



Notice of Public Agency Scoping Meeting for a Draft Environmental Impact Report

Date: May 27, 2022

To: Responsible Agencies, Trustee Agencies, Local Agencies

Lead Agency: City of Encinitas, Planning Division
505 S. Vulcan Avenue
Encinitas, CA 92024

Project Title: Piraeus Point

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 (see attached Figure 1).

Project Applicant: Lennar Homes of California, LLC.

Case Number: MULTI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB 005159-2022; and
SUB-005391-2022

Scoping Meeting: An online public meeting/teleconference will be held on Thursday, June 16, 2022 starting at 1:00 PM to solicit input and comments from public agencies (e.g. Fish & Wildlife, Coastal Commission, Tribes, etc.) on the scope of the proposed Draft Environmental Impact Report (EIR) for the proposed project. The meeting may be accessed at this web link: <https://bit.ly/Piraeus>

Project Description: 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."

Environmental Impact Report: 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, noise, public services and recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

If you have any questions regarding this scoping meeting, please contact Nick Koutoufidis, Senior Planner, at nkoutoufidis@encinitasca.gov or (760) 633-2692.



Michael Baker
INTERNATIONAL



0 250 500
Feet

Source: ESRI, Nearmap, SanGIS

PIRAEUS POINT

Project Location Map

Figure 1