

**CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT
505 S. Vulcan Avenue
Encinitas, CA 92024**

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the City of Encinitas, Development Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following project. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on at <https://www.encinitasca.gov/government/public-notice/development-services>, at the Development Services Department, 505 S. Vulcan Avenue, Encinitas, CA, and at the libraries listed below. Comments on the Notice of Preparation document must be sent to Nick Koutoufidis, Development Services, 505 S. Vulcan Avenue, Encinitas, CA 92024 or the email address listed below and should reference the project number and name.

PIRAEUS POINT

(MULTI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB-005159-2022; and SUB-005391-2022)

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.

Comments on this Notice of Preparation document must be received no later than June 29, 2022 at 5:00 p.m. This Notice of Preparation can also be reviewed at the Encinitas Library (540 Cornish Dr, Encinitas, CA 92024), and the Cardiff-by-the-Sea Library (2081 Newcastle Ave, Cardiff, CA 92007). For additional information, please contact Nick Koutoufidis at 760 633-2692 or by email at nkoutoufidis@encinitasca.gov.