



**CITY OF ENCINITAS**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**LEGAL NOTICE OF**  
**ENVIRONMENTAL REVIEW AND COMMENT PERIOD**

**Draft EIR Public Review and Comment Period: August 28, 2020 to October 12, 2020**

Notice is hereby given that 45-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Environmental Impact Report (EIR) which has been prepared for the proposed project as identified below, pursuant to CEQA Guidelines Section 15087:

**PROJECT NAME:** Fox Point Farms

**CASE NUMBER:** MULTI-3524-2019; CPP-3525-2019; SUB-3526-2019; DR-3528-2019; and CDPNF-3529-2019

**APPLICANT:** Nolen Communities, LLC

**LOCATION:** 1150 Quail Gardens Drive, Encinitas, California

**DESCRIPTION:** Nolen Communities, LLC (applicant) proposes the development of a 250-unit residential “agrihood” community on a 21.48-acre site in the City of Encinitas. The project proposes 210 market-rate units and 40 very low-income units (affordable to households earning no more than 50 percent of area median income). Units would range from two to three stories in height and would comply with the development requirements of the City’s General Plan Housing Element Update, as adopted in 2019, including restrictions on maximum average unit size (1,000 square feet average for apartments; 1,150 square feet average for cottages/carriage units/townhomes).



The property would be subdivided into four lots. Lot 1 would consist of 197 apartments, edible landscaping, community gardens, trails, a bocce court, social spaces, an informal outdoor community library, and a community recreation center. Lot 2 would consist of a shared public/private agricultural amenity area including a farm-to-table restaurant (with alcohol sales as an accessory use), event lawns, discovery garden, outdoor dining areas, greenhouse and community event space, and an outdoor education patio. Lot 3 would consist of an organic farm operation, including farm operation buildings, an orchard, and a chicken coop. Lot 4 would consist of 53 for-sale cottages/carriage units/townhomes.

**SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT:** The Draft EIR concludes that the project would not result in significant environmental impacts with the incorporation of mitigation measures for biological resources, cultural resources, geology and soils (paleontological

resources), hazards and hazardous materials, and tribal cultural resources. Based on the EIR analysis, transportation impacts related to vehicles-miles-traveled (VMT) cannot be mitigated to less than significant levels. Therefore, transportation impacts are significant and unavoidable.

**PUBLIC REVIEW AND COMMENT PERIOD:** A 45-day public review and comment period has been established from **August 28, 2020 to October 12, 2020**. All written comments on the Draft EIR should be clearly itemized and focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Written comments must be submitted by **6:00 p.m. on October 12, 2020** to: Scott Vurbeff, Development Services Department, City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024.

During the public review period, the Draft EIR will be available for review on the City's website at [www.ci.encinitas.ca.us/I-Want-To/Public-Notices/Development-Services-Public-Notices](http://www.ci.encinitas.ca.us/I-Want-To/Public-Notices/Development-Services-Public-Notices) under "Environmental Notices" and at the Planning Division of the Development Services Department, City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024. The Draft EIR, supporting documents, and project application may be reviewed or purchased for the cost of reproduction at the Development Services Department.

After the close of the 45-day public review and comment period, responses to public comments will be prepared and included within the Final EIR. The City of Encinitas Planning Commission will utilize the Final EIR as an informational resource in consideration of the project.

**FURTHER INFORMATION:** For environmental review information, please contact Scott Vurbeff at (760) 633-2692. For information regarding public hearings/meetings on this project, please contact Anna Colamussi at (760) 633-2724.