
APPENDIX L.
AB 52 CORRESPONDENCE

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City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

August 24, 2022

SUBJECT: AB 52 Notification for the Piraeus Point (City Case # (MULTI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB 005159-2022; AND SUB-005391-2022)

To Whom It May Concern:

Pursuant to Public Resources Code Section 21080.3.1, this letter serves as formal notification of the above-referenced development application for tribal consultation purposes. The project site consists of vacant property (APN# 254-144-01-00 and 216-110-35-00) located at the Northeast corner of Piraeus Street and Plato Place, Encinitas, CA 92024 in the City of Encinitas (see attached location map). The project proposes the development of a 149-home residential townhome community on an approximately 11.8-acre site with more than 50 percent of the project site proposed to be permanently preserved and managed as biological open space.

The project applicant has retained the services of ECORP Consulting, Inc. to conduct a Phase I Archaeological Survey for the project. The survey report, attached for your review, indicated that the CHRIS records search results revealed that 29 precontact resources, four historic-period resources, and two unknown resources are located within one mile of the Project Area. One of these resources, P-37-012130, overlaps with the Project Area. Surface sediments along the eastern edge of the Project Area consist of Holocene surficial sediments atop earlier geological formations, and it is in these strata that precontact archaeological deposits have been previously identified and documented. Due to the presence of sediments contemporaneous with human occupation of the region and the presence of previously recorded precontact resources in the surrounding area and within the Project Area, the potential for subsurface resources in previously undisturbed soils is considered moderate to high. ECORP recommends archaeological and Native American monitoring for any ground disturbance in native soils that may occur as part of the proposed Project so that any discoveries can be managed in accordance with state law. The consulting archaeologist has provided recommendations within the Phase I Archaeology Study in Section 6.0 (Recommended Mitigation Measures) during construction activity.

If you wish to request consultation for this project, please contact me within 30 days. My contact information is:

Nick Koutoufidis
Senior Planner
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024

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Ph. 760-633-2692
Email: nkoutoufidis@encinitasca.gov

Please let me know if you need any additional information.

Sincerely,
Nick Koutoufidis
Senior Planner



PIRAEUS POINT

Project Location Map

Figure 1



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