Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: N/A

Project Title: Piraeus Point

Lead Agency: City of Encinitas

Contact Name: Nick Koutoufidis, Senior Planner

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Project Location: Encinitas (*City*) San Diego County (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The Piraeus Point Project (project) proposes 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, adopted by the City on March 13, 2019. The project proposes 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.

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 Road Vacation will be required.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

It is anticipated that the following issues will be analyzed in depth in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy Conservation and Climate Change, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Public Services and Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy relative to the proposed project are known at this time.

Provide a list of the responsible or trustee agencies for the project.

San Diego Regional Water Quality Control Board (RWQCB) - Responsible Agency
California Fish & Wildlife (CDFW) - Trustee Agency