



# CITY OF ENCINITAS

## Notice of Preparation of a Draft Environmental Impact Report

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**FROM:** City of Encinitas,  
Development Services  
505 S. Vulcan Avenue  
Encinitas, California 92024

**TO:** State Clearinghouse, Responsible Agencies,  
Trustee Agencies, and Interested Persons

**PROJECT TITLE:** Piraeus Point  
**PROJECT APPLICANT:** Lennar Homes of California, LLC.  
**PROJECT LOCATION:** NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024;  
County Assessor Parcel Nos. 254-144-01-00 and 216-110-35-00  
**PROJECT CASE NUMBERS:** MULTI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB-005159-2022; and SUB-005391-2022

Pursuant to the California Environmental Quality Act (CEQA), the City of Encinitas (City) is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the proposed project. Implementation of the project may require approvals from public agencies. As such, the City seeks input as to the scope and content of the EIR based on your agency's purview of the project (if any). In addition, comments are being solicited from other interested persons. Comments received in response to this NOP will be reviewed and considered by the City in determining the scope of the EIR.

### PROJECT DESCRIPTION AND LIKELY ENVIRONMENTAL EFFECTS:

Lennar Homes of California, LLC. (applicant) proposes the development of a 149-home residential townhome community on an approximately 11.8-acre site in the City of Encinitas. A portion of the project site is identified as one of 16 sites included in the City of Encinitas Housing Element Update, which the City adopted on March 13, 2019. The community would consist of 52 one-bedroom homes, 37 two-bedroom homes, and 60 three-bedroom homes for a total of 149 residential homes, which would be built within 16 separate three-story residential buildings. A total of 256 parking spaces are planned, including private garage spaces and outdoor shared parking. Proposed amenities include a pool, spa, pool house, and lounge seating. Of the 149 residential homes, 134 would be market-rate homes and 15 would be "very low" (50 percent of area median income) affordable residential homes. More than 50 percent of the project site would be permanently preserved and managed as biological open space. A Road Vacation on a 0.25 acre area of Plato Place is also proposed adjacent to the site.

The Project site is designated as R30 OL (Residential 30 Overlay), RR1 [Rural Residential; 0.51-1.0 dwelling units per acre (du/ac)] and RR2 (Rural Residential; 1.01-2.0 du/ac) by the City's General Plan and zoned as R30 OL (Residential 30 Overlay); RR1 (Rural Residential 1); and RR2 (Rural Residential 2). These land use and zoning designations are intended to support residential uses. The Project site is located within the Coastal Zone. City approval of a Density Bonus Tentative Map, Design Review Permit, Coastal Development Permit, and a Vacation (MULTI-005158-2022; SUB-005159-2022; CDP-005161-2022; DR-005160-2022; and SUB-005391-2022) will be required.

Additional information regarding the project, including project plans, may be reviewed on the City's website at: <https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices> under "Environmental Notices." It is anticipated that the EIR will focus on the following environmental issue areas: aesthetics, air quality, biological resources, cultural resources, energy, greenhouse gas emissions, geology and soils, hazards and hazardous materials, hydrology/water quality, mineral resources, noise, public services and recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

### COMMENT PERIOD:

Please send your comments to Nick Koutoufidis, Senior Planner, Encinitas Development Services Department, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via email to [nkoutoufidis@encinitasca.gov](mailto:nkoutoufidis@encinitasca.gov). **All comments must be received by no later than 5:00 p.m. on June 29, 2022.**

This Notice of Preparation can also be reviewed at the Encinitas Library at 540 Cornish Drive, Encinitas, CA 92024 and the Cardiff-by-the-Sea Library at 2081 Newcastle Avenue, Cardiff-by-the-Sea, CA 92007.



Nick Koutoufidis, Senior Planner  
City of Encinitas, Development Services Department

May 27, 2022

Date

**PROBABLE ENVIRONMENTAL EFFECTS:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> <u>Aesthetics</u>              | <input type="checkbox"/> <u>Agriculture/Forestry Resources</u>       | <input checked="" type="checkbox"/> <u>Air Quality</u>                        |
| <input checked="" type="checkbox"/> <u>Biological Resources</u>    | <input checked="" type="checkbox"/> <u>Cultural Resources</u>        | <input checked="" type="checkbox"/> <u>Energy</u>                             |
| <input checked="" type="checkbox"/> <u>Geology/Soils</u>           | <input checked="" type="checkbox"/> <u>Greenhouse Gas Emissions</u>  | <input checked="" type="checkbox"/> <u>Hazards &amp; Hazardous Materials</u>  |
| <input checked="" type="checkbox"/> <u>Hydrology/Water Quality</u> | <input type="checkbox"/> <u>Land Use &amp; Planning</u>              | <input checked="" type="checkbox"/> <u>Mineral Resources</u>                  |
| <input checked="" type="checkbox"/> <u>Noise</u>                   | <input type="checkbox"/> <u>Population &amp; Housing</u>             | <input checked="" type="checkbox"/> <u>Public Services</u>                    |
| <input checked="" type="checkbox"/> <u>Recreation</u>              | <input checked="" type="checkbox"/> <u>Transportation</u>            | <input checked="" type="checkbox"/> <u>Utilities/Service Systems</u>          |
| <input checked="" type="checkbox"/> <u>Wildfire</u>                | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Please note that the NOP signifies the beginning of the EIR review and public participation process. At the same time, the City contemplates further agency and public input as the Project proceeds through the City's environmental review process. During this process and before public circulation of the Draft EIR, the City anticipates some changes or additions to the Project, its description, and probable impacts in response to this NOP, and ongoing County staff input as it independently reviews the Project application and supporting documents. The iterative process is a necessary part of the City's EIR review process. However, the City does not anticipate circulating any new or revised Notices of Preparation for the Project provided the project-related changes or additions do not trigger substantial changes in the Project or its circumstances, or present new information of substantial importance as defined by CEQA. Instead, the Draft EIR that will be circulated for agency and public review will provide all interested entities and parties the opportunity to further comment on the Project and its probable environmental impacts when submitting public comments on the Draft EIR. Those comments also will be the subject of written responses that will be included in the Final EIR.



Michael Baker  
INTERNATIONAL



0 250 500  
Feet

Source: ESRI, Nearmap, SanGIS

PIRAEUS POINT  
**Project Location Map**

Figure 1