

## NOTICE OF DETERMINATION

TO:  Recorder/County Clerk  
P.O. Box 121750  
San Diego, CA 92112-1750

FROM: City of Encinitas  
Development Services Department  
505 South Vulcan Avenue  
Encinitas, CA 92024-3633

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Case Number: MULTI-007530-2024, SUB-007538-2024, DR-007537-2024, CDP-007539-2024

State Clearinghouse Number: SCH No. 2022050516

Project Title: Piraeus Point  
Applicant: Lennar Homes of California, LLC

Project Location: The 6.88-acre site is located at the northeast corner of Piraeus Street and Plato Place, in the Leucadia community of the City of Encinitas.

Project Description: Lennar Homes of California, LLC (Lennar) is proposing additional changes to its project previously evaluated and certified in the August 2023 Final Environmental Impact Report (EIR). The previously evaluated project included development of 149 residential townhome units (134 market-rate units and 15 very low-income affordable units) in 15 individual three-story buildings; a pool, spa, pool house, and fire pit with seating; landscaping; signage; and associated improvements, including circulation, parking, access, and utilities. The approved project also proposed an approximately 5-acre off-site open space preserve area adjacent to the north. Subsequent to certification of the Final EIR, the applicant has revised the project to reduce the number of residential units to 134 units (120 market-rate units and 14 very low-income affordable units), to be provided in 14 individual three-story buildings, with similar amenities, associated improvements, and adjacent off-site open space preservation as compared to the previously approved project. The revised project reduces the development footprint from 6.58 acres to 5.99 acres; increases the proposed on-site private/public open space by approximately 3,058 square feet; and reduces encroachment into steep slopes on-site to approximately 17 percent, compared to 40 percent with the approved project. City approval of a Condominium Tentative Map (TM), Density Bonus TM, Design Review Permit, Coastal Development Permit, and Street Vacation is required, as with the previously-approved project.

Since the EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that would cause one or more effects (direct or indirect) to environmental resources, beyond those previously analyzed. No additional significant impacts beyond those previously analyzed in the EIR or increases in severity of any identified significant impacts would result from the revised project, and no new mitigation measures would be required. Accordingly, a Subsequent EIR or Supplemental EIR is not warranted, and an Addendum to the Final EIR was prepared.

This is to advise that the City of Encinitas City Council approved the Addendum for the above-described project on December 4, 2024, and made the following determinations:

1. The proposed modifications to the original project will not have a significant adverse impact on the environment.
2. An Addendum to the Final EIR was prepared and certified for this project by the City of Encinitas pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of this project.
4. A Statement of Overriding Considerations was not required for this project since no new additional adverse significant impacts were identified.

It is hereby certified that the addendum and final environmental report, including comments and responses, is available to the general public at the office of the Encinitas Development Services Department, 505 South Vulcan Avenue, Encinitas, CA 92024.



ESTEBAN DANNA  
Senior Planner  
Telephone: (760) 633-2692

Filed by: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

Reference: California Public Resources Code, Sections 21108 and 21152.