486a>.

ECORP. 2022. Biological Technical Report for the Piraeus Point Project.

Encinitas, City of. 1991. General Plan.
<https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.

_____. 2018. 2013-2021 General Plan Housing Element Update Environmental Assessment.
https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202018/Environmental%20Assessment%20-%20June%202018/Encinitas%20HEU%20EA%20Full_061518.pdf.

Visual Concepts Lighting, Inc. 2022. Lighting Plan.

3.2 Air Quality

Encinitas, City of. 1991. General Plan.

<https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.

_____. 2018. 2013-2021 General Plan Housing Element Update Environmental Assessment.

https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202018/Environmental%20Assessment%20-%20June%202018/Encinitas%20HEU%20EA%20Full_061518.pdf.

Ldn Consulting, Inc. 2022a. Air Quality Assessment.

_____. 2022b. Health Risk Assessment.

Intersecting Metrics. 2022. Transportation Impact Study.

San Diego Air Pollution Control District. 2020. Attainment Status,

<https://www.sdapcd.org/content/sdc/apcd/en/air-quality-planning/attainment-status.html>.

3.3 Biological Resources

ECORP. 2022. Biological Technical Report for the Piraeus Point Project.

3.4 Cultural Resources

ECORP. 2022a. Cultural Resources Inventory and Evaluation Report for the Piraeus Point Project.

_____. 2022b. Biological Technical Report for the Piraeus Point Project.

Encinitas, City of. 1991. City of Encinitas General Plan.

<https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.

_____. 2018. 2013-2021 Housing Element Update Environmental Assessment.

https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202018/Environmental%20Assessment%20-%20June%202018/Encinitas%20HEU%20EA%20Full_061518.pdf.

3.5 Energy Conservation and Climate Change

- California Air Resources Board (CARB). 2008. Climate Change Scoping Plan.
https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/document/adopted_scoping_plan.pdf. Accessed August 4, 2022.
- _____. 2017. California's 2017 Climate Change Scoping Plan.
https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/scoping_plan_2017.pdf. Accessed August 4, 2022.
- CEC (California Energy Commission). 2022. Final 2021 Integrated Energy Policy Report Volume IV California Energy Demand Forecast.
- _____. 2016. Electricity Consumption by County.
<https://ecdms.energy.ca.gov/elecbycounty.aspx>.
- City of Encinitas. 1991. General Plan.
<https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.
- _____. 2018. 2013-2021 General Plan Housing Element Update Environmental Assessment.
https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202018/Environmental%20Assessment%20-%20June%202018/Encinitas%20HEU%20EA%20Full_061518.pdf.
- _____. 2021. Climate Action Plan.
https://encinitasca.gov/Portals/0/City%20Documents/Documents/City%20Manager/Climate%20Action/CAP_2_3_2021_final.pdf?ver=2021-02-03-151752-820. Accessed August 4, 2022.
- CPUC (California Public Utilities Commission). 2022. Natural Gas and California.
http://www.cpuc.ca.gov/natural_gas/. Accessed August 12, 2022.
- EIA (United States Energy Information Administration). 2022. California: Profile Analysis.
<https://www.eia.gov/state/analysis.php?sid=CA>.
- Ldn Consulting, Inc. 2022. Greenhouse Gas Assessment.
- San Diego Association of Governments (SANDAG). 2021. Regional Plan.
<https://sdforward.com/mobility-planning/2021-regional-plan>. Accessed August 4, 2022.
- SDGE (San Diego Gas & Electric). 2022. About Us. <https://www.sdge.com/more-information/our-company/about->

8.0 References

us#:~:text=We%20distribute%20energy%20service%20to,Diego%20and%20southern%20Orange%20counties.

3.6 Geology and Soils

California Geological Survey (CGS). 2010. Fault Activity Map of California.

<http://maps.conservation.ca.gov/cgs/fam/>.

County of San Diego. n.d. Multi-jurisdictional Hazard Mitigation Plan.

https://www.sandiegocounty.gov/oes/emergency_management/oes_jl_mitplan.html.

Geocon, Inc. 2019. Consultation: Limits of Areas of Previous Grading Disturbance, Encinitas Apartments.

_____. 2022. Geotechnical Investigation.

San Diego Natural History Museum (SDNHM). 2022. Paleontological Records Search.

3.7 Hazards and Hazardous Materials

CalEPA (California Environmental Protection Agency). 2022. About Us.

<https://calepa.ca.gov/about/#:~:text=Our%20mission%20is%20to%20restore,and%20waste%20recycling%20and%20reduction>.

Cal Fire (California Department of Forestry and Fire Protection). n.d. FHSZ Viewer.

<https://egis.fire.ca.gov/FHSZ/>.

CalOES (California Governor's Office of Emergency Services). 2022. Hazardous Materials Business Plan Program. <https://calepa.ca.gov/hazardous-materials-business-plan-program/>.

DTSC (Department of Toxic Substances Control). 2020. EnviroStor database.

ECORP. 2022. Biological Technical Report.

Encinitas, City of. 1991. City of Encinitas General Plan.

<https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.

_____. 1995. General Plan Public Safety Element.

<https://archive.encinitasca.gov/WebLink/browse.aspx?startid=665622&cr=1>.

_____. 2005. Design Guidelines.

_____. 2011. General Plan Resource Management Element.

<https://archive.encinitasca.gov/WebLink/browse.aspx?startid=665622&cr=1>.

- _____. 2016. Emergency Preparedness - Respond. <https://encinitasca.gov/I-Want-To/Emergency-Preparedness/Respond>.
- _____. n.d. Fire Approaches and Evacuation Routes. <https://encinitasca.gov/Portals/0/City%20Documents/Documents/Fire%20%26%20Marine%20Safety/Emergency%20Preparedness/Fire%20Approaches%20and%20Evacuation%20Routes.pdf>.
- FIREWISE. 2022. Piraeus Point Fire Protection Plan.
- Geocon, Inc. 2021. Phase I and II Environmental Site Assessment Report.
- _____. 2022. Phase I Environmental Site Assessment Report.
- San Diego County. 2018. San Diego County Emergency Operations Plan.
- State Board of Forestry and Fire Protection and California Department of Forestry and Fire Protection. 2018. Strategic Fire Plan. https://osfm.fire.ca.gov/media/5590/2018-strategic-fire-plan-approved-08_22_18.pdf.
- SWRCB (State Water Resources Control Board). 2019. GeoTracker search. https://www.waterboards.ca.gov/water_issues/programs/ust/cleanup/.
- _____. 2022a. La Costa Chevron – LUST Cleanup Site (TO607302127). https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=TO607302127.
- _____. 2022b. Barrett American – LUST Cleanup Site (TO6019729886). https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=TO6019729886.

3.8 Hydrology and Water Quality

- Carlsbad Watershed Management Area Responsible Agencies. 2018. Project Clean Water. <https://projectcleanwater.org/watersheds/carlsbad-wma/>.
- CEMA (California Emergency Management Agency). 2009. Tsunami Inundation Map for Emergency Planning – Encinitas Quadrangle. June 1, 2009. https://www.conservation.ca.gov/cgs/Documents/Publications/Tsunami-Maps/Tsunami_Inundation_Encinitas_Quad_SanDiego.pdf.
- Encinitas, City of. 1991. General Plan. <https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.
- _____. 2016. Engineering Design Manual, Chapter 7: BMP Design Manual. <https://archive.encinitasca.gov/weblink8/0/doc/735600/Page1.aspx>.

- _____. 2017. Jurisdictional Runoff Management Program. January 2017.
- _____. 2018. 2013-2021 General Plan Housing Element Update Environmental Assessment. https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202018/Environmental%20Assessment%20-%20June%202018/Encinitas%20HEU%20EA%20Full_061518.pdf.
- FEMA (Federal Emergency Management Act). 2021. FEMA Flood Map Service Center: Search by Address. FEMA Panel Number 06073C1033H effective December 2021. <https://msc.fema.gov/portal/search?AddressQuery=piraeus%20street%20encinitas%20california>.
- Geocon, Inc. 2022. Geotechnical Investigation.
- PLSA (Pasco Laret Suiter & Associates. 2022a. Preliminary Hydrology Study.
- _____. 2022b. Stormwater Quality Management Plan.
- San Diego County. 2020. San Diego County Sustainable Groundwater Management. <https://www.sandiegocounty.gov/pds/SGMA.html>.
- San Diego Regional Water Quality Control Board (SDRWCB). 2016. Water Quality Control Plan for the San Diego Basin.
- SDWD (San Dieguito Water District). 2020. Final Urban Water Management Plan.

3.9 Land Use and Planning

- California Coastal Commission (CCC). 2019. Staff Recommendation on City of Encinitas Local Coastal Program Amendment No. LCP-6-ENC-19-0014-1 for Commission Meeting of June 12-14, 2019. <https://documents.coastal.ca.gov/reports/2019/6/Th19c/th19c-6-2019-report.pdf>.
- Department of Housing and Community Development (HCD). 2019. Encinitas' 5th Cycle (2013-2021) Housing Element Compliance Status. <https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202019/Housing%20Plan%20Certification%2010-8-19.pdf>.
- Encinitas, City of. 1991. General Plan. <https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.

- _____. 2016. General Plan. Resource Management Element.
- _____. 2018. 2013-2021 General Plan Housing Element Update Environmental Assessment. https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202018/Environmental%20Assessment%20-%20June%202018/Encinitas%20HEU%20EA%20Full_061518.pdf.
- _____. n.d. MyEncinitas Map. <https://myencinitas.encinitasca.gov/map/>.
- Geocon, Inc. 2019. Consultation: Limits of Areas of Previous Grading Disturbance, Encinitas Apartments.
- FIREWISE. 2022. Piraeus Point Fire Protection Plan.
- San Diego Association of Governments (SANDAG). 2011. 2050 Regional Transportation Plan. https://www.sandag.org/uploads/2050RTP/F2050rtp_all.pdf.
- _____. 2016. Regional Scale Smart Growth Concept Map. https://www.sandag.org/uploads/projectid/projectid_296_13994.pdf.

3.10 Noise

- Caltrans (California Department of Transportation). 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol.
- _____. 2020. Transportation and Construction Vibration Guidance Manual, Table 20, April 2020.
- ECORP Consulting, Inc. 2022. Biological Technical Report for the Piraeus Point Project.
- Encinitas, City of. 1991. City of Encinitas General Plan. <https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.
- _____. 2018. 2013-2021 General Plan Housing Element Update Environmental Assessment. https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202018/Environmental%20Assessment%20-%20June%202018/Encinitas%20HEU%20EA%20Full_061518.pdf.
- EPA (U.S. Environmental Protection Agency). 1981. Noise Effects Handbook – A Desk Reference to Health and Welfare Effects of Noise.
- FHWA (Federal Highway Administration). 2006. Roadway Construction Noise Model (FHWA-HEP-05-054).

_____. 2011. Effective Noise Control During Nighttime Construction.

FTA (Federal Transit Administration). 2006. Transit Noise and Vibration Impact Assessment.

Intersecting Metrics. 2022. Transportation Impact Study.

Ldn Consulting, Inc. 2022. Noise Study.

3.11 Public Services and Recreation

California Department of Education. 2022. Data Quest, Search by: Level – School, Subject – Annual Enrollment Data, Time Frame – 2021-22, Capri.

<https://dq.cde.ca.gov/dataquest/page2.asp?level=School&subject=Enrollment&submit1=Submit>.

City of Encinitas. 1991. City of Encinitas General Plan.

<https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.

_____. 1995. General Plan Public Safety Element.

<https://archive.encinitasca.gov/WebLink/browse.aspx?startid=665622&cr=1>.

_____. 2003. General Plan Recreation Element.

<https://archive.encinitasca.gov/WebLink/DocView.aspx?id=835469&dbid=0&repo=CityofEncinitas>.

_____. 2016a. Draft Program Environmental Impact Report for At Home Encinitas, the City of Encinitas Housing Element Update, Encinitas, California. SCH # 2015041044.

_____. 2016b. Encinitas, California Parks, Beaches, Trails, and Open Space Master Plan. <https://encinitasca.gov/Portals/0/City%20Documents/Documents/Parks/Parks%20Master%20Plan/Encinitas%20Master%20Plan%2010%2010%2016%20Final%20Document%2010.20.16.pdf>.

_____. 2018. 2013-2021 Housing Element Update Environmental Assessment.

https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202018/Environmental%20Assessment%20-%20June%202018/Encinitas%20HEU%20EA%20Full_061518.pdf.

_____. 2019. General Plan Land Use Element.

<https://archive.encinitasca.gov/WebLink/DocView.aspx?id=822446&dbid=0&repo=CityofEncinitas>.

- _____. 2021. Public Safety. <https://encinitasca.gov/Government/Departments/Public-Safety>.
- _____. 2021. 2021 Annual Report, Encinitas Solana Beach Del Mar Fire Departments. https://encinitasca.gov/LinkClick.aspx?fileticket=9w2_q7B96CY%3d&portalid=0.
- _____. 2022. Parks, Recreation & Cultural Arts. <https://encinitasca.gov/Government/Departments/Parks-Recreation-Cultural-Arts>.
- _____. n.d. MyEncinitas Map. <https://myencinitas.encinitasca.gov/map/>.
- EUSD (Encinitas Union School District). 2022a. Our District. <https://www.eusd.net/our-district>.
- _____. 2022b. SchoolSite Locator. <https://portal.schoolsitelocator.com/apps/ssl/?districtcode=00600>.
- _____. 2022c. Encinitas Union School District Facilities Master Plan 2020. <https://lpamasterplans.com/encinitas-usd-fmp/>.
- SANDAG (San Diego Association of Governments). 2020. Demographic and Socioeconomic Estimates - Jurisdiction: Encinitas. https://datasurfer.sandag.org/download/sandag_estimate_2020_jurisdiction_encinitas.pdf.
- San Diego County Sheriff's Department. 2022a. Patrol Stations – North Coastal Station. <https://www.sdsheriff.gov/Home/Components/FacilityDirectory/FacilityDirectory/28/61>.
- _____. 2022b. North Coastal Patrol Station City of Encinitas Monthly Review, March 2022. <https://encinitasca.gov/Portals/0/City%20Documents/Documents/Law%20Enforcement/Encinitas%20Monthly%20Report%20MARCH%202022.pdf?ver=2022-05-19-120854-967>.
- SDUHSD (San Dieguito Union High School District). 2022a. Our District. <https://www.sduhsd.net/Our-District/index.html>.
- _____. 2022b. SchoolSite Locator. <https://portal.schoolsitelocator.com/apps/ssl/?districtcode=98324>.

3.12 Transportation

- Encinitas, City of. 2018. General Plan Circulation Element.
- EUSD (Encinitas Union School District). 2022. School Site Locator. <https://portal.schoolsitelocator.com/apps/ssl/?districtcode=00600>.

Intersecting Metrics. 2022. Transportation Impact Study.

OPR (Governor's Office of Planning and Research). 2018. Technical Advisory on Evaluation Transportation Impacts in CEQA.

SANDAG. 2002. (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region. https://www.sandag.org/uploads/publicationid/publicationid_1140_5044.pdf.

3.13 Tribal Cultural Resources

ECORP. 2022a. Cultural Resources Inventory and Evaluation Report for the Piraeus Point Project.

_____. 2022b. Biological Technical Report for the Piraeus Point Project.

Encinitas, City of. 1991. City of Encinitas General Plan.
<https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.

_____. 2018. 2013-2021 Housing Element Update Environmental Assessment.
https://encinitasca.gov/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update%202018/Environmental%20Assessment%20-%20June%202018/Encinitas%20HEU%20EA%20Full_061518.pdf.

3.14 Utilities and Service Systems

Broadband Now. 2022. Internet Providers in Encinitas, CA.
<https://broadbandnow.com/California/Encinitas>.

CalRecycle (California Department of Resources Recycling and Recovery). 2019a. SWIS Facility/Site Activity Details: Otay Landfill (37-AA-0010).
<https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1790?siteID=2863>.

_____. 2019b. SWIS Facility/Site Activity Details: Sycamore Landfill (37-AA-0023).
<https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1798?siteID=2871>.

_____. 2019c. Disposal Rate Calculator.
<https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/DisposalRateCalculator>.

Encinitas, City of. 1991. General Plan.
<https://archive.encinitasca.gov/weblink8/browse.aspx?startid=665622>.

_____. 2016. San Dieguito Water District.
https://encinitasca.gov/Government/Departments/San-Dieguito-Water-District_

- _____. 2020. Climate Action Plan.
https://encinitasca.gov/Portals/0/City%20Documents/Documents/City%20Manager/Climate%20Action/CAP_2_3_2021_final.pdf?ver=2021-02-03-151752-820.
- EWA (Encina Wastewater Authority). n.d. About the Encina Wastewater Authority.
<https://www.encinajpa.com/about>.
- LWD (Leucadia Wastewater District). 2022. Project Facility Availability Form (Sewer).
- PLSA (Pasco Laret Suiter & Associates). 2022a. Preliminary Wastewater Report.
- _____. 2022b. Preliminary Hydrology Study.
- San Diego Integrated Regional Water Management Group. 2019. Integrated Regional Water Management Plan. <http://sdirwmp.org/2019-irwm-plan-update>.
- SDWD (San Dieguito Water District). 2020. Final Urban Water Management Plan.
- _____. 2022. Project Facility Availability Form (Water).

3.15 Wildfire

- Cal Fire (California Department of Forestry and Fire Protection). 2022. 2021 Statistics and Events. <https://www.fire.ca.gov/stats-events/>.
- _____. n.d. FHSZ Viewer. <https://egis.fire.ca.gov/FHSZ/>.
- _____. n.d.-a. Emergency Preparedness - Respond. <https://encinitasca.gov/I-Want-To/Emergency-Preparedness/Respond>.
- _____. 2016. Engineering Design Manual, Chapter 7: BMP Design Manual.
<https://archive.encinitasca.gov/WebLink/DocView.aspx?dbid=0&id=735600&page=1>.
- _____. n.d.-b. Fire Approaches and Evacuation Routes.
<https://encinitasca.gov/Portals/0/City%20Documents/Documents/Fire%20%26%20Marine%20Safety/Emergency%20Preparedness/Fire%20Approaches%20and%20Evacuation%20Routes.pdf>.
- _____. 2022. Fire Department - Fire Service Availability Letter.
- FIREWISE. 2022. Piraeus Point Fire Protection Plan.
- Geocon. 2022. Geotechnical Investigation.

8.0 References

San Diego County. 2018. San Diego County Emergency Operations Plan.

https://www.sandiegocounty.gov/content/sdc/oes/emergency_management/oes_jl_op_area.html.

4.0 Effects Found Not to Be Significant

California Department of Conservation (CDC), Division of Mine and Geology. 1996. Mineral Land Classification Map, Aggregate Resources Only.

California Department of Conservation (DOC). 2022. California Important Farmland Finder.

<https://maps.conservation.ca.gov/DLRP/CIFF/>.

ECORP. 2022. Cultural Resources Inventory and Evaluation Report for the Piraeus Point Project.

Encinitas, City of. 2019. Housing Element Update. <https://encinitasca.gov/Housing-Plan-Update-2019>.

5.0 Alternatives

Encinitas, City of. 2019. Housing Element Update. <https://encinitasca.gov/Housing-Plan-Update-2019>.

6.0 Other CEQA Considerations

No references cited.

7.0 Preparers and Persons Consulted

No references cited.