

RESOURCE MANAGEMENT ELEMENT CITY OF ENCINITAS GENERAL PLAN

AS AMENDED:

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I. INTRODUCTION TO THE RESOURCE MANAGEMENT ELEMENT

A PURPOSE OF THIS ELEMENT

The City of Encinitas, as well as the surrounding region, is rich in both natural and cultural resources. ~~Early man was attracted to~~ Native Americans lived in the North County region for many thousands of years before the European discovery, and of the thousands of artifacts and hundreds of archaeological sites that have been found in the Encinitas area.

The undeveloped areas of the City are the only remnants of an environment that existed for many thousands of years. Plant and animal species that were once common are now confined to habitats that are many times smaller. Once these habitats are destroyed a number of rare and endangered plant and animal species may be lost as well.

Other environmental concerns also face the residents of the City and the surrounding Southern California region. The air we breathe, the water we drink, and the food we eat have become increasingly polluted over the past decades due to practices that are environmentally unsound. Contaminants range from hazardous materials affecting local groundwater to careless use of pesticides.

This Element is concerned with identifying goals and policies that are designed to preserve significant natural and cultural resources in the Planning Area. The Resource Management Element also builds upon goals and policies in the other elements, especially the Land Use Element. The Resource Management Technical Report provides necessary background information as a supporting document for the Element.

The Land Use Element includes a number of overlay designations that will be useful in implementing the policies contained in this Element. In addition, the Land Use Policy Map identifies those areas of the City where development densities will be reduced to maximize any open space which will also benefit efforts to preserve certain environmentally sensitive areas.

This Element meets State requirements concerning the Conservation and Open Space Elements as defined in Sections 65302(d), e and 65302(e)f, and 65560 of the Government Code. According to these requirements, the Conservation Element must contain goals and policies that further the protection and maintenance of the State's natural resources; prevents their wasteful exploitation, degradation, and destruction; and address habitat connectivity. The Open Space Element must contain goals and policies concerned with managing all open space areas, including undeveloped wilderness lands; along with equitable access to open space, rewilding opportunities, and climate resilience, per Section 65565.5 of the Government Code. (LCP Component)

B RELATED PLANS AND PROGRAMS

There are a number of existing plans and programs which are directly applicable to the aims and objectives of this Element. These plans and programs were enacted through federal and state legislation and are administered by Federal and State agencies or special districts that have been delegated with powers to enforce federal and state law. (LCP Component)

California Coastal Plan: This plan was prepared in response to a public mandate (Coastal Initiative - Proposition 20, 1972) that underscored citizen desires that the State's coastal resources be protected. A regional plan was prepared for the Encinitas Planning Area by the County of San Diego. This plan included the following policies, a number of which have been implemented or are included in this General Plan;

- Restore Batiquitos Lagoon to its natural state, to the extent that this is possible, including the restoration of tidal action, enhancement of resource value, protection of buffer areas and the creation of a 1000+ acre park reserve;
- Acquire additional sites to provide access to the shoreline;
- Designate the Highway 101 corridor as a scenic highway;
- Protect coastal floriculture and agriculture within the coastal area;
- Link existing and future parks with a trails system;
- Retain the low density, semi-rural character of existing "San Dieguito" communities; and
- Acquire 1000+ acres within the San Elijo Lagoon as an ecological reserve and regional park.

The State Coastal Commission has prepared guidelines designed to assist local governments and the Coastal Commission staff in how to implement State relating to the Coastal Act. These guidelines have been adhered to in the preparation of the Local Coastal Program (LCP) for the City of Encinitas. (LCP Component)

Local Coastal Program: The Encinitas LCP was adopted on April 12, 1995, by City Council Resolution No. 95-032. On May 11, 1995, the LCP was certified by the California Coastal Commission to be consistent with the California Coastal Act, thereby allowing the City to take over coastal permit authority and regulate development within the City's coastal zone beginning May 15, 1995. The City's LCP is not a distinct, separate document but instead consists of a mix of certain portions of The City's General Plan Elements, Specific Plans, Municipal Code sections, and informational guidelines. Specific portions of the Resource Management Element are included as components of the LCP and are labeled "LCP Component".

Shoreline Preservation Strategy: In 1993 the San Diego Association of Governments (SANDAG) adopted a Shoreline Preservation Strategy, aimed at protecting this region's shoreline as an environmental amenity, and to avoid hazards to public safety. The Strategy includes general objectives and policies, and suggests more detailed strategies for shoreline preservation for identified sub-regional "littoral cells." Encinitas is within the Oceanside Littoral Cell system.

The Encinitas General Plan/LCP is intended to be consistent with, and to help aid implementation of, the objectives and policies of the Shoreline Preservation Strategy. Detailed actions and programs which may be pursued within Encinitas and immediately offshore to implement the Strategy must be monitored, and checked for consistency with the goals and policies of this General Plan. (LCP Component)



Batiquitos Lagoon State Marine Conservation Area and Ecological Reserve

Marine Protected Areas: There are three Marine Protected Areas (MPAs) within and adjacent to the City, including San Elijo Lagoon Marine Conservation Area, Swami's State Marine Conservation Area and Ecological Reserve, and Batiquitos Lagoon State Marine Conservation Area and Ecological Reserve. MPAs are marine or estuarine areas seaward of the mean high tide line or the mouth of a coastal river, including any area of intertidal or subtidal terrain, together with its overlying

water and associated flora and fauna, that have been designated by law or administrative action to protect or conserve marine life and habitat. MPAs promote the restoration of ecosystems and biodiversity, which help increase the ocean's resilience to pollution and climate change.

California Environmental Quality Act Law and Guidelines: The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate that called for a thorough environmental analysis of those projects that might adversely affect the environment. The provisions of the law, review procedure, and any subsequent analysis are described in the CEQA Law and Guidelines as amended. CEQA will continue to be instrumental in ensuring that the impacts of all potentially significant projects are assessed by City officials (both appointed and elected) and the general public.

San Diego County Air Quality Plan: The City of Encinitas is located within a non-attainment area in that Federal clean air standards prepared by the Environmental Protection Agency have not been achieved. To comply with the provisions of the Clean Air Act, the State of California established a number of special districts charged with implementing plans and programs to achieve Federal clean air standards. The San Diego County Air Pollution District was responsible for preparing the 1982 State Implementation Plan Revision for the San Diego Air Basin which identifies strategies designed to improve air quality compliance with Federal standards.

Other Federal laws that are concerned with the protection of significant cultural and natural resources include the Endangered Species Act of 1973 (as amended in 1978), the Antiquities Act and the National Historic Preservation Act of 1966.

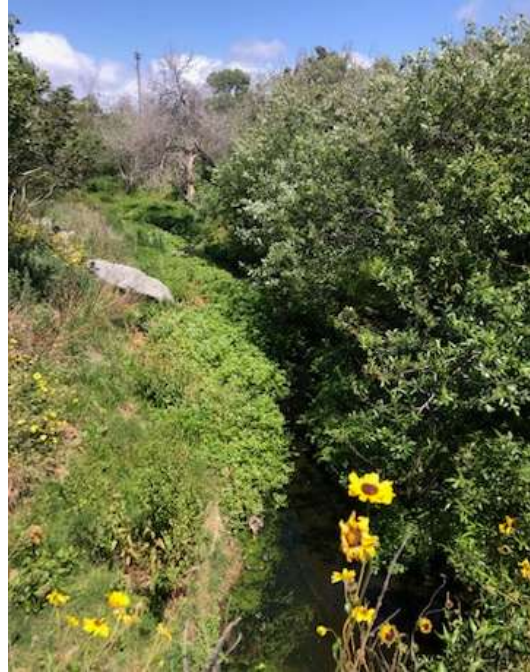
Encinitas Climate Action Plan: The Encinitas Climate Action Plan (CAP), originally adopted in 2011 and greenhouse gas reduction measures and adaptation strategies into local planning efforts. The CAP is an independent document that aligns with the City's General Plan, Municipal Code, Specific Plans, and Local Coastal Program (LCP), offering strategies, goals, and measures to reduce greenhouse gas (GHG) emissions and enhance the community's resilience to climate hazards.

San Diego Multiple Habitat Conservation Program: The San Diego Multiple Habitat Conservation Program (MHCP) is a long-term subregional conservation plan established to protect sensitive species and habitats in northwestern San Diego County (San Diego Association of Governments (SANDAG) 2003). Implementation of the MHCP is intended to allow for the identification of priority areas for preservation, while accommodating continued economic development and quality of life for residents of the North County region. The MHCP includes goals to conserve approximately 19,000 acres of habitat, of which roughly 8,800 acres (46 percent) are already in public ownership. The MHCP sets forth general and subarea conditions of coverage that must be met for the individual jurisdictions (i.e. permittees)—the Cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista—to obtain take authorization for the covered species.

The North County MHCP is divided into seven subarea plans—one for each jurisdiction within the MHCP—that are permitted and implemented separately from one another. The City's Draft Encinitas

Subarea Plan was prepared in June 2001 (Ogden and CBI 2001) and provides guidance for activities and projects within the City, in accordance with the MHCP. However, the City of Encinitas has not yet become signatory to the MHCP, and its subarea plan is not yet approved/permited.

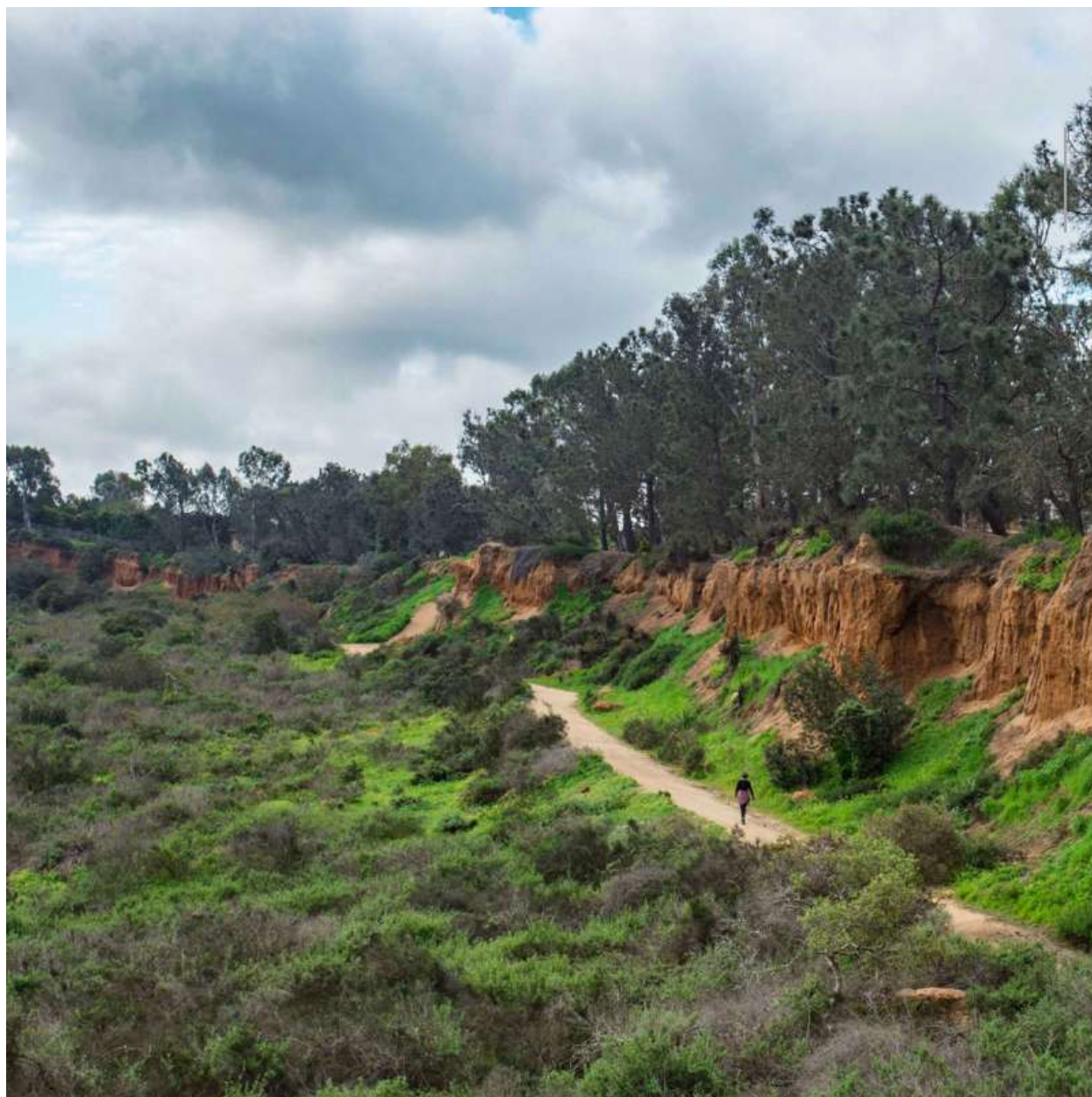
Encinitas Habitat Stewardship Program: The Encinitas Habitat Stewardship Program (EHSP) was developed as an alternative to implementation of the draft Open Space Management Plan (OSMP) defined as a requirement under the MHCP along with a Subarea Plan. The EHSP provides funding for basic property management stewardship (e.g., invasive plant removal, trash and encampment removal, fencing/signage, erosion control, fire abatement, etc.) on City-owned property which contains sensitive habitat. The program also provides a 50/50 financial incentive for homeowners' associations to participate in the program.



Cottonwood Creek near West B

Parks, Beaches, Trails, and Open Space Master Plan: The Parks, Beaches, Trails, and Open Space Master Plan (PBTOMP), adopted in 2016, is a long-range planning tool for best management practices in preserving and providing parks, trails, and beaches.

The PBTOMP provides direction on programs, facility maintenance, park management, general capital improvements, park amenities, parkland development, strategic land acquisition, trail connections, and budget and finance matters.



Cantabria-Gardena Trail

Opportunistic Beach Fill Program (OBFP)/Sand Compatibility and Opportunistic Use Program (SCOUP): On July 16, 2008, the City Council approved the implementation of the Sand Compatibility and Opportunistic Use Program (SCOUP) as part of the Opportunistic Beach Fill Program (OBFP). SCOUP was developed in consultation with State and Federal resource agencies to provide protocols and templates for a regional opportunistic sand program intended to streamline regulatory approval of small (i.e., less than 150,000 cubic yards) beach nourishment projects. The standardized permitting process facilitates the use of available sand from construction sites and other opportunistic sources. The program includes stringent environmental-quality requirements to ensure that the sand sources are compatible with receiver sites. The

timing and location of sand placement is also strictly controlled to reduce any negative effects on coastal habitats and recreation. Sand replenishment allows for the City and its partners to maintain public beach stability for recreation and, as a result, conserve sand from other sources to be utilized to establish natural dune habitats. Currently, the City's program allows for the streamlined approval of beach placement at Batiquitos, Leucadia, Moonlight, and Cardiff beaches for appropriate sand sources.



SCOUP placement along Cardiff State Beach

USACE Coastal Storm Damage Reduction Project: The federally funded Encinitas-Solana Beach Coastal Storm Damage Reduction Project (2022) aims to protect coastal bluffs and infrastructure by raising and widening the shorelines in Encinitas and Solana Beach through sand replenishment over a 50-year period. In 2024, the first phase of the project included the addition of 340,000 cubic yards of sand placed along City beaches spanning approximately 7,800 linear feet long by 50 feet wide. Every five years thereafter, approximately 220,000 cubic yards will be placed along the Encinitas shoreline, contingent on allocation of federal and State funding. This project was the winner of the national 2025 American Shore and Beach Preservation Association (ASBPA) Best Restored Beach Award.

The purpose of the project is to minimize the energy of storm surge impacting the bluff face by creating a beach wide enough to dissipate wave energy before causing damage to the bluff. Additionally, the project offers important co-benefits to public health and safety, including low-cost recreation by use of a wider, safer sandy beach area adjacent to the existing bluff condition, and environmental enhancements to beach habitat, by restoring and enhancing avian, fish, and invertebrate species habitat. With the beach fill in place, both cities would avoid the need to construct new public infrastructure and amenities that could impact natural habitat.



Stonesteps Beach before and after the USACE Coastal Storm Damage Reduction Project

SANDAG Regional Beach Sand Projects (RBSP): SANDAG completed two regional beach sand nourishment projects in 2001 and 2012 (RBSP I and RBSP II, respectively), adding approximately 3.5 million cubic yards of sand to the region's local beaches. In addition, SANDAG has an established regional forum, the Shoreline Preservation Working Group, where elected officials are engaged in regional adaptation projects, such as beach nourishment. To further address the loss of sand over recent years, SANDAG has started RBSP III and has begun to conduct a feasibility study for a long-term regional beach sand nourishment effort that will be programmatic in nature, spanning a project term in the range of 30-50 years. The feasibility study will identify transportation facilities and overall shoreline narrowing, city by city, that will be impacted by sea-level rise and coastal erosion and may benefit from beach nourishment and long-term sand management. Implementation of a future regional beach sand project would involve dredging beach quality sand from offshore borrow sites and placing it on highly eroded beaches in the San Diego and south Orange County regions. Wide beaches can help protect coastal communities, coastal transportation facilities, and critical public infrastructure by acting as a buffer to alleviate some of the impacts from strong storm events and high tides.

Cardiff State Beach Living Shoreline Project and San Elijo Lagoon Dredging: The Cardiff State Beach Living Shoreline project was the 2020 winner of the ASBPA Best Restored Beach Award, for its innovative “green infrastructure,” featuring 2,900 linear feet of reconstructed dunes. Located on the seaward side of Coast Highway 101 on Cardiff State Beach, the dune system protects a vulnerable segment of the roadway in addition to restoring natural habitat. The restored living shoreline dune system provides a critical coastal movement corridor for wildlife that may traverse, roost, or forage within the open space habitat. In addition to the maintenance activities associated with the Cardiff Living Shoreline, periodic dredging of the marine channel and inlet to the San Elijo Lagoon Ecological Reserve is also required and managed by Nature Collective. Sand accumulation within the inlet can prevent fish passage and spawning opportunities, negatively impact water quality, reduce natural recirculation of tidal waters, and artificially increase tidal inundation periods in the lagoon. This can negatively affect the lagoon’s native wetland and riparian habitats which are not adapted to the extended presence of high tidal waters. Ongoing

implementation of dredging activities protects the functions of the lagoon and provides additional sand for the Cardiff Living Shoreline Project and other beach replenishment needs within the City.



Cardiff State Beach Living Shoreline installed with a cycle track, decomposed granite path, and sand access pathways through the dune system

C FORMAT AND SCOPE OF THIS ELEMENT

The Resource Management Element includes two sections in addition to the Introduction. Resource Management Goals and Policies follow this section identifying goals and supporting policies aimed at preserving or managing resources in the City. This Element also includes a Resource Management Plan which is concerned with protecting and managing both natural and cultural resources. The Plan establishes linkages between the land use policy and existing resource management programs to preserve those areas identified as being ecologically or culturally significant. Furthermore, as noted above under Section B, portions of the Resource Management Element are also considered to be part of the City’s LCP and are labeled accordingly as “LCP Component.”

II. RESOURCE MANAGEMENT GOALS AND POLICIES

The goals and supporting policies included in this Element are concerned with a diverse range of issue and policy areas. A number of goals and policies focus on preserving significant habitats in the Planning Area including habitats containing rare or endangered plant and animal species. Another set of policies underscore the importance of maintaining agricultural production in the City as long as it is economically feasible to do so. The maintenance of air and water quality is emphasized in a number of goals and policies that support ongoing programs that are being undertaken to improve the quality of the air we breathe and the water we drink. The preservation of important viewsheds within the Planning Area is emphasized in policies aimed primarily at

preserving views in the coastal zone as well as providing for scenic highways. Finally, policies that emphasize the need for development practices to be sensitive to the environment are included in the final set of policies. (LCP Component)

A QUALITY OF WATER AND GROUNDWATER RESOURCES

One of the most important issues facing the State of California concerns the continued polluting of the State's groundwater. Agricultural practices, illegal dumping of toxic chemicals, urban stormwater, and inadequate protection against the leaching taking place in landfills are a few of the many sources contributing to this pollution. Increased development has also led to a corresponding decline in groundwater reserves. Unfortunately, water conservation measures are practiced on a widespread basis only during periods of prolonged drought. If the State's water resources are to be preserved, these water conservation practices need to be implemented at all times. (LCP Component)

GOAL RM-1: THE CITY WILL CONSERVE, PROTECT, AND ENHANCE THE WATER RESOURCES IN THE PLANNING AREA. (COASTAL ACT/30231)

Policies / Implementation Actions

RM-1.1	Require new development to utilize measures designed to conserve water in their construction.
RM-1.2 LCP Component	Cooperate with the Federal, State, and County governments and surrounding jurisdictions concerning the maintenance and improvement of water quality from local groundwater sources. (Coastal Act/ 30231)
RM-1.3 LCP Component	The City will implement a program for both the using and sale of treated wastewater from a new wastewater treatment facility. The City should attempt to use the treated wastewater for the landscaping of transportation corridors, parks and recreation areas, and other public uses. (Coastal Act/30231)
RM-1.4	The City will explore the possibilities of establishing or promoting a tree farm or plant growing operation to take advantage of the possibilities for sewage sludge and wastewater recycling.
RM-1.5	A study of the feasibility of participating with other governmental agencies in the processing of sludge into usable products should be conducted, including the possibility of worm farming.
RM-1.6 LCP Component	Phase out the use of water softeners which utilize salt in the water-softening process to prevent continued degradation of the water. (Coastal Act/30231)

RM-1.7	Investigate ways to reduce the reliance of local water users on imported water. The City will seek reductions in per capita water consumption and will support reclaiming sewage effluent for re-use.
RM-1.8 LCP Component	The City will achieve and maintain secondary sewage treatment through available means such as development fees, user fees, bond issues, etc. to prevent sewage pollution into the lagoons, ocean waters, or ground waters. (Coastal Act/30231)
RM-1.9 LCP Component	Encourage the use of recycled liquid wastes where appropriate. (Coastal Act/30231)
RM-1.10	Promote the use of water efficient sprinkling and gardening systems to include ordinances and technology to encourage drought tolerant plants.
RM-1.11	If a development can be connected to the sewer system, the system must have the capacity to handle the additional load of the proposed project.
RM-1.12	Development within unsewered areas shall only be allowed after testing proves that septic systems would not create potential pollution. All development within unsewered areas shall be limited to parcels of at least one (1) acre.
<u>RM-1.13</u>	<u>Promote water conservation in open space areas where landscape irrigation is provided, where feasible and consistent with public health and safety standards.</u>
<u>RM-1.14</u>	<u>Continue to require the use of stormwater best management practices such as biofiltration methods, storage and detention systems, and permeable pavement or pavers, to manage and treat stormwater runoff on-site.</u>
<u>RM-1.15</u>	<u>Promote the use of native vegetation in stormwater management systems to advance or complement rewilding efforts, where feasible.</u>

B QUALITY OF THE OCEAN WATERS

The coastal areas not only serve as resources for recreation and relaxation for both residents and visitors to the City, but also provide homes to many forms of marine life. As with groundwater, a major threat to the quality of our coastal waters comes from pollution. Policies listed in the following section focus on the importance of eliminating those practices that contribute to degradation and pollution of the coastal waters. In addition, these policies support the aims and objectives of the Coastal Act that relate to the improvement of water quality in coastal waters. (LCP Component)

GOAL RM-2: THE CITY SHALL MAKE EVERY EFFORT TO IMPROVE OCEAN WATER QUALITY. (COASTAL ACT/30231)

Policies / Implementation Actions

<p>RM-2.1 LCP Component</p>	<p>In that ocean water quality conditions are of utmost importance, the City shall aggressively pursue the elimination of all forms of potential unacceptable pollution that threatens marine or human health. (Coastal Act/30230/30231)</p>
<p>RM-2.2 LCP Component</p>	<p>In that the San Elijo ocean wastewater outfall lies within the jurisdiction of the City and the Encina outfall lies north of the City, the City shall encourage the highest feasible level of treatment of said wastewater prior to entering the outfalls and continually encourage the reduction of volume of wastewater to said outfalls by this City and other jurisdictions. (Coastal Act/30230/30231)</p>
<p>RM-2.3 LCP Component</p>	<p>To minimize harmful pollutants from entering the ocean environment from lagoons, streams, storm drains and other waterways containing potential contaminants, the City shall mandate the reduction or elimination of contaminants entering all such waterways; pursue measures to monitor the quality of such contaminated waterways, and pursue prosecution of intentional and grossly negligent polluters of such waterways. (Coastal Act/30230/30231/30233)</p>
<p>RM-2.4 LCP Component</p>	<p>The City shall prohibit support facilities in the City for offshore exploration of oil or drilling of oil in coastal waters within its jurisdiction and strongly discourage such activity in any coastal waters in San Diego County. (Coastal Act/30232)</p>
<p>RM-2.5 <u>LCP</u> <u>Component</u></p>	<p><u>Continue to monitor ocean water quality, consistent with Section 401 of the Clean Water Act, when placing beach sediment, dredged material, as well as other opportunistic sand sources onto local beaches, associated with the Opportunistic Beach Fill Program (OBFP) and Sand Compatibility and Opportunistic Use Program (SCOUP) or other sand nourishment related projects. (Coastal Act/30230/30233)</u></p>

C PRESERVATION OF TREES AND HABITAT

Trees are important in making a community attractive to both residents and visitors. In addition to the aesthetic value, these trees also play an important role in providing habitats and food to a wide variety of animals, cleansing the air, and even regulating the climate. While the loss of mature trees in any single community may not result in any significant adverse affects on the environment, the cumulative impacts associated with the cutting down of large numbers of trees within a region might.

In a number of areas of the City there are stands of trees that existed in native habitats prior to European settlement. Over many thousands of years, complex plant and animal communities evolved with these trees being an important component in the ecosystem. The loss of mature trees in certain habitats could significantly alter those habitats in which they are located. (LCP Component)

GOAL RM-3: THE CITY WILL MAKE EVERY EFFORT POSSIBLE TO PRESERVE SIGNIFICANT MATURE TREES, VEGETATION AND WILDLIFE HABITAT WITHIN THE PLANNING AREA. (COASTAL 30240)

Policies / Implementation Actions

RM-3.1	Mature trees of community significance cannot be removed without City authorization.
RM-3.2	Mature trees shall not be removed or disturbed to provide public right-of-way improvements if such improvements can be deferred, redesigned, or eliminated. This policy is not meant to conflict with the establishment of riding/hiking trails and other natural resource paths for the public good, or with the preservation of views.
RM-3.3 LCP Component	The City will examine ways to aesthetically trim street trees and vegetation within the public right-of-way including the possibility of using contract services or City personnel. (Coastal Act/30240/30251)
RM-3.4 LCP Component	A program shall be developed to trim roots and replace sidewalks and other public facilities which may be damaged by roots. (Coastal Act/30251/30254)
RM-3.5	<u>Continue to monitor the planting and protection of public trees and the urban forest through the City's Urban Forest Management Program and Tree Tracker Program to provide ecological benefits to open spaces and public and private lands. A street tree-planting program shall be developed and implemented.</u>
RM-3.6	Future development shall maintain significant mature trees to the extent possible and incorporate them into the design of development projects.
RM-3.7	Where trees are now encroaching into the right-of-way, the City will establish a program that plants replacement trees in anticipation of removal of existing trees.

D COMMUNITY VIEWS, VISTAS, AND AESTHETIC QUALITIES

The importance of aesthetic resources in the City are underscored by local concerns that significant viewshed be preserved. The City will undertake a program that involves the acquisition and development of sites for vista points and the establishment of a "Scenic/Visual Corridor Overlay" land use designation which will ensure that existing views are not compromised by future development. Finally, a number of scenic highways have been designated. These policies are also consistent with policies contained in the Coastal Act that stress the importance of preserving significant viewsheds in the coastal areas. (LCP Component)

GOAL RM-4: THE CITY, WITH THE ASSISTANCE OF THE STATE, FEDERAL AND REGIONAL AGENCIES, SHALL PROVIDE THE MAXIMUM VISUAL ACCESS TO COASTAL AND INLAND VIEWS THROUGH THE ACQUISITION AND DEVELOPMENT OF A SYSTEM OF COASTAL AND INLAND VISTA POINTS. (COASTAL ACT/30251)

Policies / Implementation Actions

<p>RM-4.1 LCP Component</p>	<p>The following Vista Points and others will be acquired and developed, as feasible:</p> <ul style="list-style-type: none"> ▪ San Elijo & Kilkenny (overlooking lagoon & coast) ▪ Highway 101, north of La Costa Avenue ▪ Northeast and northwest corner of I-5 and La Costa Avenue ▪ Encinitas Community Park site (Coastal Act/30251)
<p>RM-4.2 LCP Component</p>	<p>The following Vista Points will be developed and maintained as feasible:</p> <ul style="list-style-type: none"> ▪ Orpheus Street Park site ▪ Oak Crest Park site ▪ West end of "D" Street ▪ West end of "F" Street ▪ West end of "J" Street (Coastal Act/30251)
<p>RM-4.3 LCP Component</p>	<p>The following Vista Points will be maintained as needed, and upgraded as necessary:</p> <ul style="list-style-type: none"> ▪ Leucadia Beach State Park ▪ West end of "I" Street ▪ Moonlight State Beach ▪ Swami's City Park ▪ Existing Vista Point on southbound I-5 ▪ Cardiff Beach State Park (south parking lot) (Coastal Act/30251)
<p>RM-4.4 LCP Component</p>	<p>The system of Vista Points will provide for the differing needs of automobile, bicycle, and pedestrian users, and will recognize as a recreational resource, the function of Vista Points as facilities for the passive, and occasionally remote enjoyment of the coastal and inland view. (Coastal Act/30251/30212.5/30210)</p>
<p>RM-4.5 LCP Component</p>	<p>The City will designate "Scenic/Visual Corridor Overlay" areas within which the character of development would be regulated to protect the integrity of the Vista Points according to the following criteria:</p> <ul style="list-style-type: none"> ▪ Critical viewshed areas should meet the following requirements: <ul style="list-style-type: none"> • extend radially for 2,000 feet (610M) from the Vista Point; and • cover areas upon which development could potentially obstruct, limit, or degrade the view. ▪ Development within the critical viewshed area should be subject to design review based on the following: <ul style="list-style-type: none"> • building height, bulk, roof line and color and scale should not obstruct, limit or degrade the existing views; • landscaping should be located to screen adjacent undesirable views (parking lot areas, mechanical equipment, etc.) (Coastal Act/30251/30253)

<p>RM-4.6 LCP Component</p>	<p>The City will maintain and enhance the scenic highway/visual corridor viewsheds. (Coastal Act/30251)</p>
<p>RM-4.7 LCP Component</p>	<p>The City will designate the following view corridors as scenic highway/visual corridor viewsheds:</p> <ul style="list-style-type: none"> ▪ Saxony Road, from Leucadia Blvd., north to La Costa Ave. ▪ Highway 101 from Encinitas Blvd. south to Santa Fe Drive ▪ El Camino Real from Encinitas Blvd. north to La Costa Blvd. ▪ Highway 101, La Costa Ave. to South Carlsbad Beach ▪ La Costa Ave. from just west of I-5 to El Camino Real ▪ Highway 101, from Encinitas Blvd. to La Costa Ave. ▪ Leucadia Blvd. between Hwy 101 and El Camino Real ▪ San Elijo Ave. (and Hwy 101) south of Cardiff Beach State Park to Santa Fe Drive ▪ Manchester Ave. from San Elijo Ave. to Encinitas Blvd. ▪ Interstate 5, crossing San Elijo Lagoon (Coastal Act/30251/30253)
<p>RM-4.8 LCP Component</p>	<p>The City will designate Scenic/Visual Corridor Overlay and scenic highway viewshed areas as illustrated on the Visual Resource Sensitivity Map (Figure 3). (Coastal Act/30251)</p>
<p>RM-4.9</p>	<p>The City will designate historic viewsheds in order to preserve historical views which represent a significant cultural or historic resource to the community. The following historic viewsheds will be developed and maintained as feasible:</p> <ul style="list-style-type: none"> ▪ Station White
<p>RM-4.10 LCP Component</p>	<p>It is intended that development would be subject to the design review provisions of the Scenic/ Visual Corridor Overlay Zone for those locations within Scenic View Corridors, along scenic highways and adjacent to significant viewsheds, historic viewsheds and vista points with the addition of the following design criteria:</p> <ul style="list-style-type: none"> ▪ Road Design <ul style="list-style-type: none"> • Type and physical characteristics of roadway should be compatible with natural character of corridor, and with the scenic highway function. ▪ Development Design <ul style="list-style-type: none"> • Building and vegetation setbacks, scenic easements, and height and bulk restrictions should be used to maintain existing views and vistas from the roadway. • Off-site signage should be prohibited and existing billboards removed. • Development should be minimized and regulated along any bluff silhouette line or on adjacent slopes within view of the lagoon areas and Escondido Creek. • Where possible, development should be placed and set back from the bases of bluffs, and similarly, set back from bluff or ridge top silhouette lines; shall leave lagoon areas and floodplains open, and shall be sited to provide unobstructed view corridors from the nearest scenic highway. • Development that is allowed within a viewshed area must respond in scale, roof line, materials, color, massing, and location on site to the topography, existing vegetation and colors of the native environment.(Coastal Act/30251/30253)

<p>RM-4.11 LCP Component</p>	<p>The City will develop a program to preserve views that also preserves the appropriate vegetation and removes obstacles that impact views. Trees and vegetation which are themselves part of the view quality along the public right-of-way will be retained. (Coastal Act/30251)</p>
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E AIR QUALITY

The City is located in the San Diego Air Basin which has been designated as a non-attainment area for a number of air pollutants including ozone, carbon monoxide, and suspended particulates. As indicated in the following goal and supporting policies, the City will endeavor to contribute to ongoing efforts for improving the air quality within the region. In addition, the City will cooperate with current efforts undertaken by the Federal government aimed at improving water quality in the region. (LCP Component)

GOAL RM-5: THE CITY WILL MAKE EVERY EFFORT TO PARTICIPATE IN PROGRAMS TO IMPROVE AIR AND WATER QUALITY IN THE SAN DIEGO REGION. (COASTAL ACT/30231)

Policies / Implementation Actions

<p>RM-5.1</p>	<p>The City will monitor and cooperate with the ongoing efforts of the U.S. Environmental Protection Agency, the San Diego Air Pollution Control District, and the State of California Air Resources Board in improving air quality in the regional air basin. The City will implement appropriate strategies from the San Diego County <u>State Implementation Plan (SIP) which that are consistent with the goals and policies of this plan-Element. These actions will be coordinated with the City’s Climate Action Plan and other adopted plans that contribute to improved air quality, reduced greenhouse gas emissions, and enhanced public and environmental health.</u></p>
<p>RM-5.2</p>	<p>The City will monitor and cooperate with the ongoing efforts of the U.S. Environmental Protection Agency, the State of California Water Resources Control Board, and the Regional Water Quality Control Board in improving water quality in the San Diego region.</p>

F WASTE MANAGEMENT

Solid and liquid waste management is critical to protect human health, environmental health, and quality of life for residents and visitors. In California, approach to waste management has evolved to incorporate waste reduction and diversion from landfills as crucial programmatic components supporting climate resilience. The approach of managing waste as a recoverable resource as opposed to a burden is evident in waste diversion legislation such as Assembly Bill 939 and organics recycling and recovery legislation such as Senate Bill 1383. In addition to implementing these local programs, the City’s Climate Action Plan defines an overall waste reduction target beyond the established state requirements. is a necessary byproduct of our society. Every person

~~generates hundreds of pounds of solid waste and thousands of gallons of liquid waste every year. Commercial and industrial establishments generate additional waste that must be disposed of. Programs are needed to address the problems of disposal of these wastes and ensuring that these substances do not pollute after they have been disposed of. The following goal and supporting policies underscore the City's resolve towards achieving this balance.~~

GOAL RM-6: THE CITY WILL MAKE EVERY EFFORT TO REDUCE THE AMOUNT OF SOLID AND LIQUID WASTE GENERATED IN THE PLANNING AREA AND WILL IDENTIFY WAYS TO RESPONSIBLY DEAL WITH THESE WASTES.

Policies / Implementation Actions

RM-6.1	The City will phase in all practical forms of mandatory recycling soon as possible.
RM-6.2	The City will contract only with waste haulers who will willingly cooperate with the City's recycling effort.
RM-6.3	The City will continue to oppose the permanent location of hazardous waste disposal facilities, trash-burning plants and inappropriate sitings of landfills in or adjacent to the City.
RM-6.4	The City will cooperate with other cities in the region to site and operate both landfill and recycling facilities.

G PRESERVATION OF CULTURAL RESOURCES

The City of Encinitas is rich in both prehistoric and historic resources. Human occupation of the area predates European settlement by many thousands of years as evidenced by the large number of archaeological sites that have been identified in recent years. Just as significant, are the large number of structures that are considered to be historically significant by the five communities that comprise the City. The following goal and policies indicate how important the preservation of these resources are to the residents of the City. (LCP Component)

GOAL RM-7: THE CITY WILL MAKE EVERY EFFORT TO ENSURE SIGNIFICANT SCIENTIFIC AND CULTURAL RESOURCES IN THE PLANNING AREA ARE PRESERVED FOR FUTURE GENERATIONS. (COASTAL ACT/30250)

Policies / Implementation Actions

RM-7.1 LCP Component	Require that paleontological, historical, <u>cultural (including Native American cultural) resources</u> , and archaeological resources in the planning area are documented, preserved or salvaged if threatened by new development. (Coastal Act/30250/ <u>30253</u>)
RM-7.2 LCP Component	Conduct a survey to identify historic structures and archaeological/cultural sites, throughout the community and ensure that every action is taken to ensure their preservation. (Coastal Act/30250/30253(5))

RM-7.3	The City will pursue the development of a historic resources program to assist in the identification, preservation, and restoration of those buildings, structures, and places within the City that have historic significance.
RM-7.4 LCP Component	The City will encourage the development of cultural facilities to be made available to the public, such as performing arts theaters, museums, and libraries. (Coastal Act/30250)

H PRESERVATION OF COASTAL AREAS

The Encinitas coastline is unique, spanning approximately six miles from the north end near Batiquitos State Beach to the south end at South Cardiff State Beach, supporting habitat in the supratidal, intertidal, and shallow subtidal habitat. A wide variety of marine ecosystems and nearshore biological habitats exists along the City’s coast, including sandy beaches, sandy offshore habitat, rocky reef, kelp forests, and seagrass beds. Three Marine Protected Areas (MPA) occur within or adjacent to the City’s limits, including the Swami’s State Marine Conservation Area, Batiquitos Lagoon State Marine Conservation Area and Ecological Reserve and the San Elijo Lagoon State Marine Conservation Area and Ecological Reserve. The coast is a dynamic environment undergoing continual change due to natural processes. Modern development, including the construction of dams on major streams and development of the coastal areas have radically altered the natural processes. Furthermore, the use of the beaches by many thousands ~~for~~ ~~of persons’~~ recreation has resulted in additional impacts. The following policies ensure that the beaches will be maintained so they will be both clean and safe for residents and visitors ~~in the future~~ as well as the marine ecosystems that thrive here in the future. A number of other policies focus on the replenishment of the beaches and the maintenance of the coastal bluffs which overlook the beaches. (LCP Component)

GOAL RM-8: THE CITY WILL UNDERTAKE PROGRAMS TO ENSURE THAT THE COASTAL AREAS ARE MAINTAINED AND REMAIN SAFE AND SCENIC FOR BOTH RESIDENTS AND WILDLIFE. (COASTAL ACT/30240)

Policies / Implementation Actions

RM-8.1 LCP Component	Ban the possession and use of materials or articles on beaches, lagoons, and in City parks which are hazardous to wildlife. (Coastal Act/30240)
RM-8.2 LCP Component	Institute a comprehensive program for maintaining all beaches within the incorporated boundaries of the City. (Coastal Act/30220)
RM-8.3 LCP Component	Institute a program of identifying and removing man-made hazardous obstacles from our coastal waters, shorelines and beaches. (Coastal Act/30220/30230)

<p>RM-8.4 LCP Component</p>	<p>Utilize work release program volunteers and other available sources to assist in the clean up of beaches and other public areas throughout the City. (Coastal Act/30220)</p>
<p>RM-8.5 LCP Component</p>	<p>The City will encourage the retention of the coastal bluffs in their natural state to minimize the geologic hazard and as a scenic resource. Construction of structures for bluff protection shall only be permitted when an existing principal structure is endangered and no other means of protection of that structure is possible. Only shoreline/bluff structures that will not further endanger adjacent properties shall be permitted as further defined by City coastal bluff regulations. Shoreline protective works, when approved, shall be aligned to minimize encroachment onto sandy beaches. Beach materials shall not be used as backfill material where retaining structures are approved. Approved devices protecting against marine waves shall be designed relative to a design wave, at least equal to 1982-83 winter storm waves. (Coastal Act/30235/30240/30251/30253)</p>
<p>RM-8.6 LCP Component</p>	<p>The City will encourage measures which would replenish sandy beaches <u>from available coastal and upland sources</u> in order to protect coastal bluffs from wave action and maintain beach recreational resources. The City shall consider the needs of surf-related recreational activities prior to implementation of such measures <u>and will prioritize projects that will mitigate the impacts of sea-level rise, including coastal erosion and saltwater inundation.</u> (Coastal Act/30233/30235/30270)</p>
<p>RM-8.7 LCP Component</p>	<p>The City will establish, as primary objectives, the preservation of natural beaches and visual quality as guides to the establishment of shoreline structures. All fishing piers, new boat launch ramps, and shoreline structures along the seaward shoreline of Encinitas will be discouraged. (Coastal Act/30233/30235/30251)</p>
<p>RM-8.8 <u>LCP</u> <u>Component</u></p>	<p><u>Plan for and secure long-term, programmatic, permitting efforts and funding sources for beach nourishment programs, to maintain safe, publicly accessible beaches within the City, in partnership with regional, state and federal agencies and neighboring jurisdictions.</u> (Coastal Act/30210/30233)</p>
<p>RM-8.9 <u>LCP</u> <u>Component</u></p>	<p><u>Encourage the use of natural or nature-based infrastructure that leverages ecological systems and processes to reduce vulnerability to climate change-related coastal hazards. Such strategies should also enhance the long-term adaptive capacity of coastal areas by perpetuating or restoring ecosystem services, such as dune formation, native vegetation, and wetland restoration or similar rewilding activities that enhance habitat connectivity between the coastal shoreline, lagoons, and upland areas.</u> (Coastal Act/30230/30231/30240)</p>

<p><u>RM-8.10</u> <u>LCP</u> <u>Component</u></p>	<p><u>Continue to work with large development projects and their prospective land owners through the development review process, occurring within the City's limits and beyond, to determine the feasibility of exporting all, or a portion of the proposed export of upland compatible fill sediment material, in excess of 10,000 cubic yards, for use as beach sand nourishment. This material shall be tested and reviewed in accordance with the City's Opportunistic Beach Fill Program (OBFP), utilizing the Sand Compatibility and Opportunistic Use Program (SCOUP) protocol. If the material is deemed to be feasible for beach nourishment use, the landowner shall deliver said compatible sediment to local beaches as a coastal resilience and adaptative management measure to help offset direct coastal erosion impacts. (Coastal Act/30233/30253)</u></p>
<p><u>RM-8.11</u> <u>LCP</u> <u>Component</u></p>	<p><u>Continue to work regionally to understand the changing dynamics within the Oceanside Littoral Cell and the associated sediment transport dynamics that affect coastal erosion on local shores and the region as a whole. (Coastal Act/30230/30231)</u></p>
<p><u>RM-8.12</u> <u>LCP</u> <u>Component</u></p>	<p><u>Consider beach sand and/or related sediment as an important natural resource that should be managed long-term through effective coastal management both at the local level and the regional level. (Coastal Act/30230)</u></p>
<p><u>RM-8.13</u> <u>LCP</u> <u>Component</u></p>	<p><u>Continue to work with Federal, State, and local agencies to manage and protect offshore marine resources and Marine Protected Areas, adjacent Lagoon Marine Protected Areas, and freshwater creek outfalls. (Coastal Act/30230/30231)</u></p>

I PLANT RESOURCES AND LANDSCAPING

The importance of preserving natural vegetation has been emphasized in other goals and policies included elsewhere in this Element and is restated here. The following policies stress the importance of landscaping in new development. The following policies establish guidelines for landscaping in all new development in Encinitas which will both enhance the City's overall appearance and that of the individual developments. The following policies also support the objectives of the Coastal Act concerned with the preservation of plant resources. (LCP Component)

GOAL RM-9: THE CITY WILL ENCOURAGE THE ABUNDANT USE OF NATURAL AND DROUGHT TOLERANT LANDSCAPING IN NEW DEVELOPMENT AND

PRESERVE NATURAL VEGETATION, AS MUCH AS POSSIBLE, IN UNDEVELOPED AREAS. (COASTAL ACT/30240/30251)

Policies / Implementation Actions

<p>RM-9.1 LCP Component</p>	<p>The City will initiate and pursue the landscaping of appropriate median and parking areas with trees on all new and existing arterial streets. (Coastal Act/30251)</p>
<p>RM-9.2 LCP Component</p>	<p>All drainage courses should be maintained in natural or semi-natural vegetation utilizing existing topography as opposed to concrete ditches or pipes. (Coastal Act/30231/30240)</p>
<p>RM-9.3 LCP Component</p>	<p>Where possible, bridges should be used in lieu of pipes, box culverts, or underground channels to preserve the integrity of the natural stream courses, in keeping with community character in the Planning Area. (Coastal Act/30231/30240)</p>
<p>RM-9.4 LCP Component</p>	<p>Encourage and adopt standards for the use of drought <u>tolerant species, native plants, and/or natural landscaping and efficient irrigation systems throughout the City to reduce irrigation demand, promote rewilding, and enhance climate resilience.</u> (Coastal Act/30231/30240/30253)</p>
<p>RM-9.5 LCP Component</p>	<p>Encourage and adopt standards for clean-up, landscaping, beautification, utility undergrounding, and additional landscaping in parking facilities where needed in existing commercial areas. (Coastal Act/30251/30252)</p>
<p>RM-9.6 LCP Component</p>	<p>Require landscaping in the design of new residential, commercial, and industrial areas and buildings as detailed in the City Zoning Code regulations. (Coastal Act/30251/30253)</p>
<p>RM-9.7 LCP Component</p>	<p>Encourage and adopt standards for landscaping of existing commercial and industrial uses to screen and buffer unsightly and congested commercial/industrial areas from surrounding land uses. (Coastal Act/30251)</p>
<p>RM-9.8 LCP Component</p>	<p>Brush clearing and grading for agricultural, construction and non-construction purposes shall be subject to City review. (Coastal Act/30240)</p>
<p>RM-9.9 LCP Component</p>	<p>The City shall develop and implement a program to preserve natural drainage courses and their associated vegetation. (Coastal Act/30240)</p>
<p>RM-9.10 <u>LCP</u> <u>Component</u></p>	<p><u>Promote the integration of green infrastructure elements and nature-based solutions into City-managed open space such as native-vegetated bioswales, rain gardens, and permeable (e.g., non-paved) trails within open space areas in order to reduce erosion and provide secondary treatment of stormwater runoff. (Coastal Act/30240/30253)</u></p>
<p>RM-9.11 <u>LCP</u> <u>Component</u></p>	<p><u>Continue to fund, promote, and pursue additional grant opportunities for the removal of invasive plant species and restoration of native habitat to create defensible space and natural firebreaks, building on successful fuel reduction programs. (Coastal Act 30240)</u></p>

J PRESERVATION OF ENVIRONMENTALLY SENSITIVE HABITATS

A number of areas within the City and the sphere of influence contain habitats that, once lost, cannot be replaced. Many of these areas contain support plant and animal species that are unique to the area, ~~while others~~ Other habitats are valued by the community for their aesthetic, ecological, or environmental ~~value~~ importance. The City seeks to establish a balance ~~between~~ with new development ~~with~~ and the preservation of these areas by promoting habitat connectivity, restoring natural linkages, and supporting rewilding efforts such as native vegetation restoration and wildlife corridor enhancement where feasible. These strategies help minimize development impacts while protecting and enhancing the City's ecological integrity and the maintenance and preservation of these valuable strategies aimed at preserving these environmentally significant areas and minimizing potentially adverse impacts from new development.(LCP Component)

GOAL RM-10: THE CITY WILL PRESERVE THE INTEGRITY, FUNCTION, PRODUCTIVITY, AND LONG-TERM VIABILITY OF ENVIRONMENTALLY SENSITIVE HABITATS THROUGHOUT THE CITY, INCLUDING KELP-BEDS, OCEAN RECREATIONAL AREAS, COASTAL WATER, BEACHES, LAGOONS AND THEIR UP-LANDS, RIPARIAN AREAS, COASTAL STRAND AREAS, COASTAL SAGE SCRUB AND COASTAL MIXED CHAPARRAL HABITATS. (COASTAL ACT/30230/30231/30240)

Policies / Implementation Actions

<p>RM-10.1 LCP Component</p>	<p>The City will minimize development impacts on coastal mixed chaparral and coastal sage scrub environmentally sensitive habitats by preserving within the inland bluff and hillside systems, all native vegetation on natural slopes of 25% grade and over other than manufactured slopes. A deviation from this policy may be permitted only upon a finding that strict application thereof would preclude any reasonable use of the property (one dwelling unit per lot). This policy shall not apply to construction of roads of the City's circulation element, except to the extent that adverse impacts on habitat should be minimized to the degree feasible. Encroachments for any purpose, including fire break brush clearance around structures, shall be limited as specified in Public Safety Policy 1.2<u>Safety Element Policy S-8.2.</u> Brush clearance, when allowed in an area of sensitive habitat or vegetation, shall be conducted by selective hand clearance. (Coastal Act/30240/30250/30251/30253)</p>
<p>RM-10.2 LCP Component</p>	<p>To preserve and protect sensitive offshore kelp bed areas, the City will prohibit the overcultivation, over pruning, and overcutting of kelp. (Coastal Act/30230)</p>

<p>RM-10.3 LCP Component</p>	<p>The City shall explore the prevention of beach sand erosion. Beaches shall be artificially nourished with excavated sand whenever suitable material becomes available through excavation, or dredging, <u>or other opportunistic compatible sources</u>, in conjunction with the development of a consistent and approved project. The City shall obtain necessary permits to be able to utilize available beach replenishment sands (as necessary, permits from the Army Corps of Engineers, California Coastal Commission, Department of Fish and Game, EPA, etc.). (Coastal Act/30232/30230/30233)</p>
<p>RM-10.4 LCP Component</p>	<p>The City will develop a program to acquire or preserve the entire undeveloped riparian corridor within the City that drains into the San Elijo Lagoon and Batiquitos Lagoon. Methods of financing acquisition may include, but are not limited to, use of available State and Federal grants for such purpose; the application of developer or mitigation fees specifically for open space presentation; and creations of a non-profit or joint-powers agency for lagoon and drainage sheds acquisition and management. (Coastal Act/30231/30240)</p>
<p>RM-10.5 LCP Component</p>	<p>The City will control development design on Coastal Mixed Chaparral and Coastal Sage Scrub environmentally sensitive habitats by including all parcels containing concentrations of these habitats within the Special Study Overlay designation. The following guidelines will be used to evaluate projects for approval.</p> <ul style="list-style-type: none"> ▪ conservation of as much existing contiguous area of Coastal Mixed Chaparral or Coastal Sage Scrub as feasible while protecting the remaining areas from highly impacting uses; ▪ minimize fragmentation or separation of existing contiguous natural areas; ▪ connection of existing natural areas with each other or other open space areas adjacent to maintain local wildlife movement corridors; ▪ maintenance of the broadest possible configuration of natural habitat area to aid dispersal of organisms within the habitat; ▪ where appropriate, based on community character and design, clustering of residential or other uses near the edges of the natural areas rather than dispersing such uses within the natural areas; ▪ where significant, yet isolated habitat areas exist, development shall be designed to preserve and protect them; ▪ conservation of the widest variety of physical and vegetational conditions on site to maintain the highest habitat diversity; ▪ design of development, with adjacent uses given consideration, to maximize conformance to these guidelines; and ▪ preservation of rare and endangered species on site rather than by transplantation off site. (Coastal Act/30240/30250) <p>In addition, all new development shall be designed to be consistent with multi-species and multi-habitat preservation goals and requirements as established in the statewide Natural Communities Conservation Planning (NCCP) Act. Compliance with these goals and requirements shall be implemented in</p>

	<p>consultation with the United States Fish and Wildlife Service and California Department of Fish and Wildlife. <i>Policy 10.5 amended 5/11/95 (Reso. 95-32)</i></p>
<p>RM-10.6 LCP Component</p>	<p>The City shall preserve and protect wetlands within the City's planning area. "Wetlands" shall be defined and delineated consistent with the definitions of the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, the Coastal Act and the Coastal Commission Regulations, as applicable, and shall include, but not limited to, all lands which are transitional between terrestrial aquatic systems where the water table is usually at or near surface or the land is covered by shallow water.</p> <p>There shall be no net loss of wetland acreage or resource value as a result of land use or development, and the City's goal is to realize a net gain in acreage and value when ever possible.</p> <p>Within the Coastal Zone, the diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following newly permitted uses and activities:</p> <ul style="list-style-type: none"> a. Incidental public service projects. b. Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas. c. Restoration purposes. d. Nature study, aquaculture, or other similar resource dependent activities. <p>Identification of wetland acreage and resource value shall precede any consideration of use or development on sites where wetlands are present or suspected. With the exception of development for the primary purpose of the improvement of wetland resource value, all public and private use and development proposals which would intrude into, reduce the area of, or reduce the resource value of wetlands shall be subject to alternatives and mitigation analyses consistent with Federal E.P.A 404(b)(1) findings and procedures under the U.S. Army Corps permit process. Practicable project and site development alternatives which involve no wetland intrusion or impact shall be preferred over alternatives which involve intrusion or impact. Wetland mitigation, replacement or compensation shall not be used to offset impacts or intrusion avoidable through other practicable project or site development alternatives. When wetland intrusion or impact is unavoidable, replacement of the lost wetland shall be required through the creation of new wetland of the same type lost, at a ratio determined by regulatory agencies with authority over wetland resources, but in any case at a ratio of greater than one acre provided for each acre impacted so as to result in a net gain. Replacement of wetland on-site or adjacent, within the same wetland system, shall be given preference over replacement off-site or within a different system.</p> <p>The City shall also control use and development in surrounding areas of influence to wetlands with the application of buffer zones. At a minimum, 100-foot wide</p>

	<p>buffers shall be provided upland of salt water wetlands, and 50-foot wide buffers shall be provided upland of riparian wetlands. Unless otherwise specified in this plan, use and development within buffer areas shall be limited to minor passive recreational uses with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer area when feasible.</p> <p>All wetlands and buffers identified and resulting from development and use approval shall be permanently conserved or protected through the application of an open space easement or other suitable device.</p> <p>The City shall not approve subdivisions or boundary line adjustments which would allow increased impacts from development in wetlands or wetland buffers. (Coastal Act/30231) Policy 10.6 amended 1/30/91 and 5/11/95 (Reso. 95-32)</p>
<p>RM-10.7 LCP Component</p>	<p>The City will urge the State to take appropriate preservation measures relative to Coastal Strand Dune habitat in its development of State beach areas. (Coastal Act/30240)</p>
<p>RM-10.8 LCP Component</p>	<p>The City will investigate the establishment of one or more preserves for the preservation of endangered plant species, such as the Encinitas Baccharis, of sufficient size to ensure perpetuation of the species. (Coastal Act/30240)</p>
<p>RM-10.9 LCP Component</p>	<p>The City will encourage the preservation and the function of San Elijo Lagoon and Batiquitos Lagoon and their adjacent uplands as viable wetlands, ecosystems and habitat for resident and migratory wildlife, by prohibiting actions (subject to the detailed provisions of RM policy 10.6) which:</p> <ul style="list-style-type: none"> ▪ involve wetland fill or increased sedimentation into wetlands; ▪ adversely decrease stream flow into the wetlands; ▪ reduce tidal interchange; ▪ reduce internal water circulation; or ▪ adversely affect existing wildlife habitats. (Coastal Act/30231) <p><i>Policy 10.9 Amended 1/30/91</i></p>
<p>RM-10.10 LCP Component</p>	<p>The City will encourage and cooperate with other responsible agencies to plan and implement an integrated management plan for the long-term conservation and restoration of wetlands resources at San Elijo Lagoon (and where it applies, Batiquitos Lagoon), Escondido and Encinitas Creeks and their significant upstream feeder creeks according to the following guidelines:</p> <ul style="list-style-type: none"> ▪ Plans for the west, central and eastern basins should be treated as internal parts of the whole; ▪ The plan should be implemented in phases so that discreet physical alterations can be performed as funds become available, and so that the effects of changes can be evaluated at each stage, and recognizing the experimental basis of wetland manipulations; ▪ Wildlife corridors between the wetland shoreline and important upland areas and upstream riparian areas should be maintained and enhanced;

	<ul style="list-style-type: none"> ▪ Adequate buffer zones should be utilized when development occurs adjacent to the floodplain and sensitive habitats; 100 foot wide buffers should be provided adjacent to all identified wetlands, and 50 foot wide buffers should be provided adjacent to riparian areas. In some cases, smaller buffers may be appropriate, when conditions of the site as demonstrated in a site specific biological survey, the nature of the proposed development, etc., show that a smaller buffer would provide adequate protection and when the Department of Fish and Game has been consulted and their comments have been accorded great weight. ▪ Management plans should implement adopted State and Federal wildlife management plans (i.e., California Least Tern Recovery Plan, etc.); ▪ Human uses of the wetland and adjacent areas should be compatible with the primary use of the wetland as a natural value; ▪ Passive recreational activity at the lagoons should be encouraged to the extent there are no substantial adverse impacts to wildlife; ▪ There should be limited human access to the wetland shoreline since the immediate wetland shoreline and adjacent shallows are the most important sensitive wildlife habitat; ▪ Boating and other water surface activities should not be allowed in significant wildlife habitat areas, particularly in the central and east basins of the San Elijo Lagoon and parts of the west basin supporting significant waterbird populations; ▪ The plan should include a provision for sediment catch basins or other control devices outside the wetland area and should allow for periodic removal of recently accumulated sediment from the lagoon until a long-range sediment control plan is operational; ▪ Plans should attempt to optimize the habitat for species already known to use the wetlands, as well as certain "featured" species recognized as depleted, rare, or endangered (California Least Tern, Belding's Savannah Sparrow, Snowy Plover, and other species recommended by wildlife management agencies) to the extent feasible; ▪ The integrity of the existing natural system (in particular, topography, hydrology, and vegetative cover) should not be disturbed, except as required to restore internal lagoon water circulation, tidal flushing, and plant habitat improvements; ▪ Adequate monitoring of chemical, physical and biological changes should be carried out for periodic re-evaluation of the management plan and maintenance of optimal conditions; ▪ Rare and significant habitats such as coastal strand (dunes), salt flats and fresh water ponds existing in and around the lagoon should not be reduced or degraded; ▪ High priority shall be given to actions which serve to remove impediments to internal lagoon water circulation (except where such areas are significant wildlife habitats in their own right) and improving tidal flow with the ocean;
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	<ul style="list-style-type: none"> It shall be a long-range goal to remove the flow blockage such as that caused by existing fills for transportation facilities and by existing dikes to the extent necessary to create an adequate internal water circulation system. (Coastal Act/30231/30233)
<p>RM-10.11 LCP Component</p>	<p>In acting to maintain and, where feasible, restore the biological productivity and quality of San Elijo Lagoon, the City will limit alterations and uses restorative measures; to minor public facilities; restorative measures; nature study; passive non-degrading recreational activities; and facilities necessarily adjunct aquaculture uses. No recreational boating facilities will be permitted in San Elijo Lagoon. Coastal-dependent developments (i.e., utility facilities, boating facilities, etc.) shall not be sited in the wetland area (San Elijo Lagoon and contiguous wetlands). (Coastal Act/30231)</p>
<p>RM-10.12 LCP Component</p>	<p><u>Promote increased connectivity where feasible within the Special Study Overlay Zone (Figure 1) by:</u></p> <ul style="list-style-type: none"> <u>prioritizing the acquisition of key parcels for wildlife movement within high-value resource areas,</u> <u>establishing conservation easements,</u> <u>installing educational material in public spaces within high-value resource areas (e.g., species information signage, plaques, or free-standing kiosks) to encourage public support for wildlife movement and reduction of indirect human effects (e.g., pet incursion and intrusive noise and lighting),</u> <u>prioritizing restoration, revegetation, or other resource management actions within high-value resource areas, and</u> <u>incentivizing the creation of urban wildlife habitat nodes through strategies such as invasive species management, installation of bat boxes, and development of pollinator gardens and other nature-based features.</u> (Coastal Act/30230/30231/30240)
<p>RM-10.13 LCP Component</p>	<p><u>Explore funding options to support the acquisition, preservation enhancement, and long-term stewardship of habitat connectivity through a combination of State and federal grants, private developer permit applications or mitigation fees, and/or establishing partnerships with strategic organizations such as, but not limited to, the County of San Diego, Nature Collective, or Escondido Creek Conservancy.</u> (Coastal Act/30230/30231/30240)</p>
<p>RM-10.14 LCP Component</p>	<p><u>Coordinate with adjacent jurisdictions, such as the City of Carlsbad, San Diego County, and other regional agencies, to promote complementary conservation strategies, ecological management, and shared habitat connectivity objectives across jurisdictional boundaries.</u> (Coastal Act/30230/30240)</p>
<p>RM-10.15 LCP Component</p>	<p><u>Support targeted ecological restoration efforts to enhance native ecosystem function, biodiversity, and climate resilience, with a focus on restoring native vegetation, hydrologic systems, and wildlife habitat.</u> (Coastal Act/30230/30231/30240)</p>

<p><u>RM-10.16</u> <u>LCP</u> <u>Component</u></p>	<p><u>Promote safe and functional wildlife movement within and between high-value resource areas by identifying and removing barriers to wildlife movement, implementing infrastructure retrofits where appropriate (e.g., culverts), promoting wildlife-friendly fencing, exterior lighting, and other design approaches that support wildlife movement across public and private lands, and supporting the study and monitoring of wildlife behavior. (Coastal Act/30230/30231/30240)</u></p>
<p><u>RM-10.17</u> <u>LCP</u> <u>Component</u></p>	<p><u>Prioritize the restoration of high-value riparian habitat, where applicable, to improve water retention, enhance watershed function and biodiversity, and help native species adapt to increased heat and drought conditions associated with climate change. (Coastal Act/30230/30231/30240)</u></p>

K PRESERVATION OF AGRICULTURE

A surprising amount of land within the Planning Area is devoted to some form of agricultural production. The City of Encinitas and the surrounding area continues to produce a large proportion of cut flowers for the Statewide market. While prime agricultural land as defined by the USDA is limited to a few areas, soils in the region are well suited for the crops grown there. In recent years, much of this land has been lost due to development and there may be increased pressure to develop the remaining agricultural lands. The following policies underscore the City's commitment toward preserving the remaining agricultural lands in the City. (LCP Component)

GOAL RM-11: THE CITY RECOGNIZES THE IMPORTANT CONTRIBUTION OF AGRICULTURAL AND HORTICULTURAL LAND USES IN THE LOCAL ECONOMY AND THE EMPHASIS OF THE NEED TO MAINTAIN THESE ACTIVITIES.

Policies / Implementation Actions

<p>RM-11.1</p>	<p>Investigate the feasibility of establishing and instituting an incentive program for preservation of land within the City suitable for agricultural production. Institute such a program if fiscally sound within the City.</p>
<p>RM-11.2</p>	<p>Support agricultural water rates for agricultural/horticultural operations and explore the use of treated wastewater for agricultural operations.</p>
<p>RM-11.3</p>	<p>Support efforts of the floriculture industry and/or the University of California Extension Service in establishing a farm cooperative and/or flower auction in the City of Encinitas.</p>
<p>RM-11.4</p>	<p>Encourage and support the establishment of a horticultural park in the Encinitas area.</p>
<p>RM-11.5</p>	<p>Encourage the establishment and preservation of new agricultural preserves for areas within the coastal zone designated for agricultural land use.</p>
<p>RM-11.6</p>	<p>Continue to support the policy of the Metropolitan Water District and its member agencies to provide water to agricultural users at a lower rate than to domestic users, when conservation measures by such users are assured.</p>

RM-11.7	Encourage the San Diego County Water Authority and the local retail water agencies to consider additional reductions in the agricultural water rate. The City will look at lowering current minimum acreage requirements for agricultural water rates.
RM-11.8 LCP Component	Preserve and promote the right to produce unique horticultural crops and community gardens in Encinitas.
RM-11.9	Recognize agriculture/horticulture, with proper mitigation to preserve wetland habitats when present, as one of the highest and best uses for those areas within the planning area located in floodplains.
RM-11.10	Provide an economic advantage, where possible, to agriculture in competing with the forces of urbanization to minimize pressures to redevelop to urban land uses.
RM-11.11	Enforce regulations and ordinances with regard to maintenance and upkeep of greenhouses and other agricultural accessory buildings.
RM-11.12	Support air quality control measures to protect against agricultural crop damage.
RM-11.13	Encourage agricultural/horticultural practices which minimize adverse impacts on surrounding areas.
RM-11.14	Encourage the producers of agricultural/horticultural products to provide suitable housing for farm laborers.
RM-11.15	Encourage projects for community food and flower producing gardens.
RM-11.16	Encourage projects for community garden and surplus food and flower resources marketing.

GOAL RM-12: THE CITY WILL ENCOURAGE THE PRESERVATION OF "PRIME" AGRICULTURE LANDS WITHIN ITS SPHERE OF INFLUENCE. (COASTAL ACT/30241)

Policies / Implementation Actions

RM-12.1 LCP Component	For the purpose of this plan and the LCP, "prime" agriculture is defined as land in the sphere of influence of the City of Encinitas Coastal Zone presently producing or with the future potential for commercial production of agricultural products and with a soil classification of Class I-IV. (Coastal Act/30241)
RM-12.2 LCP Component	No "prime" agriculture lands are located within the City of Encinitas Coastal Zone. However, the Ecke Holdings, et. al., are within the City of Encinitas' Coastal Zone sphere of influence, and may, therefore, be influenced by the City's LCP and General Plan policies. The City recognizes this land as "prime" agriculture suitability and as such, designates it for long term preservation as "Agriculture/Open Space Preserve." (Coastal Act/30241)

L LAND USE POLICY AND RESOURCE MANAGEMENT

The important relationship between the policies contained in the Land Use Element and those included in this element are underscored in the policies listed below. The following goal and supporting policies emphasize the need to consider the environmental consequences of future development in the City as well as ensuring that environmentally sensitive areas are protected from this development. The following policies also serve to implement the Coastal Act. (LCP Component)

GOAL RM-13: CREATE A DESIRABLE, HEALTHFUL, AND COMFORTABLE ENVIRONMENT FOR LIVING WHILE PRESERVING ENCINITAS' UNIQUE NATURAL RESOURCES BY ENCOURAGING LAND USE POLICIES THAT WILL PRESERVE THE ENVIRONMENT. (COASTAL ACT/30250/30251)

Policies / Implementation Actions

<p>RM-13.1 LCP Component</p>	<p>The City shall plan for types and patterns of development which minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding and severe hillside cutting and scarring. (Coastal Act/30250)</p>
<p>RM-13.2 LCP Component</p>	<p>The City shall plan for compatible land uses within and adjacent to recreation areas, natural preserves, and agricultural areas. (Coastal Act/30240/30250)</p>
<p>RM-13.3 LCP Component</p>	<p>Encourage the use of buffer zones to separate major thoroughfares from adjacent areas and protect them from pollutants of noise, exhaust, and light. (Coastal Act/30250/30251)</p>
<p>RM-13.4 LCP Component</p>	<p>Minimize visual pollution by establishing design review standards. (Coastal Act/30251/30253(5))</p>
<p>RM-13.5 LCP Component</p>	<p>The City shall promote and require the conservation and preservation of natural resources and features of the area in their natural state and avoid the creation of a totally urbanized landscape. Encourage the planting of trees and other vegetation, especially native species, to enhance the environment. (Coastal Act/30240/30251)</p>
<p>RM-13.6 LCP Component</p>	<p><u>Establish, and preserve, and enhance wildlife corridors to support habitat connectivity, species migration, and ecosystem resilience. Prioritize protection and restoration of corridors that:</u></p> <ul style="list-style-type: none"> • <u>Link coastal and inland habitats or other ecologically sensitive areas where feasible;</u> • <u>Support regionally important species or sensitive habitats;</u> • <u>Provide opportunities for rewilding and restoration of native ecosystems; and/or</u> • <u>Address vulnerability to fragmentation from planned development or climate-related impacts such as wildfire or sea level rise.</u> (Coastal Act/30230/30231/30240/30270)

M ENVIRONMENTAL IMPACTS FROM NEW DEVELOPMENT

New development in the City, as has already been pointed out, can have significant adverse affects on adjacent areas. Many of these impacts arise from activities related to construction of new projects, especially when there is a significant amount of grading and site preparation involved. Problems associated with certain construction practices include the build-up of sediment in watercourses and lakes and erosion. The following policies identify strategies the City intends to implement to reduce the affects of erosion and sedimentation from new development. (LCP Component)

GOAL RM-14: THE CITY SHALL STRINGENTLY CONTROL EROSION AND SEDIMENTATION FROM LAND USE AND DEVELOPMENT TO AVOID ENVIRONMENTAL DEGRADATION OF LAGOONS AND OTHER SENSITIVE BIOLOGICAL HABITAT, PRESERVE PUBLIC RESOURCES AND AVOID THE COSTS OF DEALING WITH REPAIR AND SEDIMENTATION REMOVAL. (COASTAL ACT/30231/30240/30250/30253)

Policies / Implementation Actions

<p>RM-14.1 LCP Component</p>	<p>The best strategy to reduce erosion and sedimentation is to reduce to the maximum extent feasible, grading and removal of vegetation. It is the policy of the City that, in any land use and development, grading and vegetation removal shall be limited to the minimum necessary. (Coastal Act/30240/30250)</p>
<p>RM-14.2 LCP Component</p>	<p>The City shall develop a comprehensive program to control sedimentation and erosion <u>by requiring public and private development projects that involve significant grading export to comply with the City’s Opportunistic Beach Fill Program (OBFP) and Sand Compatibility and Opportunistic Use Program (SCOUP) requirements to support beach nourishment efforts and improve sediment management.</u> (Coastal Act/30233/30240/30253)</p>
<p>RM-14.3 LCP Component</p>	<p>The City will reduce the rate of sedimentation of the lagoons by requiring procedures for controlling runoff and erosion associated with upland grading and development based on a minimum 10-year, six-hour storm event. The City shall provide regulations for the use of sedimentation basins and the potential transfer of sediment as beach replenishment (if of an acceptable material). (Coastal Act/30250/30251)</p>
<p>RM-14.4 LCP Component</p>	<p>Revegetation and appropriate landscaping of all areas graded and scraped of vegetative cover shall be required with land use and development <u>to promote rewilding.</u> Plantings, hydroseeding, and irrigation systems used shall be selected on the bases of minimizing erosion and conserving water. (Coastal Act/30240/30251)</p>

<p>RM-14.5 LCP Component</p>	<p>To minimize erosion and allow sedimentation control systems to work, no grading or vegetation removal shall be allowed to occur during the wet season, October 1- April 15, without all systems and devices per an approved erosion control plan and program being in place. During other times of the year such systems shall be provided and operative as required by a comprehensive City erosion control ordinance. No grading shall occur during the rainy season within the Special Study Overlay area, or in areas upland of sensitive areas including lagoons, floodplains, riparian or wetland habitat areas, unless by site-specific determination, the grading would not be occurring on sensitive slopes, in floodplain areas or upland of floodplains, where sedimentation might occur in other sensitive habitat areas. Then, if grading is determined to be allowable, all necessary erosion control devices, including sedimentation basins, must be in place, and shall be monitored and maintained throughout the grading period. (Coastal Act/30251)</p>
<p>RM-14.6 LCP Component</p>	<p>To achieve the ends of erosion control, a comprehensive erosion control plan shall be required with final building permit and improvement plans, subject to review and approval prior to commencement of grading and construction. (Coastal Act/30251)</p>
<p>RM-14.7</p>	<p>Minimize extensive or premature grading or filling, and penalize illegal grading or filling.</p>

N ENERGY CONSERVATION

Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs. (LCP Component)

GOAL RM-15: THE CITY WILL MAKE EVERY EFFORT TO CONSERVE ENERGY IN THE CITY THUS REDUCING OUR DEPENDENCE ON FOSSIL FUELS.

Policies / Implementation Actions

<p>RM-15.1 LCP Component</p>	<p>The City will encourage the use of alternate energy systems, including passive solar and architectural and mechanical systems, in both commercial and residential development. (Coastal Act/30253)</p>
<p>RM-15.2</p>	<p>The patterns of proposed subdivisions and the orientation and design of structures on lots shall be designed with the objective of maximizing the opportunities for solar energy use and energy conservation.</p>
<p>RM-15.3</p>	<p>Energy conserving construction standards and requirements shall be enforced in the field inspection of new construction.</p>

O EQUITABLE ACCESS TO OPEN SPACE

Access to parks, natural areas, and recreational open space supports community health, well-being, and climate resilience. However, access to these resources is not always distributed equitably across neighborhoods. Barriers such as distance, lack of connectivity, safety concerns, and limited amenities can limit access to open space and disproportionately affect residents of historically underserved neighborhoods, those that are low-income, marginalized, older adults, youth, and people with disabilities. The City is committed to expanding and improving access to open space for all residents.

GOAL RM-16: EXPAND AND IMPROVE EQUITABLE ACCESS TO HIGH-QUALITY OPEN SPACE, NATURE, AND RECREATIONAL OPPORTUNITIES FOR ALL ENCINITAS RESIDENTS, REGARDLESS OF INCOME, RACE, AGE, OR ABILITY. (COASTAL ACT/30210)

Policies / Implementation Actions

<p><u>RM-16.1</u> <u>LCP</u> <u>Component</u></p>	<p><u>Evaluate opening select conserved lands for public access and developing them with compatible outdoor recreational uses such as staging areas, trails, overlooks, interpretive facilities, and amenities. Ensure that recreational opportunities are inclusive, multilingual, and designed for a wide range of users. (Coastal Act/30210)</u></p>
<p><u>RM-16.2</u> <u>LCP</u> <u>Component</u></p>	<p><u>Pursue acquisition of additional publicly accessible conserved lands, while balancing resource conservation and habitat significance, particularly in areas outside of current walkable access to open space such as the eastern Olivenhain neighborhood and along the I-5 corridor. (Coastal Act/30210)</u></p>
<p><u>RM-16.3</u> <u>LCP</u> <u>Component</u></p>	<p><u>Promote an accessible trails network, through new construction or developer-built trails that meet accessible trail standards, especially in areas with higher concentrations of seniors, residents with disabilities/mobility impairments, and communities with limited access to recreational facilities. (Coastal Act/30210)</u></p>
<p><u>RM-16.4</u> <u>LCP</u> <u>Component</u></p>	<p><u>Maintain and update the Active Transportation Plan (ATP) and Parks, Beaches, Trails, and Open Space Master Plan (PBTOMP) to provide direction for future trail development, including guidance on inclusive design, amenities that reflect the needs of the community, and improved connectivity for all neighborhoods. (Coastal Act/30210)</u></p>
<p><u>RM-16.5</u> <u>LCP</u> <u>Component</u></p>	<p><u>Promote low-impact recreation by defining approved trail limits, adding signage for dog leash requirements, and placing multilingual biological education signage, plaques, or free-standing kiosks along existing recreation areas to educate and connect the public to the functions of open space habitats. (Coastal Act/30210)</u></p>

P RELATED GOALS AND POLICIES

Throughout this General Plan community resolve concerning the protection of the City's significant cultural and natural resources are expressed. Table 1: Resource Management Policy Matrix identifies those elements containing policies that either directly or indirectly supports the City's efforts at managing or preserving these resources.

Table 1 Resource Management Policy Matrix						
Issue Area	Land Use	Housing	Circulation	Noise	Public Safety	Recreation
Water Quality	X					
Preservation of Trees	X					X
Aesthetic Resources	X	X	X			X
Air Quality	X					
Waste Management	X					
Cultural Resources	X					
Coastal Preservation	X		X	X	X	
Biotic Resources	X					X
Protection of Agriculture	X					
Energy Conservation			X			
<u>Equitable Access to Open Space</u>	<u>X</u>					<u>X</u>

III. RESOURCE MANAGEMENT PLAN

Much of the planning area is presently undeveloped and, for the time being, is considered open space. Over time, portions of these undeveloped areas will be developed. Most of these areas have been designated for residential development.

A substantial portion of this open space is currently being used for agriculture. These agricultural activities range from scattered green houses in the western half of the City to larger agricultural operations in the Ecke properties. Other open space areas are not presently utilized for any economically productive use. Nevertheless, these natural areas are an important contributor to the character of the community and an important reason why many people have located in the sparsely developed parts of the City.

A study was conducted as part of this general plan to identify those areas within the Planning Area subject to development constraints. These constraints included certain environmental factors that could directly affect future development such as flooding problems, excessive slopes, and soil limitations. A substantial portion of the undeveloped land is located in those areas that are these environmental constraints. Other open space areas contain significant ecological resources that require preservation. LCP Component)

A LAND USE POLICY

Land use policy outlined in the Land Use Element will be instrumental in protecting those natural and cultural resources identified as being significant. A single land use designation and a number of overlay zones will be effective in either preserving environmentally significant areas and outright or substantially reducing potential impacts from development. These land use categories include the following:

- **Ecological Resource/Open Space/Parks:** This land use designation includes all land that has been permanently set aside for the public's use or for the preservation of areas deemed ecologically significant. No private development is permitted within these area, therefore, all land within this category is within or will be within the public domain.
- **Special Study Overlay Zone:** This overlay designation is shown in Figure 1 and may be applied to any number of land use categories including residential and commercial. While not all Special Studies Overlay Zones will be expressly used for preserving environmentally significant areas, they will effective in inducing those areas where development standards may be more stringent to minimize any potentially adverse impacts from development.

A primary purpose of this element is to designate appropriate development for those undeveloped parcels within the Planning Area. Virtually every privately owned property in the City has been

designated to allow for some type of development. As a result, most of the existing undeveloped areas will, over time, be committed to development.

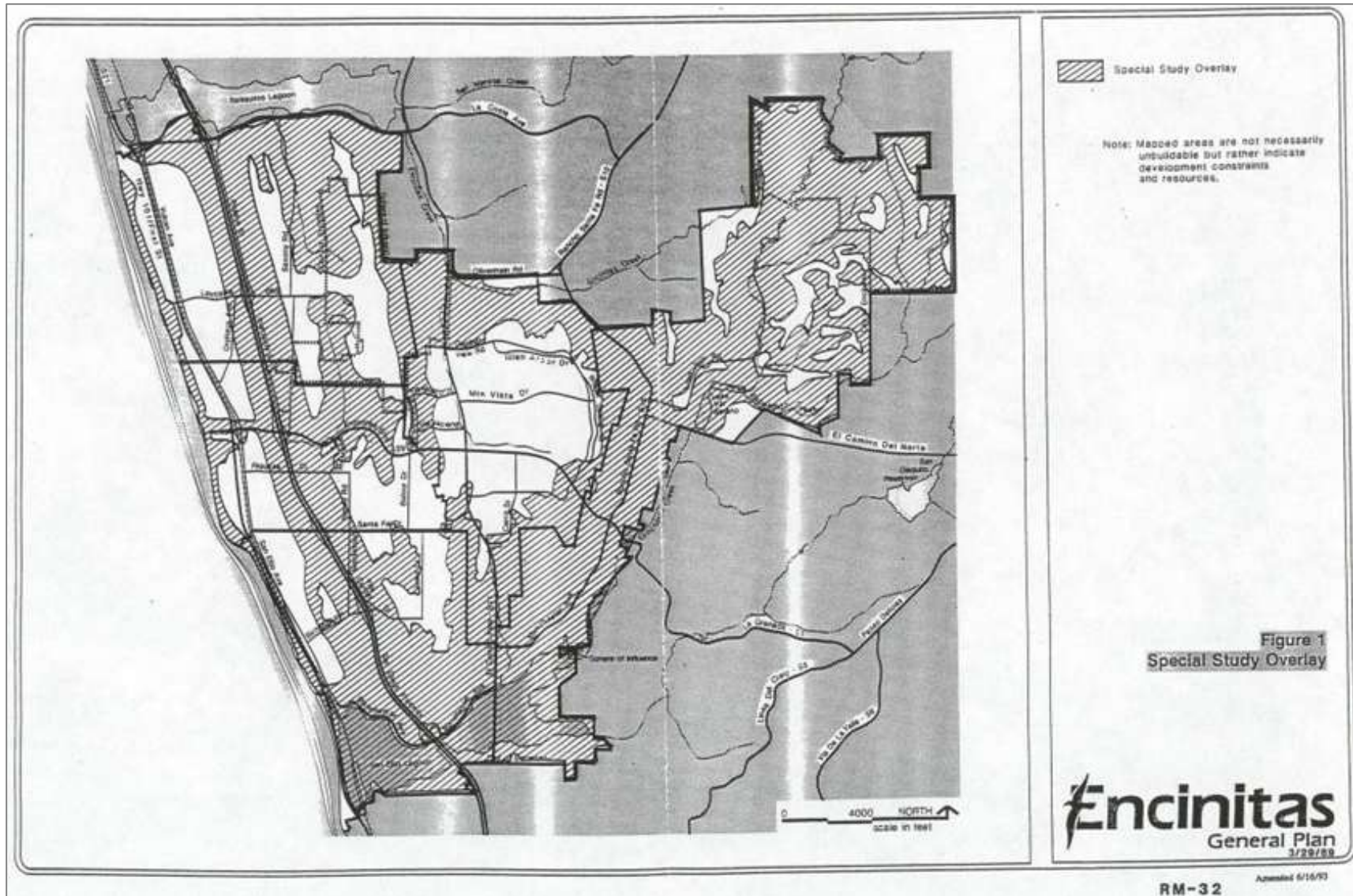
Another important feature of the General Plan is that it permits a transition of uses in those areas devoted to agricultural production. Most of these agricultural areas consist of green houses scattered throughout the Planning Area as well as large scale agricultural activities within the Ecker land holdings. (LCP Component)

B NATURAL RESOURCE MANAGEMENT

There are a number of goals and policies in the General Plan that are concerned with the maintenance, preservation, or conservation of natural resources. This section of the Resource Management element is specifically concerned with those resources that can be best managed through the implementation of land use policies. These policies will be effective in mitigating the impacts of development on sensitive ecological areas within or adjacent to properties undergoing development.

Significant natural resources within the planning area are described in detail in the Resource Management Technical Report. For planning purposes, three sensitivity categories have been developed to identify all area's sensitivity to development. This sensitivity rating is described as follows:

- **Low Sensitivity:** Areas with little or no ecologically sensitive, or significant habitats are in this classification. Past development in the urbanized sections of the City destroyed or significantly altered native plant communities and animal habitats.
- **Moderate Sensitivity:** A number of areas in the City have been developed at densities sufficiently low so remnants of environmentally significant areas remain. In addition, some development is located adjacent to ecologically significant zones, which could be adversely impacted by any increase in density or intensity of development.
- **High Sensitivity:** The Resource Management Technical Report identified those portions of the Planning Area that are judged to be ecologically significant by biologists and naturalists. These areas correspond with those zones in Figure 2 identified as having a high sensitivity. Many of those areas identified as having a "high sensitivity" are included within a Special Studies Overlay designation on the Land Use Policy Map. Other significant areas are designated Ecological Resource/Open Space/Parks if they are located on properties that are publicly owned.



Source: City of Encinitas 2021.

Figure 1 Special Study Overlay Zone

Development proposals within those areas with high sensitivity ratings identified in Figure 2 will be reviewed to determine the extent of significant ecological resources on the property and the potential impacts new development will have on these resources. The location of sensitive lands as shown in Figure 2 is generalized and not parcel-specific. Figure 2 is a tool used as an aid in locating sensitive lands, but is not an exact or exclusive determinant. A detailed identification and review of the presence of sensitive resources will be required with each development proposal. The review may include environmental impact assessments or EIRs to identify significant plant and/or animal species present. After this evaluation has been completed, appropriate modifications to the site plan, development densities, etc., may be required to mitigate any potential adverse impacts. (LCP Component)

C PRESERVATION OF SCENIC VISUAL RESOURCES

A number of elements in the Encinitas General Plan are concerned with preserving scenic and visual resources in the Planning Area. The Recreation Element provides for the development and maintenance of vista points along the coast, the Land Use Element promotes urban design that is sensitive to significant viewsheds, and the Circulation Element identifies scenic highways in the City.

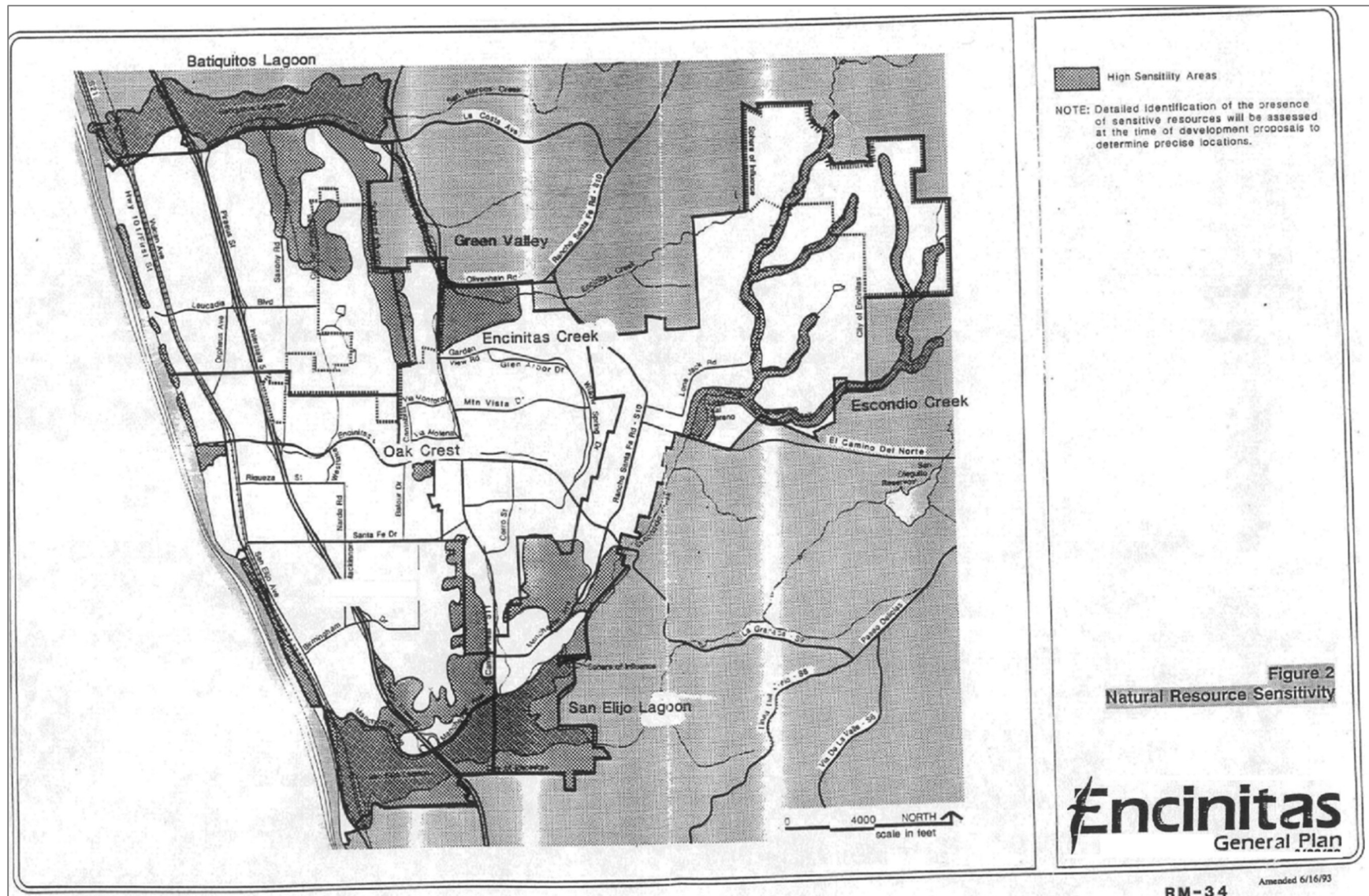
The Land Use Element and Map includes a Scenic/Visual Corridor Overlay Zone that identifies those areas where significant aesthetic and visual resources are present.

Proposals for new development need to be evaluated to ensure that significant views will be preserved. This designation is also applied to those roads that have been identified as Scenic Highways. Figure 3 indicates those areas and roadways that have been placed within a Scenic/Visual Corridor Overlay. (LCP Component)

D CULTURAL RESOURCE MANAGEMENT

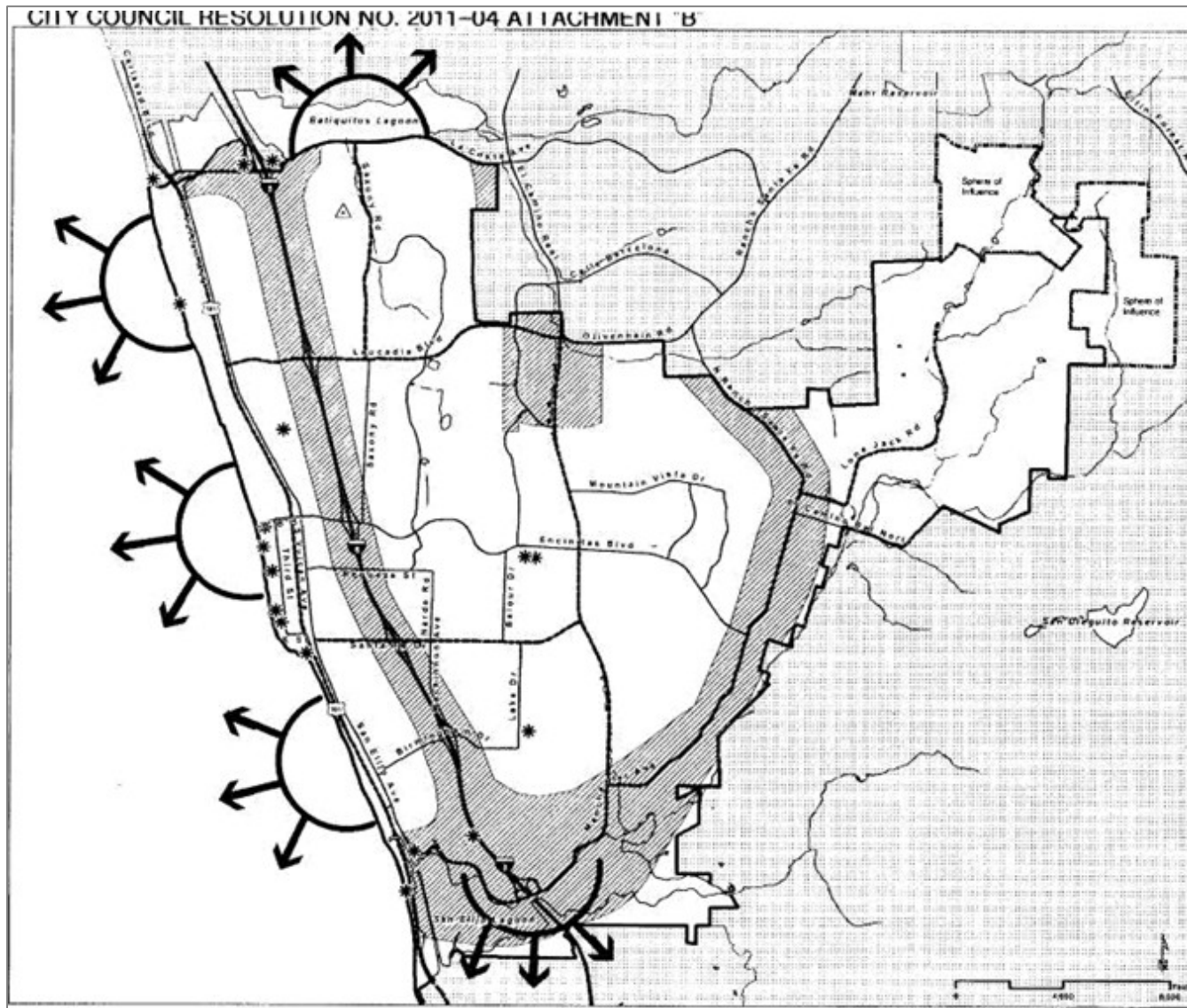
Cultural resource management and historic preservation require the cooperation of many government agencies. Encinitas alone, however, has the ability to preserve and enhance many of the City's cultural resources. Furthermore, it is the City's desire to establish facilities and programs which will inspire appreciation for the City's past and will encourage participation in a wide range of educational and social activities.

The existence of rich cultural resources in the planning area present some challenges for future development in the City. The California Environmental Quality Act requires that a project be considered "significant" in terms of impact if it will disrupt or adversely affect a site of archaeological, paleontological, or historical significance. Protection of these resources during construction activities generally involve the salvage and curation of materials discovered at the site. Future development within the planning area and surrounding region is certain to result in the discovery of new sites. Other sites will also undoubtedly be discovered through the efforts of future archaeological field surveys.



Source: City of Encinitas 2021.

Figure 2 Natural Resources Sensitivity



Source: City of Encinitas 2021.

Figure 3 Visual Resources Sensitivity

A map indicating cultural resource sensitivity is provided in Figure 4. This figure identifies those areas where there is a high probability of discovering archaeological sites in the course of new development. A sensitivity rating has been applied to all of the planning area and is described as follows:

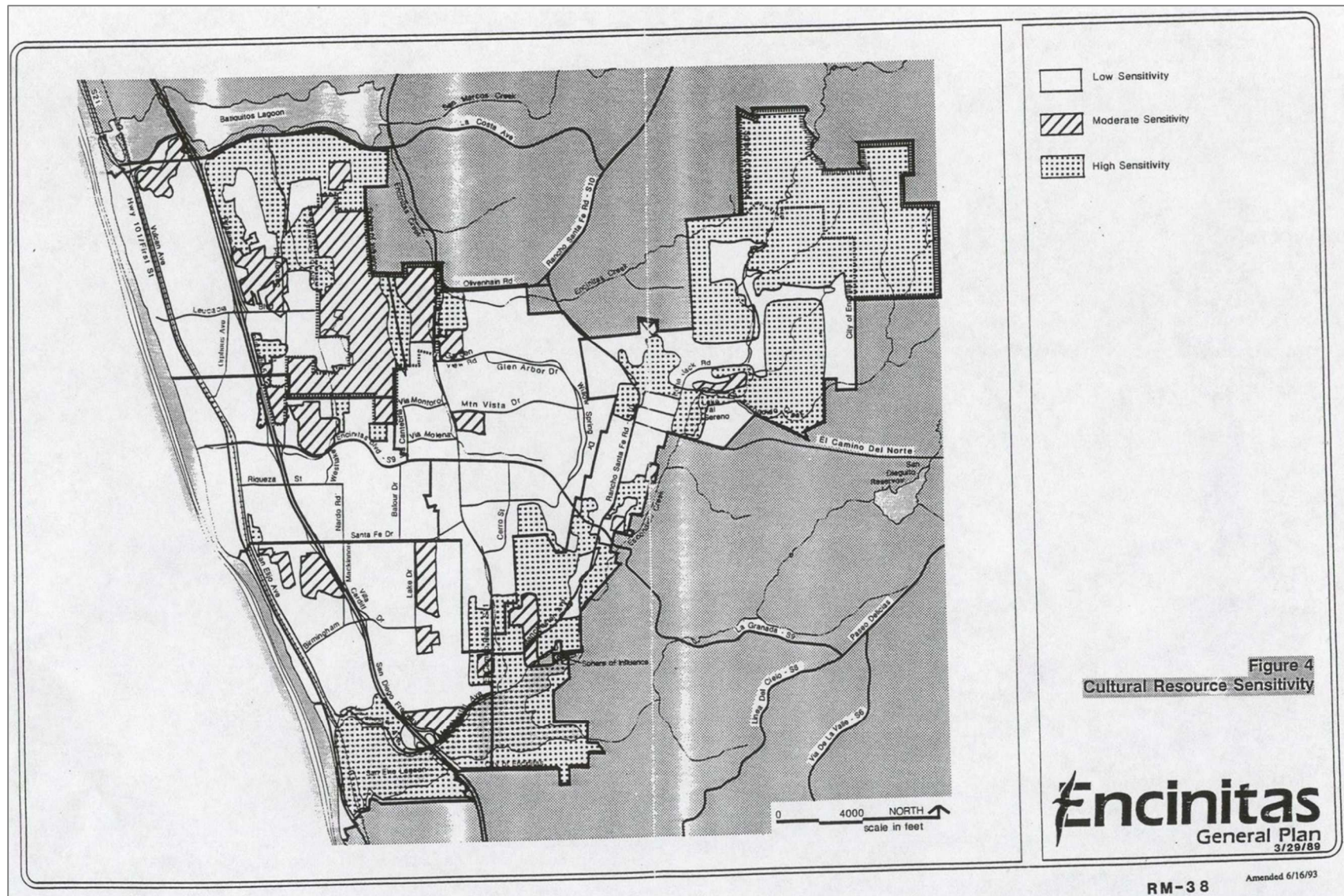
- **Low Sensitivity:** Area of low cultural resource sensitivity include those lands which have been surveyed with the express purpose of identifying cultural resource sites but which provided negative Low sensitivity area also include land where development or grading has resulted in the movement of massive amounts of earth.
- **Moderate Sensitivity:** Areas of moderate sensitivity include those lands which have been developed or altered by means which may not have resulted in the removal or relocation of earth on a large scale.

Depending on the methods by which urbanization was accomplished, variable degrees of destruction to cultural resources can result. For example, agricultural fields represent areas where the surface has been disturbed though any buried artifacts have been preserved.

- **High Sensitivity:** High sensitivity areas within the Encinitas planning area include those areas which have not been previously surveyed or have been subject to historic human disturbance other than agriculture. Based on the demonstrated prehistoric settlement pattern for coastal southern California and on the density of recorded archaeological sites within the planning area, those portions of the planning area which retain their natural character and which have not been subject to surveys specifically related to the identification of cultural resources are considered to have a high potential for the presence of cultural resource sites.

A substantial number of archaeological sites have been discovered in those areas of the City that have undergone past development. For this reason, any proposed project that involves a significant amount of grading should have an archaeological survey conducted prior to construction. In addition, archaeological resources may be discovered in the course of construction and appropriate measures should be taken to ensure that artifacts are recorded and salvaged.

California State Assembly Bill AB 492 and the adoption of the Appendix K in the CEQA Law and Guidelines provide direction with regard to the mitigation, preservation, or salvage of significant archaeological resources that are affected by development (OPR, 1986). The measures identified below are excerpts from Appendix K and will only be applied in the event that an archaeological site is discovered during excavation or construction phases of any new project. If a site and/or artifacts are discovered, the following mitigation measures will be enacted:



Source: City of Encinitas 2021.

Figure 4 Cultural Resource Sensitivity

- An excavation plan will be prepared according to the requirements outlined in CEQA-Appendix K;
- If it is impossible to avoid disturbing the site through revisions in project design, the Lead Agency will initiate salvage efforts according to the parameters outlined in Appendix K, Section VII of the CEQA Law and Guidelines.
- In the event of the discovery of human remains, procedures outlined in Section VIII of Appendix K contained in the CEQA Law and Guidelines will apply.

Numerous sites of historical significance are identified in the Resource Management Technical Report. Certain sites may be incorporated into future parks, while others may be recorded using historical markers. A policy included in this Element indicates the City will inventory all of the historically significant sites and/or structures that require protection. Implementation of this policy may involve nomination to the Federal Register of Historic Places or the establishment of City historic guidelines that will protect these structures from future demolition or alteration.

Based on the results of the City-wide survey, the City may also consider an historic preservation program and ordinance, which may include expansion of an Historic Preservation Overlay zone designation in the City's zoning and development code. A combination of appropriate use and development incentives may be included as part of an overall program to achieve the objectives of historic preservation. (LCP Component)