



encinitas

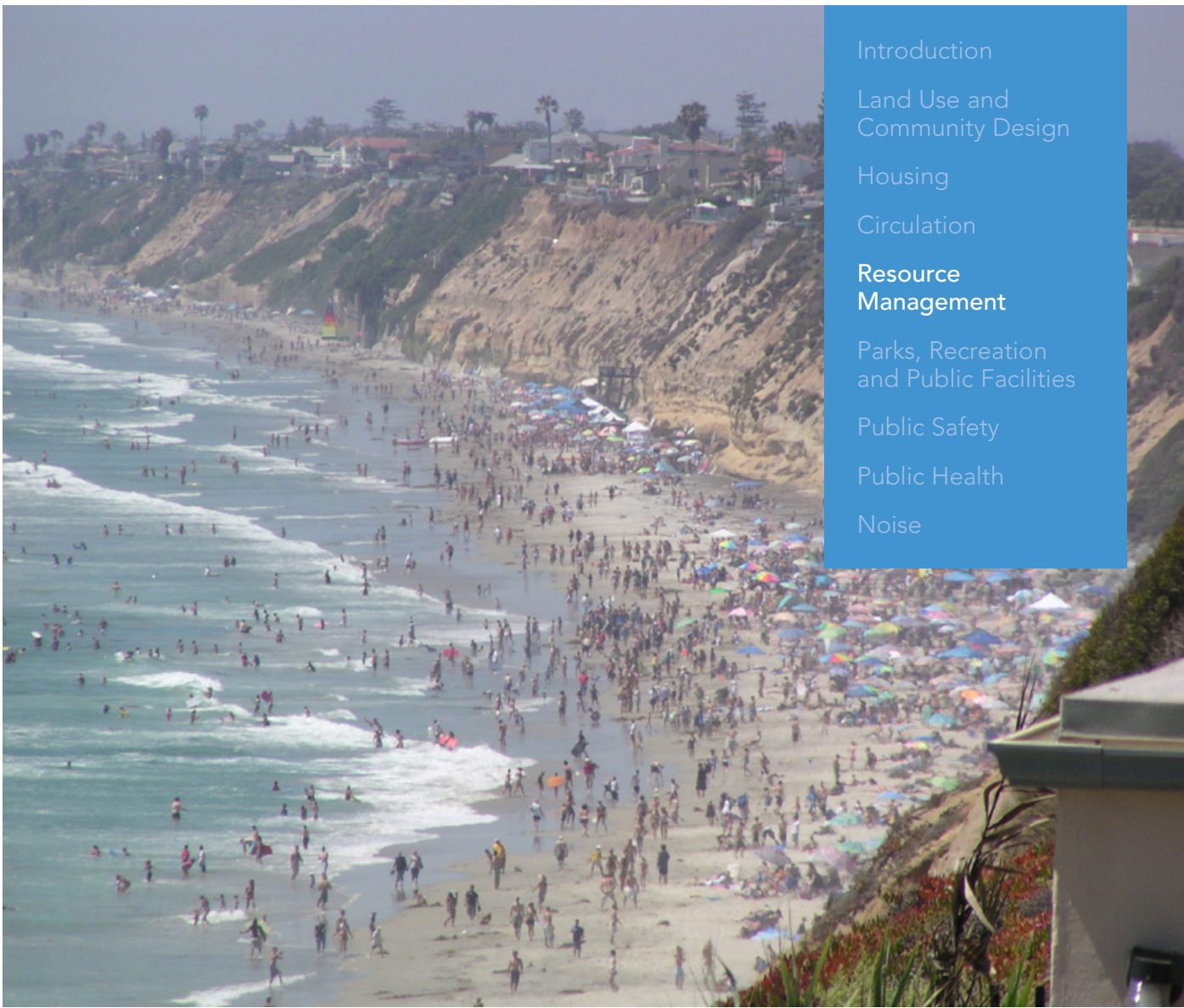
Resource Management



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The Resource Management Element provides a comprehensive approach to protecting sensitive habitats, wetlands, riparian areas and other natural resources in Encinitas, with the overarching goals of improving quality of life of Encinitas residents and supporting ecosystem recovery and resource preservation in the San Diego region.



- Introduction
- Land Use and Community Design
- Housing
- Circulation
- Resource Management**
- Parks, Recreation and Public Facilities
- Public Safety
- Public Health
- Noise

introduction

element purpose

The City of Encinitas, as well as the surrounding region, is rich in both natural and cultural resources. With varied coastal area, valleys and foothills, the City of Encinitas contains many different habitats which support a rich diversity of plant and animal life. However, open space, including both land and water, is a limited and valuable resource. Such open space is part of the city's critical infrastructure, defining Encinitas and improving quality of life for residents and visitors.

There are few assets that are as highly valued as the city's open space. The undeveloped areas of the city that have been intentionally preserved 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 all become increasingly polluted over the past decades due to practices that are environmentally unsound.

This Element is concerned with identifying goals and policies that are designed to preserve significant natural and cultural resources in the Planning Area. By implementing resource management goals and policies, the City of Encinitas seeks to accomplish the following:

- Preserve agricultural land activities within the city;
- Protect, restore and enhance surface and ocean water quality;
- Preserve sensitive habitats and significant mature trees throughout the city;
- Restore and protect the community's beaches; lagoons, creeks and tributaries;
- Conserve water and energy, reduce solid waste, and promote green building;
- Reduce the city's contributions to greenhouse gas emissions and global climate change;
- Reduce the impacts of global climate change on the city;
- Improve air quality; and
- Preserve cultural resources.

element scope and organization

The Resource Management Element represents a comprehensive approach to protecting sensitive habitats, wetlands, riparian areas and other natural resources in Encinitas, with the overarching goals of improving quality of life of Encinitas residents and supporting ecosystem recovery and resource preservation in the San Diego region. Together, the goals and policies contained in this Element provide a constitutional framework for future protection of natural resources and related decision-making in the city. The first section of this Element provides a summary of regulatory standards and regional planning documents that have changed since the original General Plan was adopted in 1989, as well as plans, programs and tools that direct or help implement Element goals and policies.

Following this introduction, the Resource Management Element is organized into three main parts:

- II. Current Conditions
- III. Goals and Policies
- IV. Figures

The goals and policies of this Element address: agriculture, surface and ocean water quality protection, groundwater resource protection, erosion and sedimentation control, ecosystem and habitat management, preservation of the urban tree canopy, preservation of coastal areas, water use and conservation, energy use and efficiency, waste management, greenhouse gas emissions and climate change adaptation, air quality, and preservation of cultural resources. The Agricultural, Cultural and Biological Resources, Air Quality, Hydrology, Coastal Conditions, and Environmental Sustainability portions of the General Plan Update Current Conditions Report (2010), contain the detailed technical background information that provides the foundation for the Resource Management goals and policies.

resource management

related general plan goals and policies



The Resource Management Element builds upon goals and policies of other elements, especially the Land Use and Community and Design Element. Similarly, goals and policies throughout this General Plan reflect the Encinitas community’s resolve concerning the protection of the city’s significant cultural and natural resources. The Land Use and Community Design Element includes a number of overlay designations that will be useful in implementing the policies contained in this Element. The Public Safety Element addresses bluff and slope stability, an important issue related not just to public safety, but also to surface and ocean water quality and habitat protection.

TABLE RM-1: ELEMENT RELATIONSHIP MATRIX

Resource Management Topic Areas	Land Use and Community Design	Housing	Circulation	Parks, Recreation and Public Facilities	Public Safety	Public Health	Noise
Agriculture	X					X	
Surface and Ocean Water Quality Protection and Improvement	X			X	X	X	
Habitat and Ecosystem Management	X				X		
Urban Tree Management	X		X		X		
Preservation of Coastal Areas	X		X	X	X		
Water Use and Conservation	X	X			X	X	
Energy Efficiency and Conservation	X	X	X				
Waste Management	X						

TABLE RM-1: ELEMENT RELATIONSHIP MATRIX (continued)

Resource Management Topic Areas	Land Use and Community Design	Housing	Circulation	Parks, Recreation and Public Facilities	Public Safety	Public Health	Noise
Climate Change Mitigation and Adaptation	X		X	X		X	
Air Quality	X	X	X		X	X	
Preservation of Cultural/ Historic Resources	X						

related plans and programs

There are a number of existing plans and programs which are directly applicable to the goals 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.

California Coastal Act. The California Coastal Act of 1976 was enacted to protect and maintain the overall quality of coastal environments and resources. The California Coastal Commission regulates development within portions of the Coastal Zone and oversees planning and land use efforts along the entire coastline. Every city within the coastal zone is supposed to prepare a Local Coastal Program (LCP). The Coastal Commission has prepared guidelines designed to assist local governments and Coastal Commission staff implement Coastal Act provisions. The City of Encinitas LCP was effectively certified by the California Coastal Commission on May 11, 1995 and the City assumed Coastal Permit authority on May 15, 1995. The City’s LCP has two parts, a Land Use Plan and an Implementation Plan.

Local Coastal Program. Approximately two-thirds of the city is located within the Coastal Zone (see General Plan Introduction Figure I-3) and falls under California Coastal Commission (CCC) jurisdiction. In compliance with the Coastal Act, the City has adopted and implemented a Local Coastal Program (LCP). The LCP Land Use Plan contains the City’s policies related to coastal resources. The LCP Implementation Plan contains zoning ordinances and development related standards, zoning maps, specific plans, and other implementing actions such as special zone overlays for sensitive resource areas. The LCP is

included within the General Plan as well as other provisions of the municipal code and specific plans. The goals of the LCP are to protect, maintain and enhance the Coastal Zone environment; ensure balanced utilization and conservation; maximize public access to and along the coast; prioritize coastal dependent and related development; and encourage coordinated state and local initiatives to implement beneficial programs and other educational uses.

Beach Bluff Erosion Technical Report. In 1994, Zeiger/Kling Consultants, Inc. developed the Beach Bluff Erosion Technical Report for the City of Encinitas. This document provides a technical assessment of historical erosion and existing natural and man-made conditions along Encinitas.

Sand Compatibility Opportunistic Use Program (SCOUP). In 2009, the City of Encinitas certified and approved an opportunistic beach nourishment program that identifies construction soils, monitors and delivers beach quality material to the Batiquitos and Moonlight State Beach receiver sites. The City has obtained pre-approval and streamlined the permitting process to expedite the permitting process once beach quality material has been identified.

Shoreline Preservation Strategy. SANDAG adopted a Shoreline Preservation Strategy, with the goals of protecting this region's shoreline as an environmental amenity and avoiding 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.

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 Statutes and Guidelines. CEQA will continue to be instrumental in ensuring that the impacts of all potentially significant projects are assessed by appointed and elected City officials and City staff, as well as 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.

San Diego Air Pollution Control District Regional Air Quality Strategy. The San Diego County Air Pollution Control District (the "District") is responsible for the overall development and implementation of the Regional Air Quality Strategy (RAQS). RAQS for the San Diego region control measures focus on emission sources under the District's authority, specifically stationary emission sources and some area-wide sources. The emission inventories and emission projects in the RAQS reflect the impact of all emission sources and all control measures including those under the jurisdiction of the California Air Resources Board (e.g., on-road motor vehicles, off-road vehicles and equipment, and consumer products) and the U.S. Environmental Protection Agency (e.g., aircraft, ships, trains and preempted off-road equipment).

Encinitas Climate Action Plan. With the passage of the California Global Warming Solutions Act (Assembly Bill 32), California local governments are required to address greenhouse gas (GHG) emissions and their effects on global warming. In response to this State of California mandate, the City developed a climate action plan and identified current greenhouse gas emissions, as well as a strategy to achieve greenhouse gas emission reductions. The greenhouse gas emissions inventory found that the major sources of the community's greenhouse gas emissions are transportation related, with vehicle miles traveled resulting in increased pollution. The Climate Action Plan consists of emissions reduction strategies covering both municipal operations and community emissions sources related to transportation, water, wastewater, solid waste, and residential and non-residential buildings.

City of Encinitas Jurisdictional Urban Runoff Management Program. The City of Encinitas Jurisdictional Urban Runoff Management Program (JURMP) document establishes a programmatic framework for the City's implementation of programs and activities that will meet regulatory obligations established by the most current San Diego Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) General Municipal Storm Water Permit for the San Diego Region. Core program activities include water quality monitoring, facility inspections, clean water ordinance enforcement, development oversight, reporting, watershed management, training, and community outreach and education.

Carlsbad Watershed Urban Runoff Management Program. The Carlsbad Watershed Urban Runoff Management Program (WURMP) is a collective watershed management strategy developed by the City of Carlsbad, as lead agency, in collaboration with local agencies with jurisdiction within the Carlsbad Watershed Management Area, including the Cities of Oceanside, Vista, San Marcos, Escondido, Encinitas, Solana Beach and the County of San Diego. The watershed management area encompasses approximately 211 square miles and six different hydrologic areas (Loma Alta, Buena Vista Creek, Agua Hedionda, Encinitas, San Marcos Creek and Escondido Creek). The purpose of the WURMP is to continue a long-term effort to protect and enhance the water quality of the area creeks and lagoons at the watershed level in a cooperative, multi-agency fashion. The WURMP identifies water quality problems within the watershed that might be attributed to discharges from the municipal storm drain systems. It also identifies activities for reducing pollution and restoring and protecting beneficial uses of the watershed.

City of Encinitas Stormwater Manual. The City of Encinitas Stormwater Manual (ESM) has been developed as a resource and implementation tool for project applicants and is enforceable by reference with the City of Encinitas Best Management Practices Manual II (BMP Manual II) as adopted by City Council in 2002 and as may be amended. The ESM is intended be used to select and design stormwater Low Impact Development (LID) and engineered Integrated Management Practice (IMP) features for proposed development projects to ensure compliance with minimum stormwater standards.

San Diego Integrated Regional Water Management Plan. The Integrated Regional Water Management (IRWM) program is a local water resources management approach aimed at securing long-term water supply reliability within California by first recognizing the inter-connectivity of water supplies and the environment, and then pursuing projects yielding multiple benefits for water supplies, water quality and natural resources. The San Diego IRWM program is an interdisciplinary effort by water retailers, wastewater agencies, stormwater and flood managers, watershed groups, the business community, tribes, agriculture, and regulatory agencies to coordinate water resource management efforts.

Natural Community Conservation Planning Act (NCCP). The NCCP program is a cooperative effort to protect habitats and species. The program, which began in 1991 under the State's Natural Community Conservation Planning Act, is broader in its orientation and objectives than the California and Federal Endangered Species Acts. These laws are designed to identify and protect individual species that have already declined in number significantly. The primary objective of the NCCP program is to conserve natural communities at the ecosystem level by focusing on the long-term stability of wildlife and plan communities while accommodating compatible land use.

Multiple Habitat Conservation Program. The Multiple Habitat Conservation Program (MHCP) is a comprehensive habitat conservation planning process that, along with other habitat plans, will contribute to the preservation of biodiversity in Southern California. Participating cities include Encinitas, Carlsbad, Escondido, Oceanside, San Marcos and Vista. The MHCP will create the policy framework required to establish a regional preserve system that will help the City and region achieve its open space goals.

Draft Encinitas Subarea Plan. The Draft Encinitas Subarea Plan is under the subregional umbrella of the MHCP in northern San Diego County. The Plan comprehensively addresses how the City will conserve natural communities, sensitive plant and wildlife species as part of the MHCP. The Subarea Plan, in conjunction with the MCHP, fulfills the mandatory requirements of the Habitat Conservation Plan (HCP), pursuant to Section 10(a)(1)(b) of the Endangered Species Act, as amended in 1982.

Open Space Management Plan. The Open Space Management Plan, which is required component of the MHCP, will be used in conjunction with the City's Subarea Plan. The Plan identifies specifically which lands will be monitored, how they will be managed and at what cost.

Other Federal Laws. Other federal laws that are concerned with the protection of significant cultural and natural resources include the Endangered Species Act of 1973 (and subsequently amended), the Antiquities Act of 1906 and the National Historic Preservation Act of 1966 (as amended).



current conditions

This section presents a summary of the current state of Encinitas' natural and cultural resources, including an overview of Encinitas' agricultural lands, water and energy use and consumption, natural and coastal areas, and air quality. The current conditions summary is intended to help users of the General Plan and the public at large understand the context of Natural Resource Element goals and policies.

agriculture

Recent farmland conversion data shows that irrigated farmland losses seem to be accelerating throughout the state, reflecting steady urbanization rates and changing agricultural markets and resource availability. Farm and grazing lands in California decreased by 275 square miles (176,014 acres) between 2004 and 2006. The highest quality agricultural soils, known as Prime Farmland, comprised 46 percent of the loss (totaling 81,247 acres). Overall losses have been greatest where urban development has been concentrated.

While there are large tracts of land in North San Diego County that support significant agricultural resources, overall farming and growing operations in San Diego County tend to be smaller than elsewhere in the state. In 1992, 65 percent of the farms in the county were fewer than nine acres in size, which was less than the state average (373 acres). In 2008, that percentage increased to 68 percent.

Small-scale but profitable operations are the norm rather than the exception in San Diego County. The high costs of water and energy and ongoing drought restrictions, as well as high cost of land in San Diego County, make farming and growing extremely expensive compared to the rest of the nation. This encourages growers to produce commodities with a very high value per acre and/or specialize in nursery and greenhouse crops. A majority of agricultural lands in Encinitas consists of nursery and greenhouse operations. Because most of the city's cultivation occurs in structures and in pots, these types of agricultural operations are generally not impacted by surrounding land uses or development.

water quality and use

Few resources are as intimately tied to orderly growth and development and environmental well-being of Encinitas as water. There are numerous important surface hydrologic features within the City of Encinitas, including the coastal waters of the Pacific Ocean, two unique lagoons (San Elijo and Batiquitos) and three major creeks (Cottonwood, Escondido and Encinitas). In addition, the City owns and maintains improved and open stormwater channels, underground pipes of varying material, stormwater detention basins, catch basins, and a variety of other municipal separate storm sewer system (MS4) facilities.

All major drainage basins in the San Diego region contain groundwater basins. The basins are relatively small in area and usually shallow. Although these groundwater basins are limited in size, the groundwater yield from the basins has been historically important to the development of the San Diego region. Nearly all of the local groundwaters have been intensively developed for municipal and agricultural supply purposes. Two groundwater basins, Batiquitos Lagoon Valley and San Elijo Valley, occur within the City of Encinitas.

It is especially important for coastal communities to maintain and improve water quality. Water quality is expressed in terms of measurable physical and chemical qualities that can be related to planned water use. In general, stormwater can potentially contain a host of pollutants such as trash and debris, bacteria and viruses, oil and grease, sediments, nutrients, metals, and toxic chemicals. These contaminants can adversely affect receiving and coastal waters, flora and fauna, and public health. Water quality issues are especially prevalent during rainy periods; however, due to urban runoff that is transferred to the storm drain system, pollution can be a year-round problem. Combinations of urban runoff, agricultural runoff, sewage spills, livestock and domestic animals affect water quality within the San Marcos and Escondido Creek Hydrological Areas.

Potable water is a limited and dwindling natural resource, both locally and globally. Water conservation and efficiency efforts in Encinitas are occurring against a statewide backdrop of increased demand for water and decreased supply due to many seasons of drought, which will likely be exacerbated in the future by climate change. In addition, the southern California water supply is also exacerbated by severe restrictions in water diversions from the Sacramento-San Joaquin River Delta for the State Water Project, which has historically supplemented water supply along with water from the Colorado River. A July 2010 analysis performed for the Natural Resources Defense Council (NRDC) evaluated the effects of global warming on water to determine how climate change will impact future water supplies and demand. The combination of decreased participation, increase in potential loss of water from the ground surface (evapotranspiration), and increase in demand and water withdrawals, indicates that San Diego County will most likely be one of 1,100 counties in the lower 48 states that will face higher risks of water shortages in the future.

encinitas' natural communities

Approximately 2,955 acres (24 percent) of natural habitat remain within the Encinitas General Plan Planning Area. Because the city is largely built out, remaining natural habitat areas are restricted primarily to coastal lagoons and upland habitats along the city's periphery. Natural habitats within the city are highly fragmented and occur primarily in small patches constrained by development and agriculture. Habitat and land cover types found within Encinitas include a variety of wetland communities, including alkali marsh, beach, coastal and valley freshwater marsh, and small areas of disturbed wetland. Water related communities are for the most part associated with Batiquitos and San Elijo lagoons, and primarily include estuaries, marine habitat and brackish water habitat, with smaller areas of freshwater and subtidal habitats.

Riparian forests, woodland and scrub communities are found along tributaries and drainages, with the most significant stands associated with Encinitas Creek near the Encinitas/Carlsbad border and Escondido Creek in south Encinitas. Three riparian communities occur within the Planning Area: southern riparian scrub, southern sycamore-alder riparian woodland and a small amount of southern coast live oak riparian forest. Five chaparral communities, particularly a rare chaparral community, southern maritime chaparral, occur on slopes and terraces of north and south Encinitas. In comparison to chaparral, coastal sage scrub tends to occupy more xeric sites; Diegan coastal sage scrub comprises the majority of this community in Encinitas, with a smaller area of coastal sage scrub. The wildlife species expected to occur within the Planning Area are typical of native and disturbed habitats in coastal San Diego County and are discussed in detail in the General Plan Update Current Conditions Report (2010).

Regional habitat conservation planning in the San Diego region was prompted, in part, by the California Natural Community Conservation Planning Act of 1991, the incremental loss of coastal sage scrub in southern California, and the federal and state listing of key species. The San Diego region has four multiple habitat/multiple species planning efforts underway. Completed in 1997, the South County Multiple Species Conservation Program (MSCP) targets approximately 172,000 acres for conservation. In northern San Diego County, seven incorporated cities, which include Encinitas, make up the Multiple Habitat

Conservation Program (MHCP). The plan was adopted by the SANDAG Board of Directors in 2003 and protects 77 species within a 20,000-acre preserve system. The remaining unincorporated areas of North and East County make up the remaining planning efforts.

coastal areas

The State of California's tourism industry currently generates about \$10 billion in annual revenues, with most of the state's tourism driven by coastal-related industries. The City estimates over 2.8 million visitors to Encinitas' beaches in 2007, with Moonlight Beach the most frequently visited. The Encinitas coastline is approximately 6.2 miles long, extending from San Elijo Lagoon and Cardiff State Beach (to the south) to Carlsbad State Beach and Batiquitos Lagoon (to the north). Coastal resources involve more than the beach and offshore waters. Much of the coastline consists of steep slopes and bluffs ranging in height from approximately 40 to 120 feet. Coastal waters and wetlands are defined as the intertidal waters or those waters subject to influence by tidal action such as estuaries and near-shore waters like lagoons. Coastal resources also include offshore resources which include the nearshore habitat and offshore reefs. The Batiquitos Lagoon and San Elijo Lagoons are two of the few remaining coastal wetlands in the County of San Diego. The lagoons have been recognized for their passive recreation opportunities, flood and erosion control, habitat value, and for resident bird populations.

Coastal conditions have changed with the relative recent loss of the available sediment supply. The accelerated coastal erosion affecting all of North San Diego County is the result of continued urbanization of the coastal watershed and the existence of competing societal interests. To the detriment of the coastal sand supply, upstream development has affected nearly all of the state's coastal rivers and trapped and/or mined most of the alluvial sediments formerly destined to replenish the county's shoreline. Beach conditions in Encinitas and throughout North San Diego County have significantly deteriorated over the past several decades. Beach sand has been removed by littoral currents and storm-driven wave action, and has not been replaced (naturally or by engineering works) at anywhere near its pre-anthropogenic or historical rate.

energy use and greenhouse gas emissions

Human demand for energy has broad local and global environmental implications, and the burning of fossil fuels for energy – whether for transportation, in buildings or in industrial processes – contributes to global climate change. Buildings account for 72 percent of all electricity consumption and 39 percent of total energy use (and 38 percent of greenhouse gas emissions) in the United States. Transportation, on the other hand, accounts for about one-third of energy consumption and one-third of greenhouse gas emissions nationally. In Encinitas, transportation accounts for an even higher proportion of energy use (see Table RM-2 below). Buildings are also important consumers of energy in the form of electricity and natural gas – for heat, cooling, water pumping, lighting, and to operate appliances and equipment.

TABLE RM-2: ENERGY USE AND GREENHOUSE GAS EMISSIONS BY SOURCE

Source	Annual Amount Used	Percent of Total Community GHG Emissions
Gasoline (all transportation)	N/A	60%
Diesel (all transportation)	N/A	10%
Electricity (all buildings)	301,634,525 kWh	14%
Natural Gas (all buildings)	12,106,133 therms	12%

Source: ICLEI, 2009. Encinitas Greenhouse Gas Emissions Inventory Master Data Sheet.

The City inventories both community-wide greenhouse gas emissions and emissions from government operations. Based on a 2005 baseline, annual emissions from the entire City of Encinitas total 546,569 metric tons CO₂e. Around 26 percent of Encinitas greenhouse gas emissions resulted from energy consumption in buildings and facilities. Over 70 percent of Encinitas' emissions resulted from transportation, mostly from fuel burned while driving. Based on the 2005 baseline inventory, municipal government operations are responsible for 2,480 metric tons of CO₂e annually. This is a very small proportion of total community greenhouse gas emissions (about one half of one percent) in Encinitas.

Potential climate change will likely result if current consumption rates continue. These global changes would affect residents of Encinitas in a variety of ways important to consider when making long-term planning and infrastructure decisions for the city, including:

- Rising sea levels, which could erode bluffs and beaches and threaten coastal infrastructure, development and ecosystems;
- More frequent heat waves and increased drought;
- More extreme weather events such as storms, floods and fires;
- The potential arrival of tropical insect-borne diseases; and/or
- Air quality may worsen as higher temperatures contribute to increased smog.

regional air quality

For the purpose of managing the air resources in the state, California is divided geographically into 15 regional air basins. The City of Encinitas is located within the San Diego Air Basin (SDAB). Air quality at a particular location is a function of the kinds, amounts and dispersal rates of pollutants being emitted into the air locally and throughout the basin. The major factors affecting pollutant dispersion are wind speed and direction, the vertical dispersion of pollutants (which is affected by inversions), and the local topography.

The State and Federal Environmental Protection Agencies (EPAs) have designated seven air pollutants of primary concern (criteria pollutants): ozone (O₃), carbon monoxide (CO), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), lead (Pb) and particulate matter (PM₁₀ and PM_{2.5}). PM₁₀ and PM_{2.5} are respirable particulates with aerodynamic diameters less than or equal to 10 and 2.5 microns, respectively. Ambient Air Quality Standards (AAQS) represent the maximum levels of background air pollution considered safe, with an adequate margin of safety, to protect the public health and welfare. As of 2010, the SDAB is designated a non-attainment area for the federal ozone standards, and a non-attainment area with respect to the state standards for ozone, PM₁₀ and PM_{2.5}. The basin is in attainment or unclassifiable for the remaining criteria pollutants.

Air quality is commonly expressed as the number of days in which air pollution levels exceed state standards set by the California Air Resources Board (CARB) or federal standards set by the Environmental Protection Agency (EPA). The San Diego Air Pollution Control District (SDAPCD) maintains ten air-quality monitoring stations located throughout the greater San Diego metropolitan region. At these stations, air pollutant concentrations and meteorological information are continuously recorded.

cultural resources

The majority of the area within city boundaries has already been developed, and the majority of the historic and prehistoric archaeological resources that existed within those boundaries have already been discovered. Some areas of undeveloped land still exist within the city, and there is the potential for archaeological resources to exist in this remaining land, especially in Olivenhain and eastern Cardiff. Subsurface historic and prehistoric archaeological resources may also exist in some developed areas. These deposits would occur below the limit of previous construction as pockets of undisturbed soil or as discrete features such as cisterns, wells or privies.

Remaining archaeological resources have the possibility to contain valuable information on both the prehistoric and early historic development of the area. Three studies have been conducted that address historical resources in the City of Encinitas. The 1980 Regional Historic Preservation Study for the Comprehensive Planning Organization included approximately 110 acres of North San Diego County, including what is now the City of Encinitas. The study includes a historic resource inventory, which listed 67 structures, properties and sites in the communities of Old Encinitas, Olivenhain, Leucadia and Cardiff-by-the-Sea. The 1992 architectural and historical resources inventories for the North 101 Corridor Specific Plan Area and Downtown Encinitas Specific Plan (DESP) Area identified a total of 92 structures and other resources in the North 101 Corridor Specific Plan, and 105 structures/resources were identified in the DESP Area. These were divided into four categories: (1) Recommended for National Register Status, (2) Recommended for Local Landmark Status, (3) Recommended for Preservation and (4) of Contextual Value.

goals and policies



The goals and supporting policies included in this Element are concerned with a diverse range of issues and areas. The Resource Management goals and policies are organized under the following thematic headings:

- Agriculture
- Surface and Ocean Water Quality Protection and Improvement
- Habitat and Ecosystem Management
- Urban Tree Management
- Preservation of Coastal Areas
- Water Use and Conservation
- Energy Efficiency and Conservation
- Waste Management
- Climate Change Mitigation and Adaptation
- Air Quality
- Preservation of Cultural/Historic Resources

The preservation of agriculture is a deeply held priority for the community. Through a comprehensive approach of preservation, incentives, land use flexibility and regulation, the General Plan aims to preserve agricultural land and activities while minimizing the environmental impacts of agricultural activities on surrounding lands. In the past, Encinitas was known for its floricultural industry. The goals and policies continue to support horticulture with an emphasis on locally grown food, allowing greenhouses to transition from floriculture to food production. The following policies underscore the City's commitment to preserving the remaining agricultural lands in the city.

GOAL 1: Pursue a coordinated land use and development strategy to maintain working agricultural and horticultural land in Encinitas.

Policies

1.1 Agricultural Land Preservation. If practical and financially feasible, institute an incentive program for preserving agricultural and horticultural land within the city.

1.2 On-going Agricultural Viability. Where possible, provide various incentives, resources and preferences for local growers to expand their commercial activities, remain financially viable and avoid urban development of their agricultural land. Support activities that strengthen local agri-tourism, per the economic vitality policies of the Land Use and Community Design Element.

1.3 Agricultural Preserves. Encourage the establishment of new agricultural preserves within Coastal Zone areas that are designated for agricultural land use.

1.4 Allowed Accessory Uses. Encourage the retention of agricultural/horticultural operations by permitting limited agricultural accessory uses such as bed and breakfast facilities, restaurants, gardens, or limited retail sales. Accessory uses should ideally promote locally grown products and should not harm long-term horticulture/agricultural use in the area.

agriculture

1.5 Accessory Use Zoning. Implement zoning or permit requirements to allow future, limited agricultural accessory uses and to ensure that such uses:

- Will not require extension of sewer or water, unless for farmworker housing;
- Promote on-site or locally produced agriculture;
- Do not substantially detract from on-site or nearby agricultural production;
- Do not create a concentration of commercial uses in the immediate area;
- Are compatible with surrounding land uses, including adjacent or nearby residential neighborhoods;
- Are accessible from public (not private) roadways;
- Are limited in scale and location; and
- Do not result in significant traffic impacts.

1.6 Protection from Incompatible Land Uses. Protect existing agricultural operations from encroachment of incompatible land uses by implementing the following:

- Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks and project design measures to protect surrounding agriculture;
- Informing and educating new projects as to the potential impacts from agricultural operations;
- Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses, such as landscape screening, between intensive uses and adjacent non-agricultural land uses;
- Allowing for non-agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development;

- Supporting local and State of California right-to-farm regulations; and
- Retaining or facilitating large and contiguous agricultural operations by consolidation of development during the subdivision process.

1.7 Recreation and Open Space Compatibility. Encourage the placement of recreation areas, multi-use trails and open spaces adjacent to open agricultural lands.

1.8 Environmental Review for Important Farmland Impacts. Conduct Land Evaluation and Site Assessment model (LESA) evaluations for future development proposed on Important Farmland, as defined by the California Department of Conservation. Use scoring thresholds identified in the LESA model to determine the significance of any Important Farmland conversions that may result from site-specific development.

1.9 Agricultural Land Development. If building and development are allowed on existing agricultural land, encourage it be of a nature and design that supports continued, on-site agricultural use.

1.10 Conservation Easements. Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agriculture lands.

1.11 Agriculture and Wetlands. Prioritize, encourage and incentivize the on-going preservation of wetland habitats on agricultural land.

1.12 Building Code Enforcement. Enforce regulations and ordinances with regard to maintenance and upkeep of greenhouses and other agricultural accessory buildings.

1.13 Farmworker Housing. Encourage agricultural/horticultural producers to provide housing for farmworkers and require that such housing is suitable, safe and healthy, and adheres to applicable health and safety standards.

GOAL 2: Encourage agricultural and horticultural operations and activities that benefit the whole community.

Policies

2.1 Right to Produce. Preserve and promote the right to legally tend community gardens and produce horticultural crops in Encinitas consistent with the community gardens and local food production policies of the Public Health Element.

2.2 Differential Water Pricing. Support reduced agricultural water rates for agricultural/horticultural operations by:

- Supporting Metropolitan Water District and member agencies' efforts to provide water to agricultural users at a lower rate than domestic users, when conservation measures by such users are assured;
- Encouraging the San Diego County Water Authority and the local retail water agencies to consider additional reductions of the agricultural rate; and
- Investigating lowering current minimum acreage requirements for agricultural water rates, provided agricultural products are grown for sale.

2.3 Sustainable Agriculture and Water Use. Support programs by water suppliers or other entities to assess land productivity in relation to water use, with the goal of encouraging sustainable and environmentally optimal water use, crop outputs and agricultural land use.

2.4 Alternative Water Sources. Explore the use of treated wastewater for agricultural operations.

2.5 Ornamentals to Edibles. Consider ways to support the transition of floriculture operations to food production. Strategies could include economic incentives for the grower, assistance with transition, direct services to growers or the development of cooperatives jointly with grower members, or other efforts.

2.6 Community Gardens. Encourage community gardens and community horticulture and support the establishment of a horticultural park in Encinitas

consistent with the local food production policies of the Public Health Element. Review the Zoning Code and specific plans to make community gardens an allowed use in a variety of locations throughout the city.

2.7 Air Quality Control Measures. Support air quality control measures to protect against agricultural crop damage from pollution.

2.8 Minimizing Impacts. Encourage agricultural/horticultural practices which minimize adverse impacts on surrounding uses.

2.9 Environmental Best Management Practices. Encourage the use of environmental best management practices in agriculture operations to protect watersheds, reduce greenhouse gas emissions, conserve energy and promote energy efficiency, prevent waste, and utilize alternative energy sources such as wind and solar power. Encourage agriculture operations to address water quality in various ways, including groundwater contamination from specific sources, limit chemical and fertilizer use, and address other related pollutants from agricultural based activities. Implement the environmental health and organic gardening and farming policies of the Public Health Element.

GOAL 3: Encourage the identification and preservation of “prime agriculture lands.” (Coastal Act 30241)

Policies

3.1 “Prime Agriculture Lands.” For the purpose of this plan and the Local Coastal Program (LCP), “prime agricultural lands” are defined as those lands presently producing, or with the future potential to produce, commercial agricultural products and with a soil classification that meets specific physical and chemical criteria. (Coastal Act/30241)

3.2 Location and Preservation of Prime Agriculture Lands. Support local and private programs designed to protect prime agricultural land in the City’s Coastal Zone, and develop and maintain policies for preserving Agriculture/Open Space Preserve land. (Coastal Act/30241)

surface and ocean water quality protection and improvement

Protection of surface and ocean water quality directly supports the health of the entire natural environment and, as such, is of critical importance to the community. Through a framework of jurisdictional and watershed management techniques, the City can protect surface and ocean water quality and respond to related issues including increased stormwater runoff, sediment and stormwater pollution prevention, and continuing changes in state and federal regulations. The following goals and policies establish steps and actions to help the City continue to refine and expand efforts to protect water resources and reduce erosion and sediment discharge.

GOAL 4: Develop and implement jurisdictional and watershed management programs and plans to efficiently and effectively address identified water quality concerns.

Policies

4.1 Encinitas Stormwater Manual. Protect surface and ocean water quality by implementing stormwater guidelines for future development and significant redevelopment that addresses source control, site design and treatment control Best Management Practices (BMPs).

4.2 Jurisdictional Urban Runoff Management Program. Develop and implement a citywide Jurisdictional Urban Runoff Management Program (JU-RMP) to protect and improve the quality of urban runoff and stormwater discharging to local water bodies (Pacific Ocean and beaches of Encinitas, Batiq-uitos Lagoon and San Elijo Lagoon; Cottonwood Creek, Escondido Creek and Encinitas Creek and their tributaries).

4.3 RWQCB Collaboration. Cooperate with the on-going efforts of the U.S. Environmental Protection Agency, the State of California Water Resources Control Board and the San Diego Regional Water Quality Control Board (RWQCB) in improving water quality in the San Diego region.

surface and ocean water quality protection and improvement

4.4 Watershed Management Plan. Collaborate with other jurisdictions to address urban runoff pollutant sources and runoff quality problems at a watershed-scale.

4.5 Interjurisdictional Advisory Review. Enter into cooperative, voluntary agreements with other jurisdictions to enable the City to provide advisory review of development projects outside of the city's boundaries that may impact local or neighboring watersheds.

GOAL 5: Protect, restore and enhance the quality of surface and ocean water to meet the needs of all reasonable and appropriate beneficial uses.

Policies

5.1 Water Quality Monitoring. Support emergent scientific studies to further the discipline of surface and ocean water quality protection.

5.2 Support Existing Resources and Mandates. Support existing community water quality protection resources (non-profits and volunteers) and implement mandated water quality monitoring programs.

5.3 Public Education. Continue to develop and implement public education programs to inform the public about practices that minimize water pollution. Include measures such as:

- Raising awareness of how an individual's activities contribute to runoff pollution;
- Working with property owners, homeowners associations, local businesses and developers to provide information supporting the implementation of Best Management Practices for pollution prevention and control; and
- Implementing watershed and water quality educational programs for City staff, community planning groups and the public, including students in public and private schools.

surface and ocean water quality protection and improvement

5.4 Stormwater Quality and Quantity. Work cooperatively with the Regional Water Quality Control Board to address and manage runoff quality and quantity by requiring permanent, low impact design and integrated runoff management features, treatment control facilities, source controls and hydrograph management. Prioritize measures that control runoff intensity from new developments in order to:

- Prevent discharge of sediment and pollutants to stormwater conveyance systems to the maximum extent practicable;
- Ensure that discharge from regulated municipal storm drains complies with federal and state water quality requirements; and
- Limit any increase to post-construction stormwater runoff rates and durations, to the maximum extent practicable.

5.5 Stormwater Best Management Practices. In order to improve the quality of storm runoff flowing into local streams and water bodies, develop, implement and enforce the City of Encinitas Stormwater Best Management Practices for applicable community sectors, activities and operations.

5.6 Restrict Water Softeners. 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)

GOAL 6: Minimize erosion and sediment discharge from construction and development projects to avoid environmental degradation of oceans, lagoons, creeks, tributaries and other sensitive biological habitat. Preserve public resources and avoid erosion that could cause degradation of natural water courses, and the deposit of pollutant-laden sediments in our lagoons and ocean. (Coastal Act/30231/30240/30250/30253)

Policies

6.1 Grading and Vegetation Removal. Limit grading activities and vegetation removal for new development projects to reduce erosion and sediment discharge.

surface and ocean water quality protection and improvement

6.2 Erosion Control after Vegetation Removal. Only allow grading and vegetation removal if adequate erosion and sediment controls are designed and constructed immediately after grading/vegetation removal. Grading and vegetation removal should be done in a manner that is consistent with other policies in this Element and in compliance with the state and federal requirements. (Coastal Act/30240/30250)

6.3 Control Erosion and Sediment Discharge. Develop a comprehensive program to control sediment discharge and erosion. (Coastal Act/30233/30240)

6.4 Graded/Disturbed Areas. Require revegetation and appropriate landscaping of all areas graded or cleared of natural ground cover due to development activities. Select plants, hydroseed mix and irrigation systems that minimize erosion and conserve water. (Coastal Act/30251)

6.5 Erosion Control Plan. Require submission of a comprehensive erosion control plan with final grading, building permit and improvement plans, subject to review and approval prior to commencement of grading and construction. (Coastal Act/30251)

6.6 Grading and Fill. Minimize extensive or premature grading or filling. If large areas are to be disturbed or graded, encourage phased grading. Maintain inspection and enforcement efforts to prevent illegal grading or filling; apply appropriate citation and penalties when illegal grading or filling occurs.

habitat and ecosystem management

A number of areas within the City of Encinitas and the Sphere of Influence contain habitats that once lost, cannot be replaced. Many of these areas contain plant and animal species that are unique to the area. Other habitats are valued by the community for their aesthetic or environmental value. The City seeks to establish a balance between development and the maintenance and preservation of these valuable resources. The following policies contain guidelines and strategies aimed at preserving these environmentally significant areas and minimizing potentially adverse impacts from development.

GOAL 7: Preserve the integrity, function, productivity and long-term viability of ecologically sensitive and significant natural communities and wildlife habitats in areas throughout the city, including the ocean and coastal waters, beaches, lagoons, creeks, tributaries, coastal strand and coastal bluff areas, and riparian areas and wetlands. (Coastal Act/30230/30231/30240)

Policies

7.1 Natural Communities Preservation. Promote and require the conservation and preservation of natural communities and features of the area in their natural, undeveloped state and avoid the creation of a totally urbanized landscape.

7.2 Wildlife Corridors. Establish and preserve wildlife corridors. (Coastal Act/30231/30240)

7.3 Preservation of Natural Land Features. Preserve significant natural features and incorporate said features into all development. Such features may include bluffs, rock outcroppings, natural drainage courses, wetland and riparian areas, steep topography, important or landmark trees and views. (Coastal Act/30240/30250/30251)

7.4 Multiple Habitat Conservation Program. Implement the provisions and guidelines of the Multiple Habitat Conservation Program (MHCP) as part of development review in order to promote conservation of biodiversity and ecosystem function in the City of Encinitas and the surrounding region, while allowing for continued economic and sustainable land use development.

habitat and ecosystem management

7.5 Open Space Management Plan. Develop and implement a citywide Open Space Management Plan (OSMP) and/or pursue other reasonable alternatives, consistent with the MHCP to the extent feasible, which identifies:

- Encinitas' biological resources and conservation goals;
- Management and monitoring needs, objectives and priorities specific to natural open space land in Encinitas; and
- A process and structure for implementation, including costs and funding sources associated with the management and monitoring program.

7.6 Invasive Plant Management Strategies. Develop proactive prevention and early detection response strategies for newly invading populations in open space areas and prioritize management of existing populations. Selected management strategies for invasive plant populations may include early detection, control (eradication, suppression, containment) and restoration.

7.7 Invasive Plants Education. Establish an overall program to educate homeowners associations, homes, nurseries and growers about adaptable and aggressive invasive species.

7.8 Native Vegetation on Slopes. Minimize development impacts on southern maritime chaparral and coastal sage scrub habitats by preserving within the inland bluff and hillside systems all native vegetation on natural (non-manufactured) slopes of 25 percent grade and greater. Allow limited exceptions for the following:

- When finding that strict application of this provision would preclude any reasonable use of property (one dwelling unit per legal parcel);
- Circulation Element roads; and
- Limited encroachments as specified in the Public Safety Element.

7.9 Southern Maritime Chaparral and Coastal Sage Scrub. Protect Southern Maritime Chaparral and Coastal Sage Scrub habitats by including all parcels containing these habitats within the Special Study Overlay designation. Apply all standards and restrictions of the Special Study Overlay designation

habitat and ecosystem management

to all parcels containing Southern Maritime Chaparral and Coastal Sage Scrub, even if mapped overlay boundaries show the parcel as outside of the overlay area. Conserve as much existing contiguous area of Southern Maritime Chaparral or Coastal Sage Scrub as feasible while protecting the remaining areas from highly impacting uses.

7.10 Development Review: Special Study Overlay. Use the following guidelines to evaluate all proposed projects within, adjacent to or regulated by the standards of the Special Study Overlay designation. Give adjacent uses consideration when reviewing development, in order to maximize conformance to these guidelines:

- Minimize fragmentation or separation of existing contiguous natural areas;
- Connect existing natural areas with each other and/or with other adjacent open space areas to maintain local wildlife movement corridors;
- Maintain the broadest possible configuration of natural habitat area to aid dispersal of organisms within the habitat;
- Where appropriate, based on community character and design, cluster residential or other uses near the edges of the natural areas rather than dispersing such uses within the natural areas;
- Where significant isolated habitat areas exist, ensure that development is designed to preserve and protect them;
- Conserve the widest variety of physical and vegetational conditions on-site to maintain the greatest diversity of habitat and biological resources; and
- Preserve rare, threatened and endangered species on-site rather than by transplantation offsite. (Coastal Act/30240/30250)

7.11 Development Review: Natural Resources Sensitivity. Review development projects located within or generally near areas with high sensitivity ratings, as identified in Figure RM-1 of this Element and as identified in other open space management planning programs and/or efforts, to determine the

habitat and ecosystem management

of biological resources on the property and the potential impacts new development will have on these resources. Require project applicants to conduct site-specific biological surveys and submit a biological technical report as part of the development proposal. The report shall identify potentially significant impacts and mitigation measures for any sensitive plant and/or animal species present. Any mitigation measure for biological resources shall comply with provisions contained in the MHCP.

7.12 Riparian Habitat Preservation. Continue to cooperate with property owners, the County of San Diego, wildlife agencies and others to preserve and maintain the riparian habitats within the planning area. (Coastal Act/30240)

7.13 Sensitive Plant Species. Investigate the establishment of one or more preserves for the preservation of endangered plant species. The preserve shall be of sufficient size to ensure perpetuation of the species. (Coastal Act/30240)

7.14 Marine Life Protection. Support the protection and diversity of marine ecosystems and unique habitats and help sustain and protect populations of marine species under the Marine Life Protection Act.

7.15 Marine Reserve. Maintain and protect the existing marine reserve within the coastal waters. (Coastal Act/30230)

GOAL 8. Protect rare plants and critical populations of sensitive species adjacent to development to ensure long-term conservation, in accordance with guidelines outlined in the Multiple Habitat Conservation Program (MHCP).

Policies

8.1 Stormwater Cleansing of Toxins. Require drainage from new and proposed parking lots and developed areas to drain into stormwater cleansing systems before entering any habitat preserve areas and areas of sensitive habitat.

habitat and ecosystem management

8.2 Toxin Release Prevention. Require new developments to prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment of ecosystem processes within sensitive habitat areas through the use and annual maintenance of methods such as natural detention basins, grass lined swales or mechanical trapping devices.

8.3 Erosion and Sedimentation. Require adherence to measures outlined in the City's Grading, Erosion and Sediment Control Ordinance to avoid degradation of lagoons, other wetland habitats and sensitive upland habitats from erosion and sedimentation. Require all erosion control devices to be in place and ensure appropriate monitoring and maintenance occurs during the grading period.

8.4 Grading and Vegetation Removal Near Habitat. Prohibit grading or vegetation removal adjacent to sensitive habitat areas without an approved erosion control plan and program in place. Grading and/or vegetation removal shall be allowed only if adequate erosion and sediment controls are designed and constructed immediately after grading/vegetation removal. When brush clearance is warranted, require that it is conducted by selective hand clearance.

8.5 Lighting. Require lighting of all developed areas to be directed away from adjacent sensitive habitats or require adequate shielding, berming or other methods to protect identified sensitive species and habitats from night lighting.

8.6 Noise Impacts on Bird Species. Prohibit activities that generate noise levels greater than 60 decibels (dBA, A-weighted scale) within 500 feet of nesting sensitive bird species (such as California gnatcatcher, least Bell's vireo, southwestern flycatcher, California least tern and snowy plover) during the breeding season. Alternatively, require that such uses and activities include sound attenuation devices sufficient to reduce noise levels to 60 dBA or less.

8.7 Noise Impacts on Habitat. Require land uses adjacent to sensitive habitats or species to minimize noise impacts through the use of berms and walls constructed adjacent to those noise-generating uses, being sensitive to the preservation of existing conditions.

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8.8 Reduced Access. Require the installation of barriers around new development, as necessary, through installation of non-invasive vegetation, rocks/boulders, fences, walls and/or signs, as appropriate, in order to reduce domestic animal predation and discourage public access to sensitive habitat areas.

8.9 Landscaping Restrictions. Require new developments with landscaping within or adjacent to a sensitive habitat area to:

- Prohibit use of non-native, invasive plant species in landscaping palettes on the entire site and avoid non-native, invasive plants within 1,000 feet of dedicated MHCP preserve areas;
- Revegetate areas of exotic species removal or fire buffer brush clearing with native species appropriate to the adjacent habitat area;
- Utilize native landscape plants that are tolerant of some summer irrigation and are compatible with adjacent sensitive habitat areas; and
- Control and monitor horticultural regimes (for example, irrigation, fertilization, pest control and pruning), which can alter site conditions in natural areas, to prevent shifts in species composition from native to non-native flora.

8.10 Fire and Brush Management. Employ brush management and selective removal of highly flammable vegetation to reduce fuel and protect urban uses where existing development is adjacent to open space preserve or easement areas. In areas of native or significant brush, require brush clearance around structures for fire safety of not less than a 50-foot perimeter but not more than a 100-foot perimeter, consistent with the wildfire hazard reduction policies of the Public Safety Element.

8.11 Brush Management Zones. Ensure that new development adjacent to preserve areas is set back to incorporate brush management zones on the development pad and outside the preserve. Apply the same brush management zones, standards, and locations and clearing techniques to existing and approved projects to the extent feasible.

habitat and ecosystem management

8.12 Brush Management Techniques. Require the use of brushing or clearance activities rather than disking (strip earth moving/disturbing) for vegetation fire management and to maintain a more firm ground surface that is less prone to erosion and invasion of exotic plant species. When done well, “cleared” areas should still protect against excessive erosion and provide wildlife habitat.

8.13 Fire and Brush Management Enforcement. Enforce fire and brush management guidelines, consistent with the Wildland Urban Interface Code Standards. Prohibit brushing or clearance activities when covered species are using habitat for breeding.

8.14 Brush Management and Erosion Control. Obtain approval of an erosion control program prior to any brushing or clearance activities where and when allowed.

GOAL 9: Preserve and protect wetlands within the City’s Planning Area.

Policies

9.1 Defining Wetlands. “Wetlands” shall be defined and delineated consistent with the definitions used by the California Department of Fish and Game and U.S. Army Corps of Engineers.

9.2 Delineating Wetlands. Require identification of wetland acreage and resource value prior to consideration of any use or development on sites where wetlands are present or suspected.

9.3 No Net Loss of Wetlands. Ensure no net loss of wetland acreage or resource value as a result of land use or development within the city, consistent with state and federal regulations. Realize a net gain in wetland acreage and value whenever possible. When finding that strict application of no impact to wetland policies would preclude any reasonable use of the property, one unit per legal parcel shall be allowed.

habitat and ecosystem management

9.4 Design to Avoid Wetlands. Give preference to practicable project and site development alternatives which involve no wetland intrusion or impact over alternatives which involve intrusion or impact.

9.5 Impact Avoidance. Prohibit the use of wetland mitigation, replacement or compensation to offset impacts or intrusion that is avoidable through other practicable project or site development alternatives.

9.6 Permitted Coastal Zone Wetland Impacts. Permit the diking, filling or dredging of open coastal waters, wetlands, estuaries and lakes within the Coastal Zone only where there is no feasible, less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. Wetland impacts within the Coastal Zone are limited to the following permitted uses and activities:

- Incidental public service projects;
- Mineral extraction including sand for restoring beaches, except in environmentally sensitive areas;
- Restoration purposes;
- Utility infrastructure;
- Nature study, aquaculture or other similar resource dependent activities;
- Existing access easements and access to properties and utility infrastructure where no other feasible means of access exists; and
- No greater than one dwelling unit per vacant legal parcel existing prior to adoption of this General Plan.

9.7 Mitigation of Impacts. 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 Environmental Protection Agency 404(b)(1) findings and procedures under the U.S. Army Corps permit process.

habitat and ecosystem management

9.8 Wetland Replacement. When wetland intrusion or impact is unavoidable, require replacement of the lost wetland through the creation of new wetland of the same type lost, at a ratio determined by regulatory agencies with authority over wetland resources. In any case, require replacement at a ratio of greater than one acre provided for each acre impacted so as to result in a net gain.

9.9 Wetland Replacement Location. Give preference to replacement of wetland on-site, adjacent to or within the same wetland system, over replacement off-site or within a different system.

9.10 Wetland Buffer Zones. Control use and development in surrounding areas of influence to wetlands with the application of buffer zones as follows:

- At a minimum, there shall be 100-foot wide buffers upland of salt water wetlands, and 50-foot wide buffers upland of riparian wetlands. 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 and other factors 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. For reduced buffer widths, findings shall be made that the location and design of the development will not contribute to increased sediment loading of the wetland/riparian area, cause disturbances to its fish or wildlife values, or otherwise impair the functional capacity of the resource.
- Unless otherwise specified in this plan, use and development within buffer areas throughout the city 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.

habitat and ecosystem management

9.11 Permanent Protection of Wetlands. Protect all wetlands and buffers identified and included within development projects by permanently conserving those areas within a required open space easement or other suitable device.

9.12 Wetlands and Boundary Adjustments. Prohibit subdivisions or boundary line adjustments which would allow increased impacts from development in wetlands or wetland buffers. (Coastal Act/30231)

9.13 Sensitive Wetland Plant Species. Investigate the establishment of one or more preserves for the preservation of endangered wetland plant species. The preserve will be of sufficient size to ensure perpetuation of the species. (Coastal Act/30240)

GOAL 10: Ensure the ecological health and long-term conservation and restoration of San Elijo and Batiquitos Lagoons.

Policies

10.1 San Elijo and Batiquitos Lagoons. 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 General Plan policies) which:

- 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)

habitat and ecosystem management

10.2 Lagoon Restoration. Support San Elijo Lagoon restoration efforts, in coordination with the San Elijo Lagoon Conservancy and other responsible agencies, to improve water quality and maintain the long term conservation and restoration of wetlands resources at San Elijo Lagoon (and where applicable, Batiquitos Lagoon), Escondido and Encinitas Creeks, and their significant upstream feeder creeks. Apply the following guidelines to the conservation and restoration of the lagoons:

- Treat plans for the west, central and eastern basins as internal parts of the whole;
- Implement the plan in phases so that discrete physical alterations can be performed as funds become available, and so that the effects of changes can be evaluated at each stage, recognizing the experimental basis of wetland manipulations;
- Maintain and enhance wildlife corridors between the wetland shoreline and important upland areas and upstream riparian areas;
- Require development to preserve existing natural wetland areas, associated transitional riparian and upland buffers, and retain parcels that provide opportunities for enhancement;
- Enforce adequate wetland buffer zones when development occurs adjacent to the floodplain and wetland habitats, subject to the detailed provisions of the wetland buffer policies;
- Ensure that management plans reflect adopted state and federal wildlife management plans, such as California Least Tern Recovery Plan and others;
- Ensure that human uses of the wetland and adjacent areas are compatible with the primary use of the wetland as a natural value;
- Encourage passive recreational activity at the lagoons to the extent there are no substantial adverse impacts to wildlife;
- Allow only limited human access to the wetland shoreline since the immediate wetland shoreline and adjacent shallows are the most important sensitive wildlife habitat;

habitat and ecosystem management

- Do not allow boating and other water surface activities 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;
- Support the provision for sediment catch basins or other control devices outside the wetland area, and allow for periodic removal of recently accumulated sediment from the lagoon until a long range sediment control plan is operational;
- 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;
- Do not disturb the integrity of the existing natural system (in particular, topography, hydrology and vegetative cover), except as required to restore internal lagoon water circulation, tidal flushing and plant habitat improvements;
- Carry out adequate monitoring of chemical, physical and biological changes for periodic re-evaluation of the management and restoration plan and maintenance of optimal conditions;
- Do not reduce or degrade rare and significant habitats such as coastal strand (dunes), salt flats and fresh water ponds existing in and around the lagoon;
- Give high priority 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 improve tidal flow with the ocean; and
- As a long-range goal, 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)

habitat and ecosystem management

10.3 Allowed Activity and Development at San Elijo Lagoon. In acting to maintain and, where feasible, restore the biological productivity and quality of San Elijo Lagoon, alterations and uses shall be limited to the following:

- Minor public facilities;
- Restorative measures;
- Nature study;
- Passive, non degrading recreational activities (i.e. trails); and
- Facilities necessarily supporting aquaculture uses.

10.4 Prohibited Activity and Development at San Elijo Lagoon. Prohibit recreational boating facilities in San Elijo Lagoon. Coastal dependent developments such as utility facilities and boating facilities shall not be sited in the wetland area (San Elijo Lagoon and contiguous wetlands). (Coastal Act/30231)

urban tree management

Trees are important in making a community attractive to both residents and visitors. In addition to the aesthetic value, 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, there may be cumulative impacts associated with the cutting down of large numbers of trees within a region. However, it is recognized that trees have a life span. As such, preserving mature trees without an overall tree management plan will significantly impact the urban forest. Protecting these trees and their associated benefits is an important community priority. The following goal and policies establish steps for the City to continue working to manage our urban forest.

GOAL 11: Preserve and manage, to the extent possible, the city's urban forest including significant mature trees and vegetation, and continue planting new trees and vegetation within the Planning Area. (Coastal Act/30240)

Policies

11.1 Urban Tree Management Program. Develop an Urban Forestry Management Program to consolidate policies and ordinances regarding tree planting, maintenance and removal; and establish guidelines for tree planting that minimize water use and maximize passive energy efficiency design strategies, such as shading and wind breaks.

11.2 Canopy Coverage. Canopy cover should vary in accordance with the area of the city, street size, existing infrastructure, community character and environmental limitations, as well as aesthetic and scenic view considerations.

11.3 Heritage Tree Ordinance. Continue to implement the City's heritage tree ordinance in order to formally identify and protect significant trees throughout the city.

urban tree management

11.4 Street Tree Planting Program. Develop and implement a street tree planting program and increase future benefits from street trees by providing appropriate tree age diversity and distribution.

11.5 Reduce Tree/Infrastructure Conflicts. Reduce conflicts between streets and existing infrastructure such as root intrusions with sidewalks or canopy intrusions with street signs, with proper tree selection and placement.

11.6 Mature Trees in New Development. Require future development to maintain significant mature trees, to the extent possible, and incorporate them into the design of development projects. Additional measures such as early boxing and proper relocation on the site should be considered in order to consider all available alternatives to maintain mature trees.

11.7 Native Landscaping. Encourage the planting of native, site appropriate trees and other native vegetation to enhance the environment. Also consider using native, drought tolerant plants to complement trees in place. (Coastal Act/30240/30251)

11.8 Mature Trees in Public Rights-of-Way. When possible, defer, redesign or eliminate public right-of-way improvements that will disturb or remove mature trees. This is not meant to conflict with the establishment of riding/hiking trails and other natural resource paths for the public good, nor with the preservation or restoration of public views consistent with the visual resource related policies of the Land Use and Community Design Element.

11.9 Tree Management Program in Public Right-of-Way. Establish a program to assess the inventory of trees located in the public right-of-way and monitor their health, size, canopy, age, etc. to maintain the trees as long as possible; establish a replacement program to offset the loss of trees in the public right-of-way due to health, public safety, natural or man-made causes. Minimize impacts to the urban forest when removing mature trees due to old age.

11.10 Tree Trimming and Maintenance. Examine ways to aesthetically and cost-effectively 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)

11.11 Root Pruning. Develop a program to trim roots and replace sidewalks and other public facilities which may be damaged by roots. (Coastal Act/30251/30254)

preservation of coastal areas

Over the next 25 years, the focus of land use and development in Encinitas will be to highlight those features of the community that contribute to its overall sense of place, while preserving existing community character and ensuring the continued vitality of the local economy. The coast and beaches strongly contribute to the uniqueness and character of Encinitas, and restoring and protecting these beaches is very important to the community. 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 upland surface waters and groundwater, a major threat to the quality of our coastal waters comes from pollution. There is an interrelated dynamic between upland waterways and coastal receiving waters. Through restoration, maintenance and education, the General Plan provides a framework for preserving the coastal areas of the city.

The following policies ensure that the beaches will be maintained so they will be both clean and safe for residents and visitors now and in the future. Other policies focus on the replenishment of the beaches and the maintenance of the coastal bluffs which overlook the beaches. In addition, these policies also support the aims and objectives of the Coastal Act that relate to the improvement of water quality in coastal waters.

GOAL 12: Establish a safe, wide sand beach to provide increased public access and recreational opportunities; minimize impacts on sensitive marine resources; protect water quality; and provide adequate coastal bluff protection.

Policies

12.1 Beach Nourishment Program. All material removed within the Coastal Zone which is suitable in quality, size and chemical consistency should be discharged onto a natural beach in an appropriate manner for effective beach nourishment.

12.2 Beach Maintenance Program. Institute a comprehensive program of beach sand replenishment, bluff and beach monitoring, and sand retention to

preservation of coastal areas

create a wider beach, and to improve recreational use and lateral public access. (Coastal Act/30220)

12.3 Beach Erosion. Examine sand movement along the Encinitas shoreline and determine a longshore transport rate.

12.4 Long-Term Replenishment Program. Develop and undertake a long-term beach sand replenishment program in which:

- Replenishment projects will be implemented at regular intervals as determined by sand loss rates, infrastructure exposure or as needed after severe storm seasons;
- Planning and budgeting are established to carry out the program at a pre-determined date or interval; and
- The effectiveness of the program will be regularly reassessed for performance and necessary modifications.

12.5 Offshore Reefs. Examine the potential of an artificial reef along beaches in the city limits.

12.6 Artificial Nourishment. Artificially nourish beaches with excavated sand whenever suitable material becomes available through excavation or dredging, 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 and others as needed). (Coastal Act/30232)

12.7 Riverbed and Detention Basin Sediment. Beach sand lying in riverbeds, estuaries or detention basins is a valuable resource that should be used for shoreline protection.

12.8 Inland Sand Sources. Support an opportunistic beach fill program to obtain surplus, beach quality sand for deposit on the beach at no or very low cost from inland construction projects, subject to the cooperation of federal and state permitting authorities and based on the quality of the sand material.

preservation of coastal areas

12.9 Regional Collaboration. Participate in and encourage other long-term beach sand replenishment and retention programs at the federal, state or regional level.

12.10 Hazards to Wildlife. Ban the possession and use of materials or articles that are hazardous to wildlife on beaches, lagoons and in city parks. (Coastal Act/30240)

12.11 Man-Made Hazards. Institute a program of identifying and removing man made hazardous obstacles from our coastal waters, shorelines and beaches. (Coastal Act 30220/30220)

12.12 Beach Clean-Up. Utilize work release program volunteers and other available sources (non-profits, educational programs) to assist in the clean up of beaches and other public areas throughout the city. (Coastal Act/30220)

12.13 Public Education. Implement a public education program to educate the public on wise water use, promote pollution prevention activities, and promote community-wide benefits realized from protection and enhancement of coastal areas and reduction of hazards to the public and dependent wildlife and plant species.

12.14 Coastal Bluff Retention. Consistent with the bluff and slope stability policies of the Public Safety Element, encourage the retention of the coastal bluffs in their natural state to minimize geologic hazards and to preserve as a scenic resource (as long as it does not interfere with public safety). Allow limited exceptions for the following:

- Construction of structures for bluff protection only when an existing principal structure is endangered and no other means of protecting that structure is possible; and
- Construction of shoreline/bluff structures only if the structures that will not further endanger adjacent properties as further defined by City coastal bluff regulations.

preservation of coastal areas

12.15 Shoreline Protection Structures. When shoreline protective works are approved, require them to be aligned to minimize encroachment onto sandy beaches. Prohibit beach materials from being used as backfill material where retaining structures are approved, and design approved devices to protect against marine waves and in accordance with regulatory permitting. Said structures shall be designed to simulate the natural bluff in appearance. The overall intent of this policy is to have shoreline structures, such as bluff preemptive measures, designed to appear as a natural feature and compatible with adjacent bluff in both color and form. (Coastal Act 30235/30240/30251/30253)

12.16 Bluff Protection and Replenishment. Enact measures which would replenish sandy beaches in order to protect coastal bluffs from wave action and maintain beach recreational resources, and consider the needs of surf related recreation activities prior to implementation of such measures. (Coastal Act 30233/30235)

12.17 Shoreline Structures and Visual Quality. Establish, as primary objectives, the preservation of natural beaches and visual quality as guides to the establishment of shoreline structures and prohibit all fishing piers, new boat launch ramps and shoreline structures along the seaward shoreline of Encinitas. (Coastal Act/30233/30235/30251)

12.18 Development. Development on beach or ocean bluff areas adjacent to marine and beach habitats shall be sited and designed to prevent impacts that could significantly degrade the environmentally sensitive habitat areas.

12.19 Private Beach Access. Prohibit new private access ways and discourage and phase out existing legal non-conforming private access to the beach on the coastal bluffs.

preservation of coastal areas

GOAL 13: Improve ocean water quality, and protect and preserve coastal resources by maintaining and improving water quality. (Coastal Act/30231)

Policies

13.1 Pollution of Ocean Water. Aggressively pursue the elimination of all forms of potentially unacceptable surface and ocean water pollution that threaten marine or human health in conformance with the City’s stormwater management policies, such as channel and detention basin maintenance, street sweeping, and through source identification and the use of Best Management Practices. (Coastal Act/30230/30231)

13.2 Protecting Outfall Areas. Even though the San Elijo ocean wastewater outfall lies within the jurisdiction of the City and the Encina outfall lies north of the city, 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 Encinitas and other jurisdictions. (Coastal Act/30230/30231)

13.3 Pollution of Waterways. Require the reduction or elimination of contaminants entering waterways draining to the ocean, including Cottonwood Creek, Encinitas Creek, Escondido Creek and their tributaries, as well as Batiq-uitos and San Elijo Lagoons.

13.4 Waterway Monitoring. Support efforts by the Department of Fish and Game and San Diego Regional Water Quality Control Board to increase monitoring to assess the conditions of near-shore species, water quality, and to rehabilitate or enhance areas that have been degraded by human activities. Pursue prosecution of intentional and grossly negligent polluters of such waterways in order to minimize harmful pollutants from entering the ocean environment from lagoons, streams, storm drains and other waterways. (Coastal Act/30230/30231/30233)

13.5 Offshore Oil Exploration. 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)

water use and conservation

Encinitas derives its character, community and economic lifeblood from its relationship to its water resources and the City recognizes the vital need to conserve and protect its finite water resource supply. Water in Encinitas will be responsibly managed according to the following goal and policies.

GOAL 14: Conserve and protect water resources and achieve sustainability goals across the entire chain, including water storage, conveyance, supply and consumption.

Policies

14.1 Imported Water. Adopt and implement a comprehensive strategy to reduce the reliance of local water users on imported water by increasing water conservation and the use of recycled water, and by exploring local water resources.

14.2 Administrative Barriers. Foster water supply reliability for the benefit of Encinitas residents and businesses by minimizing administrative barriers and zoning regulations for the purposes of constructing environmentally considerate water infrastructure to improve local water supply diversification.

14.3 Treated Wastewater for Landscaping. Implement a program for both the use and sale of treated wastewater and promote the use of treated wastewater for landscaping of transportation corridors, parks and recreation areas, other public uses, as well as private landscaped areas. (Coastal Act/30231)

14.4 Alternative Water Sources for Agriculture. Explore the use of treated wastewater for agricultural operations.

14.5 Minimize Landscape Water Consumption. Develop regulations to reduce landscaping water consumption through site design, plant selection and irrigation technology; and increase the use of recycled water for landscaping.

14.6 Water Conservation for New Development. Require new development to utilize measures designed to conserve water in their construction and operation.

water use and conservation

14.7 Promoting Conservation. Educate, advocate and promote indoor and outdoor water conservation and reuse practices including drought tolerant plants, water recycling, grey water reuse and rainwater harvesting.

14.8 Conservation Standards. Ensure that building standards and permit approval processes promote and support water conservation.

14.9 Developer Checklist. Establish menus and checklists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low flow toilets and shower heads, moisture sensing irrigation, and other such advances.

14.10 Use of Grey Water. Establish criteria and standards to permit the safe and effective use of grey water (also known as on-site water recycling) and regularly monitor and update said criteria and standards without compromising health and safety or other building code requirements that might otherwise prohibit such systems.

14.11 Sustainable Growth Policies. Pursue the following strategies to foster sustainable patterns of growth and water use:

- Work with water suppliers to identify water requirements needed for future growth;
- Identify the development, improvement, timing and location of new water and drainage facilities, to the extent feasible;
- Use native vegetation or drought tolerant landscaping for public facilities and other large installation;
- Promote the expansion of recycled water line infrastructure; and
- Support the development of integrated growth and water supply impact scenarios to the extent feasible.

water use and conservation

14.12 Green Infrastructure. Promote sustainable water use with green infrastructure practices, including rain gardens, porous pavements, vegetated/green roofs, infiltration planters and rainwater harvesting for non-potable uses, consistent with the green design policies of the Land Use and Community Design Element.

14.13 Climate Change, Water and Risk. Recognizing that climate change will have a significant impact on the sustainability of water supplies in the coming decades, work with water suppliers to evaluate climate change, capacity of water sources and distribution system, aging infrastructure, watershed modification, chemical pollution population growth, and other related information. Evaluate the anticipated water supply sustainability index and/or future water supply levels, identify community vulnerabilities, and implement adaptation planning to minimize impacts.

energy efficiency and conservation

Choices about the need for and use of energy greatly affect the economy and the environment. Energy efficiency means using less energy to perform the same function. 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 use reduction including improved air quality, reduced greenhouse gas emissions, improved national security and lower energy costs.

GOAL 15: Make every effort to reduce energy use in the city, both with municipal operations and in the community, thus reducing our dependence on fossil fuels and reducing the greenhouse gas emissions associated with fossil fuel use.

Policies

15.1 Alternative Energy Use. Encourage the use of alternate energy systems, including passive solar and architectural and mechanical systems, in both commercial and residential development. (Coastal Act/30253)

15.2 Energy Efficient Development Design. Require proposed subdivisions and building projects to be oriented and designed with the objective of maximizing the opportunities for solar energy use and energy efficiency and conservation. For example, design the shape of the roof to be solar ready and maximize the number and size of north and south-facing operable windows that can be adjusted throughout the day to regulate the interior temperature of the building.

15.3 Energy Efficient Construction. Require energy conserving construction standards and enforce said standards in the field inspection of construction projects. To the extent feasible, minimize new resources by encouraging renovation or adding to a building rather than new structures.

energy efficiency and conservation

15.4 Residential and Non-Residential Energy Standards. Consider more stringent energy standards (above Title 24 energy standards) for new residential buildings and new non-residential buildings to achieve reductions in energy use and contributions to greenhouse gas emissions. As Title 24 energy standards increase, the City can re-evaluate this policy.

15.5 Residential Solar-Ready and Pre-Plumbing. Consider developing an ordinance to incorporate solar photovoltaics and solar hot water heating into new residential building standards. The City should consider requiring that, where feasible, all new buildings be constructed to allow for easy, cost-effective installation of solar energy systems, using such “solar-ready” features as optimal roof orientation and design, roof framing to support the addition of solar panels, solar electric system wiring, and plumbing to support a solar hot water system.

15.6 Energy Efficiency Program. Develop an energy efficiency program for existing residential development that addresses energy conservation, such as a point-of-sale energy efficiency audit program or incentives for the installation of solar photovoltaics and solar hot water heating.

15.7 Energy Efficiency Incentives. Pursue incentives, grants and creative financing for projects that improve energy efficiency for both public and private development projects.

15.8 Renewable Energy Production. Identify and remove or otherwise address barriers to renewable energy production, including reviewing and revising codes, design guidelines and zoning ordinances.

15.9 New Renewable Energy Facility Siting. Develop a zoning program to evaluate allowing renewable energy projects such as solar fields in areas where consistent with other uses and values.

energy efficiency and conservation

15.10 Passive Solar for Public Funded Buildings. Require that any new building constructed in whole or in part with City funds incorporate passive solar design features, such as daylighting, power-down days and passive solar heating, where feasible.

15.11 Energy Efficient Roadways. Promote green streets and consider energy efficient design in streetscape projects to the extent feasible. Components for consideration may include solar panels for street lights, creating a pedestrian and bicycle-friendly atmosphere to reduce auto-dependency, recycling of water in landscaping, and others.

15.12 Education. Work with community leaders, City staff, other agencies and local professionals to educate the public (including the youth) on alternate energy and energy reduction strategies.

waste management

Solid and liquid waste is a necessary by-product of our society, and the average resident contributes to 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 treated and disposed of. Reducing waste and the associated environmental impacts is important to the community and programs are needed to address the problems of disposal of these wastes and ensure that these substances do not pollute after disposal. The following goal and supporting policies underscore the City's resolve towards achieving this balance.

GOAL 16: Make every effort to reduce the amount of solid and liquid waste generated in the Planning Area and identify ways to responsibly manage these wastes.

Policies

16.1 Zero-Waste Community. Strive to be a zero-waste community by promoting food scrap composting, greater producer responsibility and zero-waste events, as well as expanding programs to reduce solid waste generation and increase solid waste diversion from landfills.

16.2 Recycling Rates. Support increasing recycling rates in order to reduce greenhouse gas emissions associated with solid waste disposal.

16.3 Mandatory Recycling. Update the City's recycling ordinance and phase in additional policies and programs to facilitate and optimize recycling and composting opportunities. Phase in all practical forms of mandatory recycling as soon as possible.

16.4 Compost Locally. Evaluate options for composting food scraps locally either through a community appropriate, enclosed composting program or anaerobic digestion.

waste management

16.5 Hazardous Waste Disposal. 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, consistent with the hazardous materials related policies of the Public Safety Element.

16.6 Shared Facilities. Cooperate with other cities in the region to site and operate landfill, composting and recycling facilities.

16.7 Sludge/Wastewater Recycling. Explore the possibility of establishing or promoting a tree farm or plant growing operation to take advantage of the possibilities for sewage sludge and wastewater recycling.

16.8 Sludge Processing. Study the feasibility of participating with other governmental agencies in the processing of sludge into usable products, including the possibility of worm farming.

16.9 Use of Recycled Water. Encourage the use of recycled liquid wastes where appropriate. Prior to its use, various regulatory, environmental and public health considerations should be taken into account. (Coastal Act/30231)

16.10 Sewer Treatment Facilities and Pollution Prevention. Achieve and maintain secondary sewage treatment through available means such as development fees, user fees and bond issues to prevent sewage pollution into the lagoons, ocean waters or groundwaters. (Coastal Act/30231)

16.11 Adequate Sewer Capacity. If a development is to be connected to the sewer system, require the system to have the capacity to handle the additional load of the proposed project.

16.12 Septic Systems Use Limitations. Only allow development within unsewered areas after testing proves that septic systems would not create potential pollution. In order to permit a reasonable use of an existing legal lot of record, this provision may be implemented, subject to the following criteria:

- Connection to a public sewer is not required for a previously developed lot when the proposed site improvements are to be located on an existing legal lot of record and the County Health Department does not require an upgrade to an existing septic system on the property;
- Connection to a public sewer is also not required for a previously undeveloped lot of record when the sewer connection is more than 200 feet from the subject property and the County Health Department has certified that a septic system can adequately service the proposed improvements. If the subdivision creating the lot had a condition requiring connection to a public sewer, then a connection must be completed and utilized; and
- All newly proposed subdivisions creating lot sizes of less than one acre are required to provide sewer connections to the proposed lots.

climate change mitigation and adaptation

A greenhouse gas is a gas in an atmosphere that absorbs and emits radiation. The greenhouse gas compounds in the Earth's atmosphere play a critical role in determining the Earth's surface temperature. The greenhouse effect contributes to global climate change and has the potential to cause changes to our local climate, affecting public health, threatening infrastructure, and increasing our use of resources such as energy and water. The City of Encinitas recognizes the need to take action now and protect our climate in order to protect the quality of life in our communities. Climate change will not only impact our natural environment, but also potentially threaten our quality of life and economic vitality. Programs are needed to reduce greenhouse gas emissions and to monitor, anticipate and respond to potential negative effects of global climate change on the city and the natural environment.

The following goals and policies establish steps and actions for the City and Encinitas community to reduce their contributions to global climate change and to prepare for and minimize the impact of climate change on the community.

GOAL 17: Reduce the city's contributions to greenhouse gas emissions and global climate change.

Policies

17.1 Global Warming Solutions Act. Proactively consult with the appropriate state and regional agencies to effectively work to implement climate change legislation, including the California Global Warming Solutions Act (Assembly Bill 32) and California Senate Bill 375.

17.2 Municipal Emissions. Lead by example in reducing municipal greenhouse gas emissions by promoting increased energy efficiency and resource conservation, as well as reduced consumption.

17.3 Reduction Targets. Review and regularly update the greenhouse gas emissions reduction target in accordance with local and/or statewide reduction goals.

climate change mitigation and adaptation

17.4 Climate Action Plan and Emissions Monitoring. Maintain, implement and regularly update the City's Climate Action Plan to track and monitor local greenhouse gas emissions attributable to development, transportation, infrastructure and municipal operations. Periodically review the effectiveness of and revise existing programs as necessary to achieve greenhouse gas emission reduction objectives.

17.5 Building Emissions. Require new residential and commercial buildings to be energy and water efficient in order to reduce greenhouse gas emissions.

17.6 Transportation Emissions. Work to reduce vehicle miles traveled and resulting greenhouse gas emissions by developing a balanced transportation system that provides safe, convenient access and high levels of service for pedestrians, bicyclists and other alternative transportation modes to facilitate walking and biking and to reduce transportation related emissions.

17.7 Provision for Electric Vehicles. Support efforts to create an electric vehicle highway, or a network of battery charging points throughout the region. In order to support this effort, encourage electric vehicle plug-ins within developments and incorporate preferred parking for renewable energy vehicles at municipal buildings/sites.

17.8 Transit-Friendly Development. Require new developments to incorporate both local and regional transit measures into project design that promote the use of alternative modes of transportation. For example, developments should implement transit-ridership enhancement programs, provide bicycle parking located in close proximity to end uses and provide pedestrian-friendly improvements within easy walking distance of activity centers.

17.9 Public Education. Provide materials and programs that educate and provide technical assistance to the public, development professionals, schools and other parties regarding the importance and approaches for sustainable development and reduction of greenhouse gas emissions.

climate change mitigation and adaptation

17.10 Carbon Sequestration. Consider the carbon sequestration value of forested areas, agricultural lands, wildlife habitat, wetlands and other open space areas and support the conservation of these areas through policies and programs.

17.11 Sustainable Communities Strategy/Regional Blueprint Planning. Participate in the Sustainable Communities Strategy/Regional Blueprint Planning effort and ensure that local plans are consistent with the vision of the Regional Plan.

Goal 18: Minimize and mitigate the impacts of global climate change on the Encinitas community.

Policies

18.1 Adaptation Strategy. Develop an adaptation strategy to guide the City in responding to climate change, in accordance with the climate change related hazards policies of the Public Safety Element.

18.2 Urban Heat Island Mitigation. Reduce heat gain from pavement and other hardscaping through cool roofs, vegetated/green roofs, permeable hardscapes and the Urban Tree Management Program, as set forth by climate change related hazards policies of the Public Safety Element.

18.3 Shade Trees. Promote the planting of shade trees and establish shade tree planting guidelines and specifications that include recommendations for tree types and placement based on the land use.

18.4 Public Education. Implement a public education program addressing the potential of climate change and associated hazards for residents, as well as adaptation strategies.

Clean air is important to the community. As indicated in the following goal and supporting policies, the City will endeavor to contribute to on-going 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 air quality in the region.

GOAL 19: Make efforts to participate in programs to improve air quality in the San Diego region and to minimize transportation and energy demand. (Coastal Act/30231)

Policies

19.1 Regional Cooperation. Monitor and cooperate with the on-going efforts of the U.S. Environmental Protection Agency, the San Diego Air Pollution Control District, the State of California Air Resources Board and American Lung Association in improving air quality in the regional air basin.

19.2 State Implementation Plan. Implement appropriate strategies from the San Diego County State Implementation Plan (SIP) and other regional programs, consistent with the goals and policies of this General Plan. These may include stationary source requirements, transportation control measures, etc.

19.3 Design and Construction Methods. Encourage development design and construction methods to minimize impacts to air quality. Encourage developers to use the least amount of earth movement (grading) to reduce the need for unnecessary construction activities and avoid dust and debris spillage.

19.4 Land Use Development. Land use and air quality are linked by automobile use. Encourage new development design that reduces vehicle trips and associated air pollution, consistent with the goals and policies of the Circulation and Land Use and Community Design elements.

19.5 Low-Greenhouse Gas Development Incentives. Provide incentives such as expedited project review and processing for developers that maximize use of sustainable and low greenhouse gas land development practices and exceed state and local standards.

19.6 Alternative Energy Sources. Encourage development projects that use energy recovery and solar and wind energy, as appropriate.

19.7 Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants.

19.8 Significant Producers of Air Pollutants. Require large residential, industrial and commercial development projects that may generate potentially significant levels of air pollutants and/or greenhouse gases to incorporate renewable energy and the best available control technologies and practices into the project design.

19.9 Low Emission Construction Vehicles and Equipment. To the extent feasible, encourage City, City contractors (construction, solid waste/recycling, etc.) and developers to use low emission construction vehicles and equipment to improve air quality and reduce emissions of greenhouse gases, particulate matter and other pollutants.

19.10 Native Vegetation. Require development to minimize removal or management of native vegetation while ensuring sufficient clearing is provided for fire control, which aids in the prevention of air quality impacts.

19.11 Reduce Vehicle Dependence. Establish policies and programs to encourage alternate modes of transportation that discourage vehicle trips.

preservation of cultural/historic resources

Encinitas has a rich cultural heritage and preserving this heritage is important. Through preservation and sound site development techniques, the General Plan provides a framework to minimize the loss of the city's cultural artifacts. The following goal and policies indicate how important the preservation of these resources are to the residents of the city.

GOAL 20: Preserve significant scientific and cultural resources in the city for future generations. (Coastal Act/30250)

Policies

20.1 Cultural Resource Preservation. Require that paleontological, historical and archaeological resources in the Planning Area are documented, preserved or salvaged if threatened by new development. To the extent feasible, maintain an inventory of archeological and cultural resource areas. (Coastal Act/30250)

20.2 Historic Resources Program. Develop 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.

20.3 Archaeological Resource Preservation. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.

20.4 Development Review. Require review of development projects located within or generally near areas with high sensitivity ratings, identified in Figure RM-2 of this Element, to determine the extent of significant cultural resources on the property and the potential impacts that new development will have on these resources.

20.5 Grading. Require that proposed projects that involve a significant amount of grading shall have an archaeological survey conducted prior to construction.

preservation of cultural/historic resources

20.6 Mitigation and Preservation of Cultural Resources. Require development to avoid archaeological resources, whenever possible. If complete avoidance is not possible, require development to minimize and fully mitigate impacts to archaeological resources.

20.7 Treatment and Preservation of Resources. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.

20.8 Treatment of Cultural Resources. Require consultation with affected communities, including local tribes, to determine the appropriate treatment of cultural resources if identified.

20.9 Tribal Consultation. Require consultation with affected communities including local tribes prior to projects that may result in major land use decisions, including General Plan updates and amendments and specific plans and specific plan amendments, pursuant to Senate Bill 18 Protection of Traditional Tribal Cultural Places.

20.10 Treatment of Human Remains. Require that human remains be treated with dignity and respect and that the disposition and handling of human remains be performed in consultation with the Most Likely Descendant (MLD) and in conformance with federal and state regulations.

20.11 Interpretive Programs. Encourage and promote the development of educational interpretive programs that focus on the rich heritage of the individual, unique communities within the city.

20.12 Historical Resource Inventory. Prepare and regularly update an inventory of all of the historically significant sites and/or structures.

20.13 Historic Preservation. Enhance historic policies through design. Incorporate, to the extent feasible and when appropriate, the historic resources into the design of buildings and public improvements. Balance seismic retrofit efforts and historic preservation consistent with seismic safety related policies of the Public Safety Element.

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