

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Piraeus Point

Lead Agency: City of Encinitas, Planning Division Contact Person: Nick Koutoufidis  
 Mailing Address: 505 S. Vulcan Ave. Phone: (760) 633-2692  
 City: Encinitas Zip: 92024 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: Encinitas  
 Cross Streets: NE corner of Piraeus Street and Plato Place Zip Code: 92024  
 Longitude/Latitude (degrees, minutes and seconds): -117 ° 17 ' 44.63" N / 33 ° 4 ' 46.07" W Total Acres: 11.8 approx.  
 Assessor's Parcel No.: 254-144-01-00 / 216-110-35-00 Section: 33 Twp.: 13S Range: 4W Base: N/A  
 Within 2 Miles: State Hwy #: I-5; Highway 101 Waterways: Pacific Ocean; Batiquitos Lagoon  
 Airports: N/A Railways: NCTD Schools: See attachment.

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 149 Acres 11.8  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: Amenities (pool, spa, pool house, lounge seating)

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Land Use: R30 OL (Residential 30 Overlay), RR1 (Rural Residential); RR2 (Rural Residential); Zone: R30 OL, RR1, RR2

**Project Description:** (please use a separate page if necessary)

The project proposes development of a 149-home residential townhome community on approximately 11.8 acres in the City of Encinitas. A portion of the site is identified in the City of Encinitas Housing Element Update. The project 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 homes, 15 would be "very low" (50 percent of area median income) affordable residential homes. City approval of a Density Bonus Tentative Map, Design Review Permit, Coastal Development Permit, and Road Vacation are required.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u>       | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>9</u>                 |
| <input checked="" type="checkbox"/> Caltrans Planning                   | <input checked="" type="checkbox"/> Resources Agency                         |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input checked="" type="checkbox"/> Coastal Commission                  | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date May 27, 2022 Ending Date June 29, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>City of Encinitas</u>	Applicant: <u>Lennar Homes of California, LLC</u>
Address: <u>505 S. Vulcan Ave.</u>	Address: <u>16465 Via Esprillo, Suite 150</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>San Diego, CA 92127</u>
Contact: <u>Nick Koutoufidis, Senior Planner</u>	Phone: <u>858-336-9337</u>
Phone: <u>(760) 633-2692</u>	

Signature of Lead Agency Representative:  Date: 5/27/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.