



**CITY OF ENCINITAS  
DEVELOPMENT SERVICES DEPARTMENT  
LEGAL NOTICE OF  
ENVIRONMENTAL REVIEW AND COMMENT PERIOD**

**Draft EIR Public Review and Comment Period: December 9, 2022 to February 6, 2023**

Notice is hereby given that a 60-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Environmental Impact Report (EIR) which has been prepared for the proposed project as identified below, pursuant to CEQA Guidelines Section 15087:

**PROJECT NAME:** Piraeus Point

**CASE NUMBER:** MULTI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB-005159-2022; and SUB-005391-2022 (CA State Clearinghouse No. 2022050516)

**APPLICANT:** Lennar Homes of California, LLC

**LOCATION:** NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024; County Assessor Parcel No. (APN) 254-144-01-00

**DESCRIPTION:** Lennar Homes of California, LLC (applicant) proposes the development of a 149-home residential townhome community on an approximately 6.88-acre site in the City of Encinitas. The project site is identified as one of the 15 sites included in the City of Encinitas General Plan Housing Element Update, adopted by the City on March 13, 2019. On October 8, 2019, the State Department of Housing and Community Development (HCD) certified the 2013-2021 Housing Element. On April 17, 2021, the City adopted the 2021-2029 Housing Element. Pursuant to the Encinitas Municipal Code, that a minimum of 134 units could be accommodated on the subject site, at a density of 25 units per net acre. 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. 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. A total of 271 parking spaces are planned, including private garage spaces and outdoor shared parking. Proposed amenities include a pool, spa, pool house, and lounge seating. An approximately 0.25-acre area of Plato Place and 0.71 acres along Piraeus Street, adjacent to the project boundary, would be vacated to accommodate the development. Finally, APN 216-110-35-00, immediately



north of the project site, would be preserved in perpetuity and left in its current undeveloped state to mitigate the project's biological impacts.

The site is not included on any list under Government Code section 65962.5.

**SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT:** The Draft EIR concludes that the project would not result in significant environmental impacts with the incorporation of mitigation measures for air quality, biological resources, cultural resources, geology and soils (paleontology), noise, tribal cultural resources, and wildfire. Based on the EIR analysis, transportation impacts related to vehicle-miles-traveled cannot be mitigated to less than significant levels. Therefore, transportation impacts are significant and unavoidable.

**PUBLIC REVIEW AND COMMENT PERIOD:** A 60-day public review and comment period has been established from **December 9, 2022 to February 6, 2023**. All written comments on the Draft EIR should be clearly itemized and focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Written comments must be submitted by **5:00 p.m. on February 6, 2023** to: Nick Koutoufidis, Development Services Department, City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024 or via email at [nkoutoufidis@encinitasca.gov](mailto:nkoutoufidis@encinitasca.gov).

During the public review period, the Draft EIR will be available for review on the City's website at <https://www.encinitasca.gov/government/public-notices/development-services> under "Environmental Notices" and at the Planning Division of the Development Services Department, City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024. The Draft EIR, supporting documents, and project application may be reviewed or purchased for the cost of reproduction at the Development Services Department.

After the close of the 60-day public review and comment period, responses to public comments will be prepared and included within the Final EIR. The City of Encinitas Planning Commission and City Council will utilize the Final EIR as an informational resource in consideration of the project.

**ADDITIONAL INFORMATION:** For environmental review information, please contact Nick Koutoufidis at (760) 633-2692.