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- 06/21/2022

As California enters its third consecutive dry year and following **the driest first three months of a year in the state's recorded history**, Governor Gavin Newsom and the State Water Resources Control Board took steps to drive water conservation at the local level, calling on local water suppliers to take locally appropriate actions that will conserve water across all sectors. In response, the Olivenhain Municipal Water District and San Dieguito Water District are asking Encinitas residents to step-up and assist Californians across the state in dealing with the drought. The water districts strongly encourage their customers to follow the conservation actions listed below.

Please arrange to delay or reduce the size of this development for water conservation purposes.

Wildfire / Fire Safety:

Project is in High Fire Zone. This project will create extra hazardous traffic during Fire Evacuation for existing neighbors on Caudor, Capri, Leora, Noma, Burgundy roads needing to use Plato Place. Ask Lennar to create two ingress/egress driveways off Piraeus and eliminate access to Plato. Plato would get overloaded with existing residents evacuating down Plato and could be hindered via PP residents also exiting onto Plato. What of panicked parents going

From: [Dennis Kaden](#)
To: [Nick Koutoufidis](#)
Subject: Please confirm receipt FW: Piraeus Point NOP EIR Comments
Date: Wednesday, June 29, 2022 4:01:14 PM
Attachments: [D.Kaden"s Piraeus Point EIR Comments to Nick v2.pdf](#)
[Karen Kaden- Piraeus Point EIR Comments to Nick..pdf](#)
[Karen Kaden. EIR Comments SECOND LETTER to Nick..pdf](#)

[NOTICE: Caution: External Email]

Nick,

Can you please confirm receipt of our email here to you.

Hope this is easier for you.

We sent three separate emails to you earlier; I sent one a few minutes ago and Karen earlier today and one last night via Encinitas Community Collective.

Thanks so much.

Dennis

From: Dennis Kaden [mailto:denniskaden101@gmail.com]
Sent: Wednesday, June 29, 2022 3:41 PM
To: MBA Nick Koutoufidis <nkoutoufidis@encinitasca.gov>
Subject: Piraeus Point NOP EIR Comments

Hello Nick,

Please find my comments for the NOP EIR regarding Piraeus Point.

Thank you for the opportunity as a resident of the community affected to make comments. Please read and respond. Can you kindly confirm receipts of this email?

Also, please feel free to contact me if you should need or want any additional information or assistance of any kind.

Regards

Dennis Kaden
1611 Caudor St.
760-802-4556

Dennis Kaden
1611 Caudor St.

Preparation of a Draft Environmental Impact Report
Piraeus Point

MUL TI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB-005159-2022; and SUB-005391-2022

Nick,

Thank you for the opportunity to respond and make suggestions to the EIR regarding Piraeus Point per your Notice of Preparation.

Here are my EIR comments.

Aesthetics / Visual / Colors:

Project is in Scenic I-5 Corridor, therefore does not compliment the look of the community. Building's exterior designs do not fit in with neighborhood. Would prefer earth tone colors as greys and beige/browns. Use all stucco exterior to prevent exterior surface from long term weather and sun damage. Reduce or eliminate the box looking trim around windows. Though on private property, bury the utility power lines underground. (Ref: Circ. Element Policy 4.12 & Coastal Act/30251)

POLICY 4.12: Encourage undergrounding of utilities within street rights-of-way and transportation corridors. (Coastal Act/30251)

Air Quality:

Existing adjacent neighbors will be breathing dust from excavation and grading of pesticide contaminated soils during construction. Wind blows east virtually all the time. How do you protect them? Have developer pay for temporary relocation costs so residents are not affected. PP residents breathing I-5 fumes forever. How do you protect them? Can they ever open their windows?

Here is a new study to consider: <https://www.emissionsanalytics.com/news/gaining-traction-losing-tread>
Electric vehicles are producing far more pollution into the air. With PP's close proximity to I-5, the pollution generated via EV tire wear is much greater than tail pipe pollution. Please have this issue addressed in the EIR.

Biological Resources:

Gnatcatchers habitat. How to assure Gnatcatchers will be protected from this project into perpetuity.

Energy:

If No Natural Gas allowed, then bury the Utilities to protect resident's only electric supply.

Reference Circ. Element Policy 4.12

POLICY 4.12: Encourage undergrounding of utilities within street rights-of-way and transportation corridors. (Coastal Act/30251)

Environmental / Settings:

Building design, height, and bulk do not fit into existing neighborhood. Project is non-complimentary to neighborhood nor Scenic I-5 Corridor. How can Lennar lower heights, build less units, and overall lower density so projects compliments existing rural bluffs and neighborhood?

Geological / Soils:

Unstable Slope has fallen several times since the 2000's onto Piraeus St. Senior Archeologist, ECORE project manager John O'Connor admitted, they were unaware of the soil collapse and repositioning of soils, therefore, was ECORE's investigation sufficiently performed? Did they dig deep enough? Please consider this and that the property owner has stated the 'soil is unstable'.

Pesticides were used on site. How to remedy its safe removal?

Hazards & Hazardous Materials:

How to protect adjacent neighboring homeowners from pesticide/dust during the excavation and grading process. Require developer to pay for temporary living expenses, and cleaning. Additional hazard of no having a sidewalk or 'Safe Walk to Schools' on Plato. Build the sidewalk first. (Reference Circ. Element Policy 3.3 & 3.8 in Safety topic)

Hydrology / Water Quality:

We're in Stage 2 water restrictions. Why build high density and increase water usages only to then tell us to reduce water usage? Investigate this project's impact of 32 acre feet of annual water usage (along with Fox Point Farms, Sunshine Garden's, and all other R-30 projects in Encinitas) vs. existing community's water needs.

Land Use and Planning:

Poor site selection by City Council.

Slope restricts development. Doesn't fit in neighborhood. Out of character w/ community. City Council should consider removal of the R-30 designation and lower to 5 or 6 units per acre. Please ask our local builders who could purchase the property and build 50-100% low income units for an adequate profit. (Reference LAND USE POLICY 3.11 & 3.12; as only 4.1 acres are buildable) 3.12: a) Exception for Decrease in Intensity:

POLICY 3.12: A public vote shall be required on all City Council approved General Plan updates that are comprehensive in nature, and shall become effective only when a majority of those voters who cast ballots vote for the change. A comprehensive General Plan update shall be a City-sponsored work program titled as such that substantially changes and/or re-adopts the text and maps of the existing elements.

GOAL 4: The City of Encinitas will ensure that the rate of residential growth: (a) does not create a demand which exceeds the capability of available services and facilities; (b) does not destroy the quality of life and small town character of the individual communities; (c) does not exceed a rate which excludes the public from meaningful participation in all aspects of land use decision making regarding proposed projects; and (d) provides the City with the ability to plan ahead for the location, timing and financing of required services and facilities.

This project's density, height, and traffic are in violation with Goal 4. How can it be reduced in size?

This project is in violation of Goal 6 of the Land Use Element and the vote of the electorate via the defeat of Proposition U in 2018. Please explain what efforts will be made to maintain the existing community character?

**Compatibility
Between
Existing and
Future
Development**

Land use conflicts often arise when newer projects are insensitive to the use, character, or scale of existing development. These conflicts can over time lead to both deterioration and blight of both the older and newer homes or businesses. There are a number of ways potential conflicts can be resolved through proper planning in the early stages of project design. In addition, code enforcement is an important tool in ensuring that property is maintained. The following policies include measures to ensure that the existing character of development is maintained and that future development is compatible with existing land uses.

GOAL 6: Every effort shall be made to ensure that the existing desirable character of the communities is maintained.

Require Lennar to construct hand rails on all on-site sidewalks/pathways to aid pedestrian's walking up & down steep sloping walkways.

Though compliant with a newly adopted R-30 parking ordinance, Planning should recommend additional on-site parking for its resident's to benefit from a better quality project, or revert back to the former parking ordinance requirements. What can be done?

Consider SANDAG's use of its Mitigation Fund to purchase the property for wildlife and sensitive habitat preservation.

Safety:

Hazard with no existing side walk or 'Safe Walk to Schools' on Plato. Build the sidewalk first. (Reference Circ. Element Policy 3.3 & 3.8

POLICY 3.3: Create a safe and convenient circulation system for pedestrians. (Coastal Act/30252)

POLICY 3.8: A program shall be developed to install sidewalks or paths, where appropriate, around schools, churches, active parks, commercial and other areas of pedestrian activity where public safety or welfare is at issue (Coastal Act/30252)

Lights:

Restrict/Deny Patio String Lights, Big Screen TVs on Patio Rooftops. Maintain our "Dark Skies" community.

Low Income:

There are not enough low/very low income units proposed to address the city's need (though code compliant). How do Low/VL income owners afford to pay for HOA fees? What mechanism allows for fair selection of who gets to purchase/own here within the very low/low income buyers? Are they restricted from renting? Restricted as to how many non-blood related individuals can live within each unit? How do you ensure the low income buyers actually benefit from this project best?

Noise:

(Roof Top Patios) Limit 'After Hours' Parties; Create Deed Restrictions on Speakers/Boom boxes; I-5 noise levels hinder PP resident's quality of life. Adjacent neighbors hearing party noises late at night is bad.

Parking:

10 guest parking spaces are inadequate (though compliant to code, are still inadequate). Assure more parking spaces are created on-site. Make sure garage's square footage is enough for large SUV vehicles and garage storage space is adequate for multiple bikes, and other traditionally anticipated family stored items. Garages need to be much larger than proposed. If you allow only the 10 additional parking spaces, then create a policy (ordinance) to require larger garage square footage to allow for adequate storage). The Newton Laws are not going away just for this project.

Prohibit On-Street Parking:

There is no on-street parking on Piraeus & Plato. This creates a rare and unusual dilemma for the neighborhood. Though compliant to code, what can applicant do to add more on-site parking than currently proposed? There is not enough parking on-site. The recently modified parking ordinance was written (in my opinion) anticipating an assumed alternative for on-street parking nearby. Caudor St is too narrow and unsuited for PP's parking need overflow. Again, Newton's Laws are not going away just for this project.

Population and Housing:

Overpopulates the existing community. Project increases population of existing neighborhood by 30%. Capri School gets to capacity before PP even gets build, due to Fox Point, Clark, and other R-30 projects. Interiors appear cramped and units are too close together. How to improve PP residents 'quality of life' here? They have little space to live inside nor outside. What mechanism allows for fair selection of who gets to purchase/own here within the very low/low income buyers? Are they restricted from renting? Restricted as to how many non-blood related individuals can live within each unit? Studies demonstrate crime increase after high density project come into a neighborhood.

Growth Management

In a community that has experienced rapid development such as that which has occurred in Encinitas, it is important to establish measures to properly manage new growth. Premature development can strain a city's ability to provide essential services and infrastructure as well as adversely impacting the natural environment. The following goal and supporting policies underscore the City's resolve in ensuring that new development does not occur at the expense of the natural environment, existing development, or before adequate infrastructure and services are in place to accommodate any new development.

GOAL 2: The City should manage slow, orderly growth in accordance with a long-term plan which protects and enhances community values.

*Policy 2.1 Amended
3/13/19*

POLICY 2.1: Prepare, maintain, and periodically update public facility master plans that are based on adopted growth projections through coordination of appropriate city departments and agencies to anticipate the demand for services.

Public Services:

Project should be 'on hold' until a new elementary school get built to accommodate residents from all the R-30 projects in Leucadia? How can Planning allow such overdevelopment without providing adequate Public Services and resources? Where is the water coming from to service Piraeus Point, Goodson, Fox Point Farms, Sunshine Gardens, Vulcan, and the other R-30 projects as Colorado River water supply is currently being restricted? (Reference Land Use Policy 2.10 below.

POLICY 2.10: Development shall not be allowed prematurely, in that access, utilities, and services shall be available prior to allowing the development.
(Coastal Act/30252)

This should apply to schools as well. Capri Elementary will be over-capacity based on Fox Point, Clark, Sunshine Gardens, and other Leucadia R-30 projects.

Recreation:

Other than a swimming pool, there are no places for children to play on-site. No dog play area. Piraeus Point will be ... "...the only place in town with roof top yards."

Require Lennar to create open space green belts for child's play on site, families and seniors to sit on a bench with some open space. Is not Encinitas' all about "Quality of Life"! What can be done to require the project fit Encinitas's community character, not the other way around?

Safety:

Hazard with no existing side walk or 'Safe Walk to Schools' on Plato. Build the sidewalk first. (Reference Circ. Element Policy 3.3 & 3.8) As emergency shelters in the city are deemed as Public Schools (page 19 of Public Safety element) Capri Elementary was designed for a certain number of neighbors to serve. As Piraeus Point increases the neighboring population by approx. 20-30% that would use Capri as a shelter, how is the city/school district to provide an adequate safety shelter for the neighborhood? What of Fox Point's resident adding to the same need prior to PP?

Traffic and Transportation:

Project will negatively impact local streets and neighborhood. (Reference General Plan; Circulation Element Policy 2.2 & 2.3:

POLICY 2.3: Design the circulation system serving new development in such a way to minimize through traffic in all residential neighborhoods.

POLICY 2.4: When considering circulation patterns and standards, primary consideration will be given to the reservation of character and safety of existing residential neighborhoods. Where conflicts arise between convenience of motorists and neighborhood safety/community character preservation, the latter will have first priority.

Please Note in Policy 2.4, "Where conflicts arise between convenience of motorists and neighborhood safety/community character preservation, **the latter will have first priority.**"

Increased Project's traffic severely impacts local streets, especially during Capri School drop off & pick up times. Tasha Horvath stated in 2018 that "Capri School was going to 'fix' its congestion difficulty". The 'fix' has not happened yet, so what will be done to correct Capri School traffic issue prior to PP approvals? Council admitted there was a serious traffic difficulty. Regarding Capri School traffic, please see Policy 2.6 as Capri traffic is an ongoing, untenable bottleneck on-street parking lot for years.

POLICY 2.6: Periodically evaluate traffic circulation patterns of all roads in Encinitas. When was Capri Elementary traffic evaluated and what specific resolutions have been enacted since then?

Please have traffic study done for Gascony, Urania, both ends of Caudor, and Capri to include times specific to Capri Elementary drop off and pick up times, along with other times during peak traffic periods.

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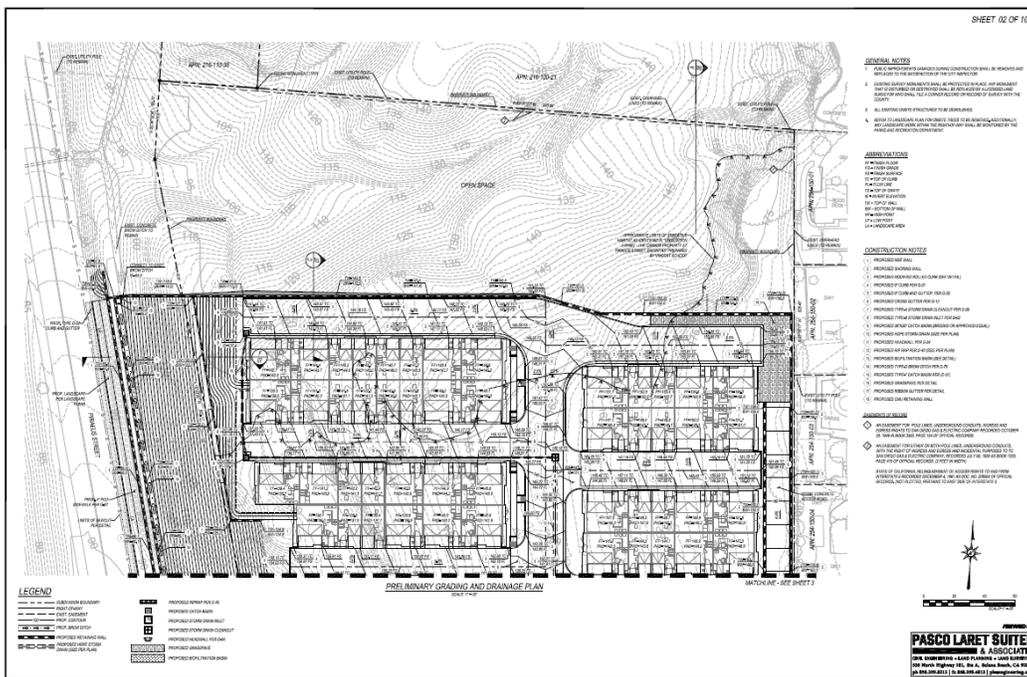
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east up Plato to Capri Elementary to evacuate their children during a fire Evacuation? Please restrict access to Plato from Piraeus Point and have two access points via Piraeus.

Shouldn't the entrance and all driveway widths of this project be wider than the 20-24' proposed? (Ref: Fire Ordinance **Section 321.3 Road Dimensions:** Fire apparatus access roads serving buildings, portions of buildings, or facilities that exceed 30 feet in height above the lowest level of fire department vehicle access, shall have an unobstructed width of not less than 26 feet.)

Wildfire / Fire Safety (continued)



This image is one submitted in the initial application showing a wider entrance and no Plato access. I believe Brian Grover showed us a similar image with two Piraeus entrances, so it should be considered.

Nick,

Thank you for the opportunity to comment.

Please feel free to contact me if you should need or want any additional information or clarification of any kind.

Regards

Dennis Kaden

June 27, 2022

760-802-4556

June 28, 2020

Karen Kaden, ECC concerned resident.

Attention:

Nick Koutoufidis, Senior Planner, City of Encinitas

Nick, Thank you this opportunity to write my concerns regarding the Housing Element Piraeus Point.

Biological/ Geological/ Soils/Land Use History

During the Housing Element process the community opposed the Cannon property Site 2.

Cannon site 2 is recorded on the Housing Element Map as 6.92 acres, and City_Council did not consider the constraints on the property.

It is documented in October 1998, Cannon property 6.92 acres received a Minor Use Permit for Seaside Farms. The Minor Use Permit received from the City, (File #98-209CDP; Decision # DCD98-117) allowed the growing of sunflowers on only 4 acres because of slope and sensitive vegetation constraints. The studies showed the constraints on 2.9 acres.

Reference: Attached two pages of the 1998 application for the Minor Use Permit.

My purpose is to bring clarification that this property has consistently had only four acres to build upon. I am requesting to build less units in order to be sensitive and compatible to the existing community.

Slope and Land Failure

The city has official documents regarding the Cannon property lawsuit with the findings and fact that Cannon 2 is unstable.

Recording historic landslides 06/13/2001, 08/02/2001, 12/20/2002, and 10/22/2003. One or two landslides fell onto and blocked Piraeus, causing a public safety issue. Piraeus from Plato to Sky Loft was closed up to two weeks.

Property was RR-2 and Cannon site 2 is proposing 149 units on this sensitive inland bluff.

The approved Housing Element Map for Cannon site 2 is 6.92 acres, not 11 plus acres. Cannon has two parcels alongside Piraeus. It seems to be misleading to the public, that the proposed Application is adding more acreage to the formula in order to build more units. The second parcel B is not on the Housing Element Map. It was not accepted in the HE process and not buildable. Why are they allowed to do this?

Parking/Traffic/ and Safety:

All were not addressed to the community's satisfaction at CPP.

Create enough parking on project site. They can!

No parking on neighborhood streets to ensure public safety.

Traffic will bottleneck at Piraeus and La Costa. Widen Piraeus at delta.

Traffic will be sent through our narrow residential streets to Leucadia Boulevard.

Should open southbound Piraeus to Leucadia Boulevard, needed for safe evacuation plan.

Safe Walk to School should be on Plato Place for children's safety. Ask applicant to voluntarily provide the necessary resources.

I am checking the Land Use & Planning box in the NOP letter. It is the most important element in the General Plan for future planning. The Housing Element will have a lasting effect on safety issues, noise, air quality, traffic, and environment. Infrastructure should come before high density projects.

The city was to encourage scenic/visual corridors. The I-5 Scenic Corridor should be protected as a resource for the public views along the highway.

Therefore, Piraeus Point is in the view shed, and disrupts, distracts, and takes away the scenic corridor's beauty. (Ref: Housing Element: Policy 9.1: Encourage and preserve low density residential zoning within I-5 Corridor while preserving the best natural features and avoiding the creation of a totally urbanized landscape and maintain I-5 Interchange areas to conform to the specifications of this overall goal.) (Coastal Act/30240/30251)

Recreation:

Piraeus Point project needs a playground area for families.

Roof tops should have no fire pits or BBQs.

Roof top patios create noise and effect our quiet neighborhood.

Leucadia is a Dark Skies community, so please ensure all low lighting.

This project overall, is not compatible to the existing community.

Thank you for your time and allowing me to express my concerns.

Karen Kaden

1611 Caudor

Kkaden1611@gmail.com

Karen Kaden

June 29, 2022

Piraeus Point EIR

Second Letter of Concern/Issues

Attention: Nick Koutoufidis, Senior Planner

Toxic Soils and Pesticides

Please do not ignore hazardous/toxic waste used on the property more than a decade ago. Cannon claimed the land was farmed prior to I-5 being constructed.

The Minor Use Permit did not specify the use of chemicals. The farm grew more than sunflowers.

The pesticide sprayers in their white coats and masks sprayed when the sun went down. Smells could be detected for more than 500 to 1500 feet into our neighborhood air at night time.

We are also concerned for neighborhood protection and safety issues when excavation and construction occurs.

We do not want Plato and Piraeus to be blocked during construction when we have time clocks to punch.

Utilities:

The Housing Element requires utilities go underground. Please do not waive this.

Thank you for your consideration.

Karen Kaden

1611 Caudor St.

Kkaden1611@gmail.com

From: [Dennis Kaden](#)
To: [Nick Koutoufidis](#)
Subject: RE: Please confirm receipt FW: Piraeus Point NOP EIR Comments
Date: Wednesday, June 29, 2022 5:36:50 PM
Attachments: [image001.jpg](#)

[NOTICE: Caution: External Email]

Nick,

They are good to go. Thank you.

I edited a bit and probably changed the document name, but all's good.

DK

From: Nick Koutoufidis [mailto:nkoutoufidis@encinitasca.gov]
Sent: Wednesday, June 29, 2022 4:54 PM
To: Dennis Kaden <denniskaden101@gmail.com>
Subject: RE: Please confirm receipt FW: Piraeus Point NOP EIR Comments

Hi Dennis,

These documents are labeled a little different than the ones I got. Are these different?



Nick Koutoufidis, MBA
Development Services Department
505 South Vulcan Ave, Encinitas, CA
P: 760.633.2692

From: Dennis Kaden <denniskaden101@gmail.com>
Sent: Wednesday, June 29, 2022 4:00 PM
To: Nick Koutoufidis <nkoutoufidis@encinitasca.gov>
Subject: Please confirm receipt FW: Piraeus Point NOP EIR Comments

[NOTICE: Caution: External Email]

Nick,

Can you please confirm receipt of our email here to you.

Hope this is easier for you.

We sent three separate emails to you earlier; I sent one a few minutes ago and Karen earlier today and one last night via Encinitas Community Collective.

Thanks so much.

Dennis

From: Dennis Kaden [<mailto:denniskaden101@gmail.com>]

Sent: Wednesday, June 29, 2022 3:41 PM

To: MBA Nick Koutoufidis <nkoutoufidis@encinitasca.gov>

Subject: Piraeus Point NOP EIR Comments

Hello Nick,

Please find my comments for the NOP EIR regarding Piraeus Point.

Thank you for the opportunity as a resident of the community affected to make comments. Please read and respond. Can you kindly confirm receipts of this email?

Also, please feel free to contact me if you should need or want any additional information or assistance of any kind.

Regards

Dennis Kaden

1611 Caudor St.

760-802-4556

From: [Dolores Welty](#)
To: [Nick Koutoufidis](#)
Subject: Fw: PIRAEUS POINT SCOPING MEETING
Date: Saturday, June 18, 2022 7:45:10 PM

[NOTICE: Caution: External Email]

-----Forwarded Message-----

From: Dolores Welty
Sent: Jun 18, 2022 7:34 PM
To: Nick Koutoufidis
Subject: Fw: PIRAEUS POINT SCOPING MEETING

-----Forwarded Message-----

From: Dolores Welty
Sent: Jun 18, 2022 7:32 PM
To:
Subject: PIRAEUS POINT SCOPING MEETING

Dear Nick Koutoufidis:

Thank you for this opportunity to add my comments to the scoping of this project. I was unable to attend the meeting, and have not received any summary of the items included in the scoping meeting that day. I am sure there was much feedback. Please forward my comments to the persons at Lennar.

First, I remind us all that I-5 is a scenic corridor and the Gateway to our City. The density and excessive height do not blend with the area and make it a very noticeable structure. I am afraid it will be an eyesore, attracting attention like the high rise apartment/condo building at Oceanside Harbor. That high rise grabs the eye and doesn't let go. No one notices the other amenities. Even the Harbor escapes your focus.. The Piraeus Point Development will do the same. It should not be built. If it is, every method of making it disappear into the landscape should be used. The city erred greatly when it re-zoned this piece.

Along with that, It is my understanding that this project is to be built on a four acre plot but that more acreage has been added, unbuildable, but adjacent, just to allow a greater density on the four acres. Could this be true? Please explain. This is not justified.

If you look at the many developments along La Costa Boulevard to the West, you see that none of them are allowed to deviate from height requirements. This development should also follow the rules.

Piraeus Point is also being placed on property adjacent to protected natural habitat. It should never be built there. Batiqitos Lagoon and the surrounding bluffs are home to disappearing and endangered species. A proper use of the property would be to purchase it as endangered habitat and set it aside for the preservation of native species. It will definitely need a detailed and accurate EIR.

Should this project go forward, noise, lighting, and traffic studies must be made. The impact on neighbors shall be minimal.

Where is the bus stop for public transportation for the residents? A stop and bus line needs to be added to this project, as to any project containing low or low, low income dwellings. Where will the stop be placed - either along Piraeus or La Costa?

Playground space for children needs to be planned within the project. Rooftop areas do not suffice.

Where will children attend school, and how will they get there?

Fire protection and evacuation details should be worked out.

Piraeus is just a frontage road. It was not made to be a collector and already has quite a bit of traffic. Access to the freeway for people in this part of Leucadia is at the I-5/La Costa crossing, bringing a majority of existing residents out to pass in front of this project. People who come out to Piraeus from Plato need to be protected. There should be no exit from the project to Plato and sufficient space should be allowed between the project entrance and exit and Plato to avoid vision problems and accidents.

These are some of the difficulties I see with this density bonus project.

Very truly yours
Dolores Welty
2076 Sheridan Road
Leucadia/Encinitas 92024
760-942-9897

From: [Kathy Hollywood](#)
To: [Anna Colamussi](#); [Nick Koutoufidis](#)
Subject: FW: PIRAEUS POINT SCOPING MEETING
Date: Monday, June 20, 2022 8:09:02 AM

See public comments below.

Kathy Hollywood
City Clerk, City of Encinitas
505 S. Vulcan Avenue, Encinitas, CA 92024
760.633.2601
khollywood@encinitasca.gov
www.encinitasca.gov

Correspondents should be aware that all communications to and from this address are subject to public disclosure and may be reviewed by third parties.

-----Original Message-----

From: Dolores Welty <dwelty2076@earthlink.net>
Sent: Saturday, June 18, 2022 9:04 PM
To: Kathy Hollywood <khollywood@encinitasca.gov>
Subject: Fw: PIRAEUS POINT SCOPING MEETING

[NOTICE: Caution: External Email]

Dear Kathy,

Well, hello in this time of masks on and masks off. I think I have just come out of a mild session of Covid. If I hadn't been so weak and tired I would have called it a badly congested cold. No fever or aches, just sore throat, runny nose and head congestion plus fatigue.

I bet this is too much information. What I really want to say is I hope you have been well and enjoying your life.

I have finally written some comments about the Piraeus Point Project, which you can see I wish would go away, but I know the EIR is out for comment and I am asking you to send the following comments as part of the record to be included in the EIR.

Because I am working from my laptop, I am having trouble pulling up the big EIR to read. I know it came out a month ago, but I would still like to add these comments if I am not too late.

Thank you very much.
Dolores Welty

FROM: Dolores Welty
2076 Sheridan Road
Leucadia/Encinitas, CA 92024

RE: PIRAEUS POINT DEVELOPMENT PROJECT

To Whom it May Concern:

:Thank you for this opportunity to comment.

First, I remind us all that I-5 is a scenic corridor and the Gateway to our City. The density and excessive height of

this project do not blend with the area and make it a very noticeable structure. I am afraid it will be an eyesore, attracting attention like the high rise apartment/condo building at Oceanside Harbor. That high rise grabs the eye and doesn't let go. No one notices the other amenities. Even the Harbor escapes your focus. The Piraeus Point Development will do the same. It should not be built.

If it is, every method of making it disappear into the landscape should be used. The city erred greatly when it rezoned this piece.

Along with that, It is my understanding that this project is to be built on a four acre plot but that more acreage has been added, unbuildable, but adjacent, just to allow a greater density on the four acres. Could this be true? Please explain. This is not justified. What is the justification?

If you look at the many developments along La Costa Boulevard to the West, you see that none of them are allowed to deviate from height requirements. This development should also conform to height rules and not be allowed this deviation. What other arrangement can be made?

Piraeus Point is also being placed on property adjacent to protected natural habitat. It should never be built there. Batiqitos Lagoon and the surrounding bluffs are home to disappearing and endangered species. A proper use of the property would be to purchase it as endangered habitat and set it aside for the preservation of native species. What is the buffer between this development and the set-aside and protected open space natural bluff area?

What protection is being required to keep residents of this new development from trespassing into the natural area?

Will pets be allowed in this development? Both dogs and cats are deadly to native species. What homeowner rules and oversight will assure that pets are kept under control? Will this be a pet free development?

Should this project go forward, noise, lighting, and traffic studies must be made. The impact on neighbors shall be minimal. Encinitas is a dark sky community. How will the exterior lighting fulfill dark sky requirements?

Where is the bus stop for public transportation for the residents? The traffic section does not add any. stop and a bus line needs to be added to this project, as to any project containing low or low, low income dwellings. Where will the stop be placed - either along Piraeus or La Costa?

Playground space for children needs to be planned within the project. Rooftop areas do not suffice. What accommodations have been made for children's access to nature especially considering the proximity of the project to protected natural areas.?

Where will children attend school, and how will they get there?

What are the fire protections and evacuation details for this project?

Will wood fire barbecues be allowed on the rooftop patios? What is the potential for escaping embers if wood fire barbecues are allowed?

Who will police this possibility in the future?

What are the noise decibels allowed to reach this project considering the proximity of I-5 which already provides a noisome hum to everyone in Leucadia?

What noise attenuation will be provided to both new and established residents from the existing and increased traffic?

Piraeus is just a frontage road. It was not made to be a collector and already has quite a bit of traffic.

Access to the freeway for people in this part of Leucadia is at the I-5/La Costa crossing, bringing a majority of existing residents out to pass in front of this project. People who come out to Piraeus from Plato need to be protected. There should be no exit from the project to Plato and sufficient space should be allowed between the project entrance and exit and Plato to avoid vision problems and accidents. What revision can be made to the traffic

patterns of the project in case the planned access proves accident prone?

Encinitas is a dark sky community. What provisions have been made to the outdoor lighting arrangements of this project to conform to dark sky restrictions in Encinitas? Has the developer asked for changes to these provisions?

These are some of the difficulties I see with this density bonus project. Thank you to your attention to my concerns.

Very truly yours
Dolores Welty2076
Sheridan Road
Leucadia/Encinitas 92024
760-942-9897

From: [Eliot Miller](#)
To: [Nick Koutoufidis](#); [Encinitas community collective](#); [Eliot Miller](#)
Subject: Piraeus Point Townhouse
Date: Friday, June 17, 2022 8:29:42 AM

[NOTICE: Caution: External Email]

Nick:

This letter is in regards to the proposed Piraeus Point Townhouse project. As a concerned citizen of the community of Leucadia I would like to inform you of my major concerns:

- **Water:** it makes no logical sense to be building more units and encouraging people to move to the Western United States when we do not have the water infrastructure to support them. Sacramento is saying build more units but cut down on water consumption. Due to the drought in the Western states, we all need to make adjustments, however to increase the demand by overbuilding our cities makes no sense at all.
- **Schools:** how is the local elementary school going to accommodate the influx of new students from this project when it is already very close to capacity. I emailed Tony Krantz about this and his response was to speak to the Encinitas School Board. My response to that is the City should be communicating with the school board before approval of any large project to make sure that the local schools are not overwhelmed. If the local schools cannot accommodate the influx, then there should be a contingency plan between the city and the school board. My suggestion is that Lennar should provide bus transportation to the elementary schools other than Capri for all of these new students. In addition, children in the community outside of this project should be given priority for Capri Elementary School over the Piraeus Point students.
- **Plato Place:** Lennar has plans to place sidewalks on their property. The question arises: what do people walk on afterwards going in the eastern direction? Plato Place is a very narrow, winding street with nowhere to walk after the Piraeus Point project. With a significant number of children walking to Capri school daily an upgrade needs to take place or the City of Encinitas may be legally responsible for negligence in case of a major accident. My suggestion: from the eastern end of the Piraeus Point project up to Caudor put in a 5 foot wide pathway of DG. This should be paid for by Lennar since it is their project that is requiring this upgrade.
- **Parking:** I realize that Sacramento has "allowed" these projects to reduce the number of parking spaces, however let's be realistic. It is one thing to minimize on site parking when there is off site parking available such as Vulcan. However there is absolutely no off site parking available on Piraeus nor on Plato. In addition, neither street has the capacity to allow on street parking. Let's look at the numbers. The City of Encinitas has acquiesced to Sacramento to allow one parking space for the one bedroom units and one and one half parking spaces for the two and three bedroom units leading to a total of 198 on site parking space for 149 units. Using these calculations, Lennar states that they are being very generous as they are providing 256 spaces, rather than the minimal amount of 198. Now let's talk about reality: there is absolutely no mass transit within walking distance, all adults need their own car to get to work and two and three bedroom units may have teenagers in residence, who often need a car to get to school. There are 52 projected one bedroom units, many having two adult residents. If you use a conservative 1.5 cars per unit, that would require 78 parking spaces. The two bedroom units will

mostly have two adults necessitating two cars. There are projected 37 two bedroom units, requiring 74 parking spaces. The three bedroom units may not only have two adults, but in addition teenagers who will have to travel a long distance to get to high school. As anyone in the community knows, once teenagers reach driving age a car is almost a necessity. A conservative number of 2.2 cars per three bedroom unit would require 132 spaces. If you then total these numbers up a conservative 284 spaces are needed, and that does not include spaces for guests. Bottom line: this project needs at least 300 spaces if not more, yet Lennar is only inserting 256 spaces. Again, where will these extra 50 cars park? As representatives of the City of Encinitas, we need a good answer, not just because Sacramento allows it. If the latter is the answer, then the City of Encinitas should invite our representative in Sacramento (Mike Levin) to visit the site and give us a good answer before approval of this project.

- Brian Grover: although he lives in the community and was once an employee of the City of Encinitas, he is now employed by Lennar and represents the financial outcome of this project and not the "Will of the People"

Nick, there are many other issues regarding this project which I personally do not agree with, however I will leave those issues up to others. Thank you for considering the above issues.

Eliot Miller

ekmiller22@gmail.com

1711 Caudor St., Encinitas, 92024

From: [Gabriella Baccaglini](#)
To: [Nick Koutoufidis](#)
Cc: encinitascommunitycollective@gmail.com
Subject: Piraeus Point
Date: Friday, June 24, 2022 8:19:15 PM

[NOTICE: Caution: External Email]

Hello Mr. Koutoufidis,

I am writing as a concerned resident of Leucadia. I live on Capri Road, right next to Capri Elementary. My family and I are strongly opposed to the proposed project named Piraeus Point.

I would like to know what your plans are for the following:

School- Capri is near capacity and there are other developments in the area also planning to attend Capri. How is the city planning to address the needs of schooling for this development plus the others that are approved? Are they going to build a new school? If so, where?

Kids to school- Capri is close enough for us to walk but there is no sidewalk from the proposed complex to Caudor up Plato. How does the city plan to address child safety for walk to school?

Parking- Where will the residents visitors park? There is no parking on Piraeus, Plato or Sky Loft. How does the city plan to address parking with only a small number of spots available in the complex?

Water- our area is already under water restriction. Adding another 149 homes will further restrict water usage for current residents. How does the city plan to address so current residents are not adversely impacted?

We have lived in our neighborhood for many years. I strongly believe a project like this would make it very difficult for everyone to live happily in our neighborhood and for our kids to thrive.

Thank you,

Gabriella and Robert Minera

SAN DIEGO CA 920

21 JUN 2022 PM 5 L



ATTN: MR. KOUTOUFIDIS

City of Encinitas
Development Services Department
505 S. Vroman Ave.
Encinitas, CA 92024

RECEIVED
JUN 23 2022
CITY OF ENCINITAS

92024-369999





America the
Beautiful

Mr Gregory Spites
1720 Barbara Ln
Encinitas, CA 92024



City of Encinitas
Development Services Department
505 S. Vulcan Ave.
Encinitas, CA 92024

Re: Project Title Pireaus Point
Project Applicant Lennar Homes of California, LLC
Project Location NE Corner of Pireaus St. and Plato Pl., Encinitas, CA 92024
County Assessor Parcel Nos. 254-144-01 and 216-110-35-00

Project Case Numbers MULTI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB-005159-2022;
and SUB-5005391-2022

Dear Mr. Koutoufidis,

The proposed project does not fit in with the current community rural/residential character of the neighborhood. I expect this would change the entire life style for this neighborhood. The quality of life and livelihood.

The traffic issue is a major concern, I currently go north on Pireaus St. to go to work. I would need to add minimum 15 minutes per day each direction just to get to the freeway. There is no doubt adding a minimum of 300 cars to one small community and street will make getting to the light at La Costa Ave. a serious congestion issue each day. Then consider when there is an accident on the freeway and the highway patrol diverts everyone onto Pireaus St. to get around the accident.

The project does not have enough parking for even 300 vehicles and there is no parking on Pireaus St. or Plato Pl. So imagine how much the neighborhood will like having cars parked all over the streets. The situation that already happened when the city built a park on Olympus without parking. They ruined the neighborhood.

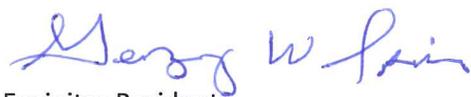
The neighborhood school from my understanding is already almost at capacity. How will they accommodate the new residents, potentially adding 150 kids just on a low number? Another issue is the children will walk to school up Plato Pl. No sidewalks to safely walk to school. So is the solution let's put those 150 cars on the road to take the children to school? Already congested side streets that cannot accommodate another 150 cars.

There is no thought to how those 300 plus cars will enter and exit through one entrance on Pireaus and still allow the current residents in the neighborhood to get onto Pireaus.

The project is to be built on 4.5 acres when they are saying this is an 11.8 acre site. The truth is, only the 4.5 acres have the potential for building. The entire acreage is not open to build.

This project is in a high fire zone, so we are added another potential 300 people that have only one way out of the area. The traffic with everyone potentially trying evacuate would be awful. No way for fire trucks to get in with everyone trying to get out. Think about the people who have lived here for years and how it will impact their homes and lives.

Sincerely,



Encinitas Residents
Gregory Spires

From: janestutoring@aol.com
To: [Nick Koutoufidis](#)
Subject: PIREAUS POINT
Date: Tuesday, June 28, 2022 5:49:02 PM

[NOTICE: Caution: External Email]

Nick,

This email is in regards to the Pireaus Point building project.

As a long time home owner in the area, i am especially concerned about the following issues:

- 1) Visitor parking-10 spaces?? That makes no sense, especially with no parking allowed on the nearby streets.
 - 2) Traffic and safety issues with 149 homes being built
 - 3) School concerns-are there plans for a new school? Capri will probably be at capacity... plus there is no safe way for the kids to walk to Capri since there are no sidewalks on Plato.
 - 4) Other concerns are noise(roof top patios), height of buildings, lighting, fire hazards
- I am hopeful that the city will address these concerns and others that the residents of this community have.

Sincerely,
Jane Welch
1671 Leora Ln
Encinitas, CA 92024

From: [John Low](#)
To: [Nick Koutoufidis](#)
Subject: Pireaus Point
Date: Friday, June 24, 2022 8:14:34 PM

[**NOTICE:** Caution: External Email]

Attn:

Nick Koutoufidis,

I am a property owner (1748 Noma Lane) whose western property boundary will abut the proposed Pireaus Point project. I have been living in my house for 50 years and have had the pleasure of watching my community grow and prosper. The area I live in has developed since 1955 into a single family semi rural atmosphere thanks to some property covenants, ½ acre lot restrictions and a reasonable respect for the community. I am strongly opposed to this development.

Notwithstanding the basic pollution of the number of units (people) and the almost complete lack of infrastructure for high density, the most glaring, impossible to mitigate problem will be the traffic.

There is no East/West traffic flow. The neighborhood is a series of narrow, winding roads, poorly lit, with limited sidewalk capacity and ends in various cul de sacs with one way in and one way out. We have always had speeding problems with people who become lost and frustrated. Add to that the pickup times by parents for the elementary school and there is already an overcrowded, unsafe condition. Even the small overdeveloped Olympus Park has been a disaster for the neighborhood. This project is simply too large and intrusive for the surrounding neighborhood.

In a class for city planning 1a, this project would be used as an horrible example of what not to do.

John Low
1748 Noma Lane
Encinitas 92024

From: [Encinitas community collective](#)
To: [Nick Koutoufidis](#)
Subject: Piraeus Point EIR from Karen Kaden
Date: Tuesday, June 28, 2022 11:59:02 PM
Attachments: [Karen Kaden- Piraeus Point EIR Comments to Nick..docx](#)
[K.Kaden EIR comment Supporting Docs -Piraeus Point.pdf](#)

[NOTICE: Caution: External Email]

Karen Kaden, concerned resident. June 28, 2022

Attention:

Nick Koutoufidis, Senior Planner, City of Encinitas

Nick, Thank you this opportunity to write my concerns regarding the Housing Element Piraeus Point.

Biological/ Geological/ Soils/Land Use History

During the Housing Element process the community opposed the Cannon property Site 2.

Cannon site 2 is recorded on the Housing Element Map as 6.92 acres, and City_Council did not consider the constraints on the property.

It is documented in October 1998, Cannon property 6.92 acres received a Minor Use Permit for Seaside Farms. The Minor Use Permit received from the City, (File #98-209CDP; Decision # DCD98-117) allowed the growing of sunflowers on only 4 acres because of slope and sensitive vegetation constraints. The studies showed the constraints on 2.9 acres.

Reference: Attached two pages of the 1998 application for the Minor Use Permit.

My purpose is to bring clarification that this property has consistently had only four acres to build upon. I am requesting to build less units in order to be sensitive and compatible to the existing community.

Slope and Land Failure

The city has official documents regarding the Cannon property lawsuit with the findings and fact that Cannon 2 is unstable.

Recording historic landslides 06/13/2001, 08/02/2001, 12/20/2002, and 10/22/2003. One or two landslides fell onto and blocked Piraeus, causing a public safety issue. Piraeus from Plato to Sky Loft was closed up to two weeks.

Property was RR-2 and Cannon site 2 is proposing 149 units on this sensitive inland bluff.

The approved Housing Element Map for Cannon site 2 is 6.92 acres, not 11 plus acres. Cannon has two parcels alongside Piraeus. It seems to be misleading to the public, that the proposed Application is adding more acreage to the formula in order to build more units. The second parcel B is not on the Housing Element Map. It was not accepted in the HE process and not buildable. Why are they allowed to do this?

Karen Kaden pg. 2

Parking/Traffic/ and Safety:

All were not addressed to the community's satisfaction at CPP.

Create enough parking on project site. They can!

No parking on neighborhood streets to ensure public safety.

Traffic will bottleneck at Piraeus and La Costa. Widen Piraeus at delta.

Traffic will be sent through our narrow residential streets to Leucadia Boulevard.

Should open southbound Piraeus to Leucadia Boulevard, needed for safe evacuation plan.

Safe Walk to School should be on Plato Place for children's safety. Ask applicant to voluntarily provide the necessary resources.

I am checking the Land Use & Planning box in the NOP letter. It is the most important element in the General Plan for future planning. The Housing Element will have a lasting effect on safety issues, noise, air quality, traffic, and environment. Infrastructure should come before high density projects.

The city was to encourage scenic/visual corridors. The I-5 Scenic Corridor should be protected as a resource for the public views along the highway.

Therefore, Piraeus Point is in the view shed, and disrupts, distracts, and takes away the scenic corridor's beauty. (Ref: Housing Element: Policy 9.1: Encourage and preserve low density residential zoning within I-5 Corridor while preserving the best natural features and avoiding the creation of a totally urbanized landscape and maintain I-5 Interchange areas to conform to the specifications of this overall goal.) (Coastal Act/30240/30251)

Recreation:

Piraeus Point project needs a playground area for families.

Roof tops should have no fire pits or BBQs.

Roof top patios create noise and effect our quiet neighborhood.

Leucadia is a Dark Skies community, so please ensure all low lighting.

This project overall, is not compatible to the existing community.

Thank you for your time and allowing me to express my concerns.

Karen Kaden
1611 Caudor
Kkaden1611@gmail.com

X-CANNON PROPERTY - PIRAEUS / PLATO

CITY OF ENCINITAS
APPLICATION FOR ENVIRONMENTAL INITIAL STUDY
AEIS

Date Filed 7/31/98 (to be completed by City)

Case Number 98-209 Min. ROP

Fee Paid \$ 400.00

GENERAL INFORMATION

1. Name of project Pigro
2. Name of applicant Tom Turner
Address 1549 Sumner Ct. A. 11
Zip Code 92047
Phone Number 624-3215
3. Person to be contacted concerning this project:
Name Andrea Hussey
Address 1549 Sumner
City, State, Zip Code Carroll CA 92008
Phone 624-3575
4. Address of the project Corner of FINE & Piraeus
5. List all approvals and permits required for the project, including those required by city, regional, state and federal agencies.
City minor use permit, building, cal tier

PROJECT SITE

6. Existing land use(s) ∅
7. Are there any structures on the property? YES If answer is yes, what type of structures are they?
clump of 6 or 7 pines
Will they be demolished? no
8. Existing zoning rural
9. Land use designation rural
10. Number of acres 6.92 or number of square feet _____
11. Percent of site previously graded or cleared 60%
12. Does the project site contain any of the following features:
Rock Outcroppings _____ Creeks/Creekbeds _____ Scrub Growth
Oak Trees _____ Torrey Pines _____ Other Significant Trees _____
Any Slopes between 25-40% Any Slopes over 40% _____

X CANNON PROPERTY - PIRAEUS/PLATO

9. Surrounding Land Uses and Setting:

The partially disturbed, vacant project site lies on west facing rolling hillsides. Steep slopes occur in the southern third of the property and along the north boundary. Surface drainage is sheetflow down slope to the north, south, and west. A concrete browditch along the western perimeter collects and conveys most of the runoff to a culvert under Piraeus Street at the southwest corner of the site. The balance of runoff enters a canyon to the north and flows through another culvert under Piraeus. All flows then enter the I-5 storm drain system.

Approximately four acres of the site has historically been used for open field floriculture and now lies fallow. The remaining 2.9 acres support fragmented chaparral and coastal sage scrub. There is an existing unimproved driveway at Plato Place and dirt roads crisscrossing the property.

There are detached single family dwellings on adjacent land to the east and on the other side of an open canyon to the north. Property across Plato Place to the south lies vacant. I-5 is adjacent to Piraeus Street on the west. Lands to the north, south, and east are designated Residential 1.01-2.00 Units/Acre on the General Plan Land Use Policy Map and classified Rural Residential 2 (RR-2) on the Zoning Map. I-5 is designated and classified Transportation Corridor.

10. Other agencies whose approval is required and permits needed:

No agencies other than the City of Encinitas are involved in approvals or permitting for the project. The project site is not within the appeal zone of the California Coastal Commission.

Environmental Factors Potentially Affected

The environmental factors listed below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

Land Use and Planning	Water	Geologic Problems	Biological Resources
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Evaluation of Environmental Impacts

A brief explanation is provided for all checklist answers supported by information sources cited in the parentheses following each question. References are listed following the checklist. All answers take account of the whole action involved including onsite

CANNON PROPERTY (PIRAEUS) SITE NUMBER 02

SITE DESCRIPTION

This site is a vacant property at the corner of Piraeus Street and Plato Place, both of which are 2-lane local streets. The southern portion of the site is flat due to previous grading, with the majority of the rest of the site sloping up towards a flat pad on the northeast corner. The owner has expressed interest in developing this site for residential uses.



SITE FEATURES

- Vacant, natural landscape
- Partially graded
- Some mature trees/vegetation on the northern portion of the site
- Slight topography change

PARCEL SIZE CALCULATION

There are no known physical constraints to development due to steep slopes or environmentally sensitive areas. Therefore, the parcel's net acreage equals the full gross acreage.

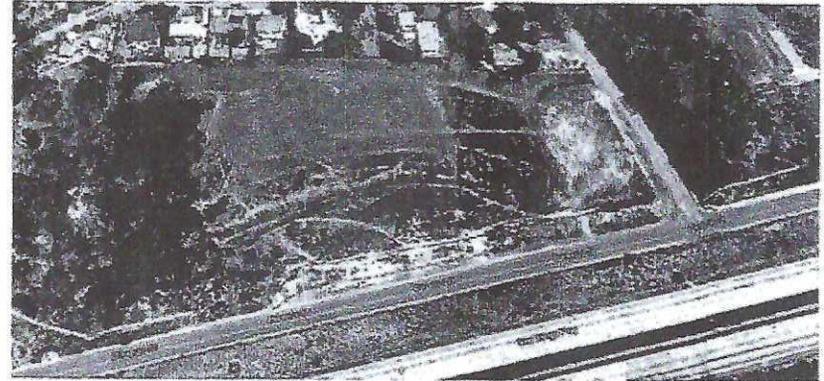
OF 6.92 OR 6.93

*NOTE: 2.9 ACRES
ARE SENSITIVE
AND SLOPE*

APN(S) (Ownership)	2541440100 (CANNON MARIA T)	PARCEL SIZE (AC) (GROSS/NET)	6.93/6.93
SITE STATUS	Vacant	MAXIMUM DENSITY	30 DU/AC
ADDRESS(ES)	Piraeus Street	MINIMUM DENSITY	25 DU/AC
NEIGHBORHOOD	Leucadia	UNIT CAPACITY	173
GENERAL PLAN LAND USE	Rural Residential 1.01-2.00 (RR2)	CONSTRAINTS	<ul style="list-style-type: none"> • Slight Topography (less than 25% slope, so no deductions)
ZONING	RR2		

Leucadia - Vacant

- Address: Piraeus St
- APN: 2541440100
- Zoning: Rural Residential 2
- Size: 6.93 AC
- Unit Yield: ~~207~~ DU
- Notes:
 - Steep Topography



From: [Encinitas community collective](#)
To: [Nick Koutoufidis](#)
Cc: [Encinitas Community Collective](#)
Subject: Piraeus Point EIR Comments
Date: Wednesday, June 29, 2022 1:54:05 PM
Attachments: [Karen Kaden. EIR Comments SECOND LETTER to Nick..docx](#)

[NOTICE: Caution: External Email]

Nick,

Please find attached additional comments for the Piraeus Point EIR.

Thank you and can you please confirm receiving my email last night, along with this one?

Regards

Karen Kaden

Kkaden1611@gmail.com

1611 Caudor St.

Karen Kaden

June 29, 2022

Piraeus Point EIR

Second Letter of Concern/Issues

Attention: Nick Koutoufidis, Senior Planner

Toxic Soils and Pesticides

Please do not ignore hazardous/toxic waste used on the property more than a decade ago. Cannon claimed the land was farmed prior to I-5 being constructed.

The Minor Use Permit did not specify the use of chemicals. The farm grew more than sunflowers.

The pesticide sprayers in their white coats and masks sprayed when the sun went down. Smells could be detected for more than 500 to 1500 feet into our neighborhood air at night time.

We are also concerned for neighborhood protection and safety issues when excavation and construction occurs.

We do not want Plato and Piraeus to be blocked during construction when we have time clocks to punch.

Utilities:

The Housing Element requires utilities go underground. Please do not waive this.

Thank you for your consideration.

Karen Kaden

1611 Caudor St.

Kkaden1611@gmail.com

From: [Encinitas community collective](#)
To: [Nick Koutoufidis](#)
Subject: RE: Piraeus Point EIR Comments
Date: Thursday, June 30, 2022 9:51:01 AM
Attachments: [image001.jpg](#)

[NOTICE: Caution: External Email]

Nick,

Thank you for asking.

These are from Karen Kaden, 1611 Caudor.

I used the ECC email, but am representing myself due to my personal email site was down.

Feel free to ask if you need anything more.

Regards and hope you have a good day Nick.

Karen Kaden

kkaden1611@gmail.com

From: Nick Koutoufidis [mailto:nkoutoufidis@encinitasca.gov]
Sent: Wednesday, June 29, 2022 4:51 PM
To: Encinitas community collective <encinitascommunitycollective@gmail.com>
Subject: RE: Piraeus Point EIR Comments

Hi Karen,

I am confirming receipt of both comments. Please confirm if this one is from you or the Encinitas Collective.

Best,



Nick Koutoufidis, MBA
Development Services Department
505 South Vulcan Ave, Encinitas, CA
P: 760.633.2692

From: Encinitas community collective <encinitascommunitycollective@gmail.com>
Sent: Wednesday, June 29, 2022 1:54 PM
To: Nick Koutoufidis <nkoutoufidis@encinitasca.gov>
Cc: Encinitas Community Collective <EncinitasCommunityCollective@gmail.com>
Subject: Piraeus Point EIR Comments

[NOTICE: Caution: External Email]

Nick,

Please find attached additional comments for the Piraeus Point EIR.

Thank you and can you please confirm receiving my email last night, along with this one?

Regards

Karen Kaden

Kkaden1611@gmail.com

1611 Caudor St.

From: kathleen.lindemann
To: [Nick Koutoufidis](mailto:Nick.Koutoufidis)
Cc: [Kathleen Lindemann](mailto:Kathleen.Lindemann); City Manager
Subject: Piraeus Point
Date: Wednesday, June 29, 2022 1:09:49 PM

[NOTICE: Caution: External Email]

June 29, 2022

Nick Koutoufidis, Senior Planner
City of Encinitas, Development Services Department
505 S. Vulcan /Ave.
Encinitas, CA 92024

RE: Project: Piraeus Point
Project Case Number: Multi-005158-2022; CDP-005161-2022; DR-005160-2022; SUB-005159-2022 ;
and SUB-005391-2022

Dear Mr. Koutoufidis, In response to the City's Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR), dated May 20, 2022, I am writing on behalf of myself and the residents of Leucadia Village to provide input regarding the scope and content of the EIR. We anticipate that our input will help to ensure the City's EIR addresses those issues of greatest concern to Leucadia Village.

#1. Light pollution generated by the Piraeus Point project. We would like: Landscaping with trees and native plants able to support existing wildlife.

We would like the use of street lighting recommended by the International Dark Sky Association

#2. The impact of heat islands created by replacing undeveloped land with native plants with buildings and pavement. We want to see in the EIR an analysis of the impact of elimination of open space and increase in hardscape on the environment, birds and wildlife. An alternative would be to reduce the number of units to leave more open space to plant trees.

#3. Effects of the proposed project on native plants, which attract a variety of birds, butterflies, support pollination and provide a vital source of food and shelter for these species. We would like a comprehensive list of all plants on the site property, native and otherwise and the examination of the mutually beneficial relationship of native plants with wildlife, endangered species and raptors.

#4. Noise impacts from construction on surrounding neighbors and surrounding wildlife. Noise impacts from increasing the density of housing in the area. Ongoing disturbances from the patios, balconies and rooftop decks facing west across the freeway to Leucadia Village.

#5. A Project of this size and density would result in the removal of open space and wildlife habitat. Open spaces and tree canopies help to mitigate the effects of global warming. We want to see the analysis of the impact of loss of open space and wildlife habitat on the surrounding community and on the wildlife and bird species observed on the property. An alternative is fewer structures to accommodate more open space, trees and native plants for the benefit of the residents of the project and open space with trees facing west on Piraeus and Leucadia Village.

#6. Effects of removing coastal sage scrub habitat and replacing them with urban development. We want to see an analysis of the impacts of removing native habitat and replacing with urban development.

#7. Substantial increases in hardscape, which contributes to higher daytime temperatures, reduced

nighttime cooling and higher air-pollution levels (“heat islands”); dust from construction; and effects of vegetation removal on CO2 sequestration. We want to see quantitative analysis of the effects of habitat removal and increased hardscape on air temperatures, air pollution and CO2 sequestration. We want limitations on days and hours of construction, grading and building. An alternative would be a reduction in hardscape.

#8. Energy efficiencies in the project design. We would like the incorporation of energy efficient and renewable energy elements in the project designs to include charging stations, rooftop solar and rainproof harvesting systems.

**Sincerely,
Kathleen Lindemann
On behalf of myself and the residents of Leucadia Village**

From: [Kathryn Murtfeldt](#)
To: [Nick Koutoufidis](#)
Cc: encinitascommunitycollective@gmail.com
Subject: Piraeus Point Project
Date: Thursday, June 23, 2022 4:50:42 PM

[NOTICE: Caution: External Email]

Dear Nick,

As an Encinitas resident at 1593 Caudor Street, I am concerned about this new proposed project in my neighborhood.

This project will impact our community without providing the necessary infrastructure to accommodate the 149 new townhouses. Piraeus and Plato are hilly, narrow two lane streets that have no sidewalks. Piraeus also does not allow cars to go south onto Leucadia Blvd and will force more congestion into residential neighborhoods.

We also have aging sewer, electrical power and drainage systems. Encinitas clean out trucks are daily fixing sewer backups on Caudor Street. How will this new project provide upgrades to the current services that were established for our RR1 - RR2 single family home neighborhood?

The neighborhood Capri Elementary school is at near capacity. Families moving into Encinitas will be challenged to be able to send their kids to the local school. Does the project have a plan for where these new children will be able to enroll?

New residential developments in Encinitas need to provide funding to support additional infrastructure for schools, traffic, police, fire, widening roads, sidewalks, sewer and electrical services.

The Piraeus Project seems to only be satisfying additional housing units, with only 10% of these meeting low income/affordability standards established in the State mandate. As a community we need more support from developers to address how this project meets these other important issues.

Regards,
Kathy Murtfeldt
Kmurtfeldt@icloud.com

Sent from my iPhone

From: [Nick Koutoufidis](#)
To: [Kristen Smith](#)
Cc: [Rick Smith](#)
Subject: RE: Notice of Preparation for the Draft EIR for the Piraeus Point Project (MULTI-005158-2022)
Date: Wednesday, June 1, 2022 11:08:00 AM
Attachments: [image001.jpg](#)
[NOP_Signed_Final.pdf](#)

Hi Kristen,

The attached NOP is the only document at this time. The NOP is only indicating the beginning of the preparation for the Draft EIR.

When the draft EIR is released for public review, you will be noticed again.

Hope that helps!

Best,



Nick Koutoufidis, MBA
Development Services Department
505 South Vulcan Ave, Encinitas, CA
P: 760.633.2692

From: Kristen Smith <kristen-jordan@cox.net>
Sent: Thursday, May 26, 2022 7:36 PM
To: Nick Koutoufidis <nkoutoufidis@encinitasca.gov>
Cc: Rick Smith <smith38@cox.net>
Subject: Re: Notice of Preparation for the Draft EIR for the Piraeus Point Project (MULTI-005158-2022)

[NOTICE: Caution: External Email]

Hello Nick,
Is there a link to access the Draft EIR for the above project?
Thank you very much.
Kristen Smith
Normandy Road
Leucadia

Kristen Smith
760-468-4800

Sent from my iPhone. Please excuse the brevity and any spelling or grammatical errors. Thank you.

On May 26, 2022, at 7:06 PM, Nick Koutoufidis <nkoutoufidis@encinitasca.gov> wrote:

Hello,

Please see the attached Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the Piraeus Point Residential Subdivision project.

COMMENT PERIOD: Please send your comments to Nick Koutoufidis, Senior Planner, Encinitas Planning Division, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via email to nkoutoufidis@encinitasca.gov. All comments must be received by no later than **5:00 p.m.** on **June 29, 2022**. This Notice of Preparation can also be reviewed at the Encinitas Library at 540 Cornish Drive, Encinitas, CA 92024 and the Cardiff-by-the-Sea Library at 2081 Newcastle Avenue, Cardiff-by-the-Sea, CA 92007.

Thank you.

<image001.jpg>

Nick Koutoufidis, MBA
Development Services Department
505 South Vulcan Ave, Encinitas, CA
P: 760.633.2692

<NOP_Signed_Final.pdf>

From: [Kristen Smith](#)
To: [Nick Koutoufidis](#)
Subject: Piraeus Point - Issues and Concerns - Traffic and Safety
Date: Friday, June 24, 2022 4:33:18 PM

[NOTICE: Caution: External Email]

Mr. Koutoufidis,

I attended the community presentation by Lennar Corporation which introduced the proposed development known as Piraeus Point and have also reviewed segments of the EIR for this property. The following concerns and questions are important to me and my neighborhood on Normandy Road, between Piraeus and Urania, as to traffic and infrastructure and the impact on our area:

1. Piraeus is a two lane road and the only major means of passage during emergency situations, e.g. fires
2. Piraeus, near La Costa, will flood after heavy storms and storm runoff – drainage is poor and traffic is impacted. What improvements are planned for the drainage in this area?
3. Piraeus really needs traffic safety improvements – for pedestrians, bicycle traffic and vehicles
 - a. A three-way stop sign is needed at Piraeus and Olympus (community park site)
 - b. A three-way stop sign is needed at Piraeus and Normandy. Piraeus is the main access road to get to the I-5 North at Leucadia Blvd. from the subject neighborhood. Normandy is also a connecting road to the I-5 South at Leucadia Blvd. At the present, vehicles are making reckless, high speed turns from Piraeus onto Normandy and it has become very dangerous for vehicles exiting the Weidners Gardens parking lot and vehicles pulling out of residential driveways on Normandy.
 - c. Piraeus is too narrow and unsafe for vehicle, bicycle and pedestrian traffic. Olympus Park is now open and traffic and parking are concerns. There should be sidewalks on Piraeus for pedestrians.
 - d. NO parking should be allowed on Piraeus from La Costa to Leucadia Blvd.
4. What are the plans to improve the access onto La Costa from Piraeus with the increased traffic (e.g. left and right turn lanes on Piraeus)?

Other concerns include:

1. Will the units be strictly owner-occupied? How will investor purchases be monitored. Will investors be permitted to purchase the condos to operate as rental units?
2. What protections will be in place or added to mitigate the risk of wild fires in the brush areas? Utility lines should be underground.
3. While the plans for this project are stated as “For Sale” condominiums, will there be restrictions to prevent the property to be converted to multi-family rental apartment

units?

4. What restrictions will be in place to insure that the affordable/low income housing restrictions remain in place in perpetuity.

In my opinion, the City of Encinitas has failed to recognize and plan for the infrastructure improvements that were needed to support our current level of explosive growth. It would be irresponsible for the City to approve new projects, such as this one, without providing the additional improvements that are necessary. Several months ago, Councilmember Kranz remarked that while the City's budget for road and traffic improvements is limited, the City always looks to new developments and developer fees to assist with those outlays. Hopefully this developer will finance a portion of the needed infrastructure improvements and the City is prepared to supplement the work needed to bring the infrastructure up to safe standards.

Thank you for your time and consideration.

Kristen L. Smith
Normandy Road

From: [LESLYE STRINGFELLOW](#)
To: [Nick Koutoufidis](#)
Cc: encinitascommunitycollective@gmail.com
Subject: Piraeus point
Date: Saturday, July 2, 2022 10:16:51 AM

[NOTICE: Caution: External Email]

Dear Nick,

I don't think Leucadia is ready yet for that big development! I own 11 acres in Oceanside and they have kept me from selling it for development for the last 22 years! They just say No! It makes me sad but I don't live there. I live in Leucadia. Where do we get the extra water, electricity, sidewalks, parking, street lights for all these people? How can they add to our Capri school which is already full? This neighborhood has a special character which I feel would be ruined by that development. Please, do like Oceanside and just say No!

Leslye Stringfellow
856 Capri Road

Sent from my iPhone

From: [Kamele Shaffer](#)
To: [Nick Koutoufidis](#)
Subject: Piraeus Point Project Letter
Date: Sunday, June 26, 2022 6:35:59 PM
Attachments: [City of Encinitas Letter.docx](#)

[**NOTICE:** Caution: External Email]

Hi Nick,

Please find the attached letter regarding our concerns with the potential build of the Piraeus Point Project. We are residents that live directly behind the proposed project.
Thank you for your consideration,

Luke and Kamele Shaffer

To Whom It May Concern,

We are the Shaffer Family and we live at 1670 Leora Ln in Encinitas, also known as the house directly behind the northeast corner of the proposed Piraeus Point Townhouse Project. We appreciate the point of view of the City of Encinitas and the developer Lennar Homes attempting to help "low income families" and to ultimately turn a profit. That being said, we do have a lot of concerns.

We share almost all the same concerns as our neighbors i.e. congestion, pedestrian safety, traffic, population and lack of public services, parking, air quality, hydrology and water quality impacts, and geological issues to name a few. In addition to these there are high levels of concern regarding the cost of living and comfort of living for those moving in as well as for the quality of life for the citizens already living in the area (most for decades). We are a small community here and this building adds 30% more people into our already congested neighborhood. The large building does not fit our quaint neighborhood and de-values our homes and quality of life. If this were truly for low income residents and state requirements then this building would be located in an area of town where the people we are trying to help have access to the things they need within walking distance (ex. Encinitas Blvd).

On a more personal note, we (the adjoining neighbors of Leora and ourselves) are majorly affected and feel significant impact by this project, as it will be towering over our current home, leading to invasion of privacy, noise impacts, ocean view obstruction, towering electrical poles, the effect of our personal on site low income unit and renter, as well as significant health concerns for our small children as the project is being built.

Congestion/Traffic: All the buildings in this area are single family homes with some low income units on property. By adding this large 149 unit building the City is authorizing an additional 400-700 people into our neighborhood without the infrastructure in place to maintain it. That is 1/3 more people than whom live here currently. By adding these additional people to the already narrow streets, we will be severely impacted especially during Capri school hours. This causes severe commuting delays as well as safety concerns. In addition there is no public transportation nearby for low income families and many people will be walking in this neighborhood (which we will get to the safety issue of that later). Lennar claims that all traffic will go north to La Costa Ave when they want to go somewhere, which is simply untrue as it is untrue now for current residents. The southbound lane on Piraeus does not go through to Leucadia Blvd so all traffic has to be routed through the neighborhoods unless the city changes the south bound connector to Leucadia freeing up some of the traffic issues. If this does not occur than any traffic exiting onto Piraeus from the Piraeus Point townhomes should be mandated to go North with a blockade just outside their point of entry onto Piraeus.

Pedestrian Safety: In order to leave safely from the new proposed Piraeus Point project you would have to get in a car. There are currently no sidewalks or proposed sidewalks that would connect to anything of value that would allow the residents to get to school in the neighborhood, Olympus park or any necessary stores etc. These residents would be forced to walk the narrow street of Plato and risk getting hit by cars or walking the even more dangerous road of Piraeus where people travel at freeway speeds. A pedestrian was recently hit and killed on Piraeus and

we do not want to see more accidents and death due to a lack in vision for safety. If this project goes forward there needs to be safe ways to access the neighborhood with the appropriate sidewalks.

Population/Lack of Public Services: The current school of Capri is near capacity and by adding 30% more people to the neighborhood the school would become over populated. Many people will be affected by this addition in population and potentially a reorganization of the current district/school lines. This project should be placed on hold until there is a solution for the kids schooling to ensure all residents of this community get the education they deserve and pay for. A new elementary school needs to be built to accommodate all the new projects being added to this small community. We simply do not have the infrastructure for all these people we are bringing to this small town. We are already overpopulated and continually in constant traffic. Our nice beach community is becoming hard to live in due to the ever growing population. We cannot afford to add 149 more units into this area.

Parking: The proposed project has only 10 guest parking spots and some units only have 1 parking space in their garage. We all know that most people do not park in their garages, especially when you live in a small space (even more so in the Covid environment). Due to the fact that there are clearly not enough parking spaces for residents let alone guests, contractors, service techs etc. all these cars will be forced to find parking outside the residence. They will then be parking on Piraeus creating major safety concern for those entering onto Piraeus from Plato as well as all the e-bike kids and other people flying down the street of Piraeus. There needs to be more parking on-site at Piraeus Point in order for there to be safe practices. In addition all garages should be able to park full sized SUVs and have enough storage for bikes, and family stored items.

Hydrology/Water Quality: We are in stage 2 water restrictions and the current residents are being asked to reduce water usage. If this is so why then why are we adding additional people who will consume more water and make a large environmental impact on our water supply?

Geological/Soil Issues: The slope for the proposed project has fallen 4 times since 2000 and gone onto Piraeus. The owner states the soil is unstable and not a site for building. This is a concern for the current homes that line the property as well as the quality of the sloped area that has been chosen to put 149 units on. It seems as if the soil should be removed completely down to street level or the project be moved completely.

All the above issues are of deep concern for not only us and all those currently living around us, but for the quality of life for the potential future resident of this area. On a personal note we are a second generation family that has worked extremely hard to try and afford the community we love and know for our growing children. We bought our home with the intent to stay in it long term and watch our kids flourish. But with the ever growing list of concerns with this project we are not sure we can stay in our home or community. The Piraeus Point Project will be covering 70% of our existing ocean view and open space we have in our yard, significantly de-valuing our home and everything we have worked so hard to achieve. I am a disabled vet and have fought hard to get my family to where we are today. Lennar is a large company with deep pockets that is

taking a large portion of our family value. The dollars they gain is not equal to the dollars we lose in this moment.

Invasion of Privacy: Our entire backyard, primary living areas, master bathroom, and our low income rental, are all now subject to 24 hour surveillance. The westbound portion of our property is floor to ceiling windows and the new large scale building towers over us and we now have zero privacy. We ask that the buildings be brought down to a street level if they are to remain at three story and roof tops are approved. If that is not possible we ask that there be no windows facing the properties to the east of Piraeus Point. This makes our property uncomfortable for living.

Noise: Adding 149 units is going to increase the noise in the area tremendously and it will travel to not only our residence but a far distance. Having roof top patios is just an added lack of care for the surrounding neighbors. Not only does it add height to the building but also creates a large amount of outdoor noise in the evening hours. We have young children and the loud noises of speakers, parties etc. will be a terrible addition to the neighborhood. We ask the rooftops be eliminated. Create more ground level outdoor space and parking. There is a way to make this building fit into the neighborhood without interrupting all aspects of our current life.

Ocean View Impact: 2/3rds of our ocean view and open space feel will now be lost with an overdeveloped property. The height of the building is outrageous and the fact that they don't need to take the building down to street level is an outrage. This is now going to look like a large scale apartment building and destroy the character of our community. Why not preserve the views of the residents who worked hard to afford those views, rather than giving them to a large corporation for profit. How about making the building fit in rather than making the residents give at every turn?

Electrical Poles: Lennar told us they were asking for a concession to leave the existing electrical poles. Please make them responsible for burying the current electrical poles, one for looks, but also for safety, access availability with the new retaining wall/ground scape as well as to show good faith for trying to do something positive for the neighborhood. At this point Lennar is trying to add negatively to the community and skirt the basic responsibility to improve our area. Bury the electrical.

Health/Building Concerns: The Piraeus Point residents will be breathing in I-5 fumes if the city approves the building next to the fwy. In addition as construction commences we will be breathing in toxic pesticides from the contaminated soil as they excavate the dust. This is harmful to us and our small children.

Most people that have worked hard enough and are lucky enough to live in this community know why people want to move to Encinitas and why more people need to be allowed to live here. We know that we will not be able to achieve our ultimate goal which is to stop this project. If there is a way to move it we ask that it is considered for the life, safety, and health of all in the community. That said if we can't stop this then we ask that the city seriously look at this project and reconsider the buildout and all of our above concerns. We hope that Lennar and the City of Encinitas will truly try and fit this build into our community with respect and understanding for

our fellow residents and youth. This is a life changing event for us and many that surround us. We ask you take this to heart and alter/delay/move this project for the betterment of us, our kids, and our community. Thank you for your time and genuine consideration.

Respectfully,

Luke and Kamele Shaffer
1670 Leora Ln.
Encinitas, CA 92024
760-580-1610

From: [Kamele Shaffer](#)
To: [Nick Koutoufidis](#)
Subject: Piraeus Point Project Letter
Date: Sunday, June 26, 2022 6:37:44 PM
Attachments: [City of Encinitas Letter.docx](#)

[**NOTICE:** Caution: External Email]

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Respectfully,

Luke and Kamele Shaffer
1670 Leora Ln.
Encinitas, CA 92024
760-580-1610

From: [mawickett](#)
To: [Nick Koutoufidis](#)
Subject: Piraeus Point
Date: Friday, June 24, 2022 3:29:07 PM
Attachments: [Piraeus Point \(Encinitas Senior Planner\).docx](#)

[NOTICE: Caution: External Email]

1584 Caudor Street
Encinitas, CA 92024
June 23, 2022

Nick Koutoufidis, Senior Planner
City of Encinitas

Dear Sir:

CHILDREN. The proposal for Piraeus Point fails our children. Here's how:

- No safe passage to or from school (Capri Elementary). Plato Place is a busy street during drop off and pick up times at Capri Elementary. The road is narrow and somewhat curvy. There are no sidewalks along Plato now and apparently none in the proposal.
- No sidewalks on Plato, or even enough of a shoulder to walk on, makes Plato Place a treacherous death path for children. It is essential that this problem be addressed and resolved to protect children or there will be injuries, possibly even death. I speak from experience as I frequently pick up trash on Plato Place and experience the traffic, lack of sidewalks, and challenges from drivers.
- To get to Capri School walking or riding a bike, children must cross from the north side of Plato to the south side. There is a stop sign at the top of Plato where it intersects with Caudor Street, but few drivers actually stop. There is a curve just before the stop sign making visibility difficult. You should come by and observe at 7:40 AM when parents are dropping off their kids at Capri.
- Of Piraeus illegally along Piraeus, Plato, and/or Caudor creating traffic blockages and additional danger for children walking to and from school as well as drivers whose visibility may be adversely affected. It's unlikely the police will patrol it in such a way as to prevent the illegal parking. There is really no safe place to park along Piraeus, Plato, or Caudor. More parking must be provided on the site.
- Play areas are limited. There may be some area on top of the buildings, but that is loud due to Interstate 5 and not particularly safe if balls and other toys sail over the edge of the building. The freeway noise is intense. We hear it from our home on Caudor Street. Air quality is questionable and is known to have adverse effects on children. My understanding is that of the 12-acre parcel, only six acres will be used, leaving the other six natural. Not a particularly safe play environment either. There is Olympus Park, a lovely city park about a half mile away. Again, the issue is safety. There are no sidewalks and often no space to walk along Piraeus between Piraeus Point and Olympus Park. Traffic moves along this stretch at speeds in excess of 45 miles per hour. The obvious solution is to build a sidewalk. There appears to be no plan to do this. There also needs to be a safe way to cross Plato at the intersection of Plato and Piraeus as cars tend to turn quickly from Piraeus onto Plato to enter our neighborhood at that point.
- Capri Elementary-The children from this development will attend Capri Elementary creating overcrowding. As an elementary teacher for 37 years, overcrowded schools are

not in the best interest of children. Encinitas Union School District seems to have no plan to address this problem. In the late 90s I opened Carrillo Elementary School in Carlsbad (San Marcos Unified School District). To mitigate overcrowding, Continental Homes, the builder, helped to finance the school in cooperation with the school district. The developers of Piraeus Point should perhaps do something similar so the children living in Piraeus Point will have a quality, uncrowded school to attend.

I have many other concerns about this project including the stability of the land (there has been a landslide on the property), pesticides used when it was agricultural, drainage, water needs, sewage, emergency access for the entire neighborhood in the event of fire or other natural disaster (entrances and exits to this neighborhood are limited), lack of access to food, drug stores, public bus transportation, policing (our neighborhood has a few sketchy characters) to name a few concerns. How will the developer be held accountable for making sure that intended low-income housing goes to those who need it and remains low income housing.

The safety and well-being of children must be seriously considered and addressed with their well-being front and center as this project moves forward.

Maryann Wickett
mawickett@aol.com

From: [Megan Incorvaia](#)
To: [Nick Koutoufidis](#)
Subject: Piraeus Point Concerns
Date: Tuesday, June 28, 2022 8:23:04 PM

[NOTICE: Caution: External Email]

Hi Mr Koutoufidis,

I am a resident of the Capri neighborhood where the proposed Piraeus Point Project is currently under consideration. Our home is very close to his project (ie we can see the Cannon lot from our backyard). After reviewing the information provided by Lennar in the plans for the Piraeus Point development project I am very concerned about a number of issues:

Parking -

First - that the amount of resident and guest parking spaces is not enough to account for the number of cars likely to be present for residents and their guests in the 149 units. There is not street parking on Piraeus or Plato, meaning that all of these cars would be coming up into the neighborhood to park - where there also is not street parking, but there is lower traffic (for now!). I feel this will lead to not only illegal street parking but more congestion on the streets throughout the neighborhood.

Traffic & Safety -

Additionally increasing the traffic throughout the neighborhood is dangerous as there are not sidewalks on the route between this development and Capri elementary - add to that cars illegally parked on the side of the street & you'll be forcing children to walk to school in the middle of the street.

I think the developer should be responsible for ensuring that there is adequate parking & that the daily overflow parking from their unit does not clog the streets of Capri neighborhood.

Further, could this development be dependent upon opening up the south bound piraeus exit directly to Leucadia boulevard, rather than the currently required detour through the neighborhood?

Fire Risk -

Fire season is now year round and it is a top of mind risk for me, especially after the fire in Carlsbad this past weekend. I worry that adding even more traffic to our small neighborhood streets in the event of an emergency will make evacuation unsafe for my family and our neighbors.

Capri elementary school -

Capri elementary school is also reaching capacity. Add to that the fact that this Piraeus Point development as well as 2 others currently planned will be sending their children to Capri elementary & the school will be maxed out. What are the plans to address local school capacity?

Thank you for your consideration on these issues.

Best,
Megan Incorvaia

--
Megan Incorvaia
c: (203) 536-7164

From: [Mike George](#)
To: [Nick Koutoufidis](#)
Cc: encinitascommunitycollective@gmail.com
Subject: Question and objections to Piraeus Point Proposed Project
Date: Friday, June 17, 2022 12:22:02 PM
Attachments: [CPP Piraeus Point.doc](#)

[NOTICE: Caution: External Email]

Attached please find my letter in opposition to this project. Please respond to my questions and concerns as stated in the letter. I look forward to your responses.

Thank you in advance, Michael A. George, Treasurer of Skyloft HOA

June 13, 2022

Michael A. George
1703 Gascony Road
Encinitas, CA. 92024-1226
(760) 822-9294

Nickolas Koutoufidis, Senior Planner
City of Encinitas, Developmental Services Department

Mr. Koutoufidis:

I am writing to you about Project Title: Piraeus Point, Project Applicant: Lennar Homes of California, LLC, Project Location: NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024: County Assessor Parcel Nos: 254-144-01-00 and 216-110-35-00. Project Case Numbers: Multi TI-005158-2022; CDP-005161-2022; DR-005-160-2022; Sub005-005159-2022; and Sub-005391-2022.

These are my concerns about this project:

1. The project is located on an environmental sensitive bluff with many natural character and endangered species and flora. There is coastal sage scrub and southern maritime chaparral here which should be preserved. The endangered Gnatcatchers nests on this parcel. It is my understanding a portion of the parcel will be set aside as preserve. My question is who will teach the Gnatcatchers to leave their natural nesting area and relocate to the preserve?
2. The project is out of character for the community in which it is proposed. It is in an area of single-family homes, a rural residential community. From south Piraeus going north to La Costa east to Leucadia west to the corner of Leucadia and Piraeus is occupied by predominately single-family homes. How does this monolithic three-story, densely compacted project fit in with the established community?
3. This project will add the deterioration of air quality in an area already sited as “threaten the public health and welfare of current and future generations”. How will the added development which includes more than 300—455 people and as many as 300 vehicles help reduce the air-quality concerns already stated? Why has the commission allowed density bonus for parking for this project?
4. Since this site has had a slide, resulting in many feet soil being dropped on top of natural surface, how deep are the diggings to find archaeological artifacts? When asked this question of a company digging for such items the response was two feet. This is total inadequate in light of the slide in this area.
5. This site is close to the State Recorded La Costa Avenue Fault. Will prospective buyers be notified of this information? Will it be disclosed to the public?

6. Some of the property in which the townhouses are proposed to be built on was once a Commercial Agricultural growing business which used pesticides on this property. How will this be mitigated? How will the site be safely established for humans?
7. The level of noise which comes from the I-5 interstate is already in excess of the recommended level without this project. This project will add to that level. What is proposed by the applicant to mitigate this unsafe level?
8. If this proposal goes through, students walking to Capri School down Plato Place will only have side-walks from Piraeus east to the end of the project. There is no plan to extend the side-walks through the remaining Plato Place. How will walking students be given a safe way to get to Capri School?
9. With a projected 300 daily trips, by the occupants of this project, per day times a factor of 6 equals 1,800 vehicle trips per day. Add to that total service vehicles, and it becomes an even greater number. It will put a great deal of pressure on Plato Place, Olympus Road (where we already have an unsafe condition due to the park there) and Normandy Road. It will create even more backup on Piraeus north bound and La Costa during the evening commute. It already backs up on Piraeus so far that cars attempting to make a right on La Costa east, cannot get to the corner to do so when safe to make a right-hand turn. How will this traffic hazard be addressed by the applicant?
10. The occupants of this project will place pressure on the wastewater system which is 70 years old. The increase in wastewater will necessitate considerable improvements in the system receiving the wastewater from these occupants. What provision will be made to upgrade the system as it functioning now?
11. This project puts more pressure on the water system. We are already facing a drought limitation on usage. This project will just add to a dire situation. Why are we building during a drought period? The city should consider placing a moratorium on new construction during this drought period. Prior to discharge of stormwater into the stormwater system it must be treated. How will the stormwaters be treated?
12. This project has no recreational areas, except a pool, for residents to use. The developer is suggesting that the roofs be used as recreational areas. But the roofs need to be used to accommodate solar panels. Where will things like BBQs and furniture be located. If there is room for them, what about the high winds experienced in this area. Loose furniture can be a hazardous to the residents and neighbors. In addition, I thought the height limit in the City of Encinitas was 28 feet, but with these roofs the structure are going to be 35 feet. Two questions here are: 1) How will the safety of residents and neighbors be assured with the possibility of high winds and loose furniture? 2) What happened to the height limit of 28 feet in the City of Encinitas?
13. It is my understanding the project has obtained a Density Bonus Project status for parking spaces. Why was this given to them?
14. Leucadia is a dark skies community because of the Batiquitos Lagoon. Street lamp poles are required on the west side of Piraeus Street. How will this contradiction be resolved?
15. Is there enough room for the proposed trees to be planted in light of the City of Encinitas setbacks? How will this impact the SDG&E setback because of the high voltage overhead lines on wooden poles?

16. If the developers want to impact low-income housing they should be setting aside 15% of the project for this rather than the 10% which they proposed. Will you recommend a higher percentage? Isn't this the time for negotiations?
17. Your office needs to do a complete review of this application as to zoning for townhouses subject to R-15. In light of the useable acreage, its constrictions as to developable acres, and the number of townhouses which could be built on this application. It should be far less than 149 units. Will your office be pursuing this review? Will your office reduce the number of units if this review shows it is needed?

Thank you for your attention to this letter. I look forward to your responses. I for one do not think this proposal is suitable for the present proposed location. The design of these is more appropriate for the Route 101 corridor of Encinitas. It would fit in there.

Michael A. George, Treasurer of Skyloft HOA

Cc: encinitascommunitycollective@gmail.com

From: [Michael A. George](#)
To: [Nick Koutoufidis](#)
Subject: Re: Question and objections to Piraeus Point Proposed Project
Date: Sunday, June 19, 2022 12:29:25 PM

[NOTICE: Caution: External Email]

They are my personal comments. Thanks Michael A.George

Sent from my iPhone

> On Jun 17, 2022, at 1:47 PM, Nick Koutoufidis <nkoutoufidis@encinitasca.gov> wrote:

>

> Hi Mike,

>

> Thank you all of your comments. These will be considered in the preparation of the Draft Environmental Impact Report (EIR).

>

> Just for clarification, are these comments from you individually or are you representing the Skyloft HOA?

>

> I will also add you to the list of people that will get notified when the Draft EIR is released for public review.

>

> Best,

>

> Nick Koutoufidis, MBA

> Development Services Department

> 505 South Vulcan Ave, Encinitas, CA

> P: 760.633.2692

>

>

> -----Original Message-----

> From: Mike George <eaglebythesea@cox.net>

> Sent: Friday, June 17, 2022 12:22 PM

> To: Nick Koutoufidis <nkoutoufidis@encinitasca.gov>

> Cc: encinitascommunitycollective@gmail.com

> Subject: Question and objections to Piraeus Point Proposed Project

>

> [NOTICE: Caution: External Email]

>

> Attached please find my letter in opposition to this project. Please respond to my questions and concerns as stated in the letter. I look forward to your responses.

>

> Thank you in advance, Michael A. George, Treasurer of Skyloft HOA

>

June 28, 2022

Michael A. George
1703 Gascony Road
Encinitas, CA. 92024-1226
(760) 822-9294

Nickolas Koutoufidis, Senior Planner
City of Encinitas, Developmental Services Department

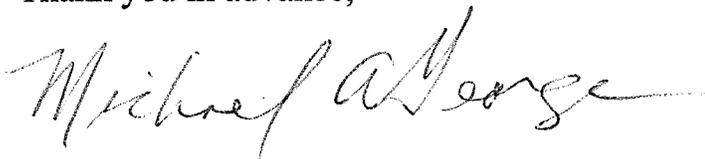
Mr. Koutoufidis:

I am writing to you about Project Title: Piraeus Point, Project Applicant: Lennar Homes of California, LLC, Project Location: NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024: County Assessor Parcel Nos: 254-144-01-00 and 216-110-35-00.
Project Case Numbers: Multi TI-005158-2022; CDP-005161-2022; DR-005-160-2022; Sub005-005159-2022; and Sub-005391-2022.

This is to confirm additional information regarding this project. I am hand delivering this to you (or your office) the following pages:

1. Picture of "Station White Historic Viewshed Protection extends over Piraeus Point Project. June 11, 2006. Mayor Houlihan (red hair) dedicates Station White Viewshed."
2. Copy of California Coastal Commission memo dated August 22, 2012, W27A, per Station White viewshed policy.

Thank you in advance,



Michael A. George, Treasurer Skyloft Homeowners Association

STATION WHITE Historic Viewshed Protection
extends over Piraeus Point Project

June 11, 2006

Mayor Houlihan (red hair) dedicates **STATION WHITE** Viewshed



CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7675 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 787-2370



August 22, 2012

W27a

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF ENCINITAS MAJOR LCP
AMENDMENT #1-11A (Historic Viewsheds) and B (DESP On-street Parking) for
Commission Meeting of September 12-14, 2012**

SYNOPSIS

The subject LCP amendment was submitted and filed as complete on August 3, 2011; the submittal includes two unrelated amendments. The first component (LCPA #1-11A) involves revisions to both the City's certified land use plan (LUP) and implementation plan (IP) to establish provisions for the protection of historic viewsheds and then identifies the first such viewshed. The second component (LCPA #1-11B) involves revisions to the City's certified Downtown Encinitas Specific Plan (DESP) which was adopted as part of the City's implementation program at the time of the initial LCP certification. This report will address both components. A one year time extension was granted in September 2011. As such, the last date for Commission action on this item is this hearing.

SUMMARY OF AMENDMENT REQUEST

Part A of the amendment request involves revisions first to the Resource Management Element of the certified land use plan to add a new Policy 4.9 regarding historic viewsheds, re-number subsequent policies and amend the adopted Visual Resource Sensitivity Map to recognize the "Station White" Viewshed. In addition, the amendment then proposes a corollary change to the Municipal Code/IP by adding a new sub-section to Section 30.34.080, Scenic/Visual Corridor Overlay Zone, regarding Historic Viewsheds. These revisions are proposed to allow for the designation of historic viewsheds that are of cultural or historic significance to the community.

Part B of the amendment request involves revisions to the City's certified Downtown Encinitas Specific Plan (DESP), adopted as part of its implementation program. The proposed changes reflect the City's intent to maximize the availability of on-street parking along First and Second Streets by completing a restriping program for diagonal parking and providing an incentive for businesses to close driveways along these streets. The proposed revisions also include greater details regarding Streetscape Concepts and

From: [Michael Callies](#)
To: [Nick Koutoufidis](#)
Subject: Traffic and Parking issues
Date: Wednesday, June 29, 2022 4:59:40 PM

[**NOTICE:** Caution: External Email]

As the City Council continues to try and pack our neighborhoods with high density housing instead of fighting Sacramento's rules which will destroy our beautiful city traffic and off street parking are a major concern. Much of our City is older with narrow streets and often no sidewalks. Adding 100's of additional vehicle trips thru these neighborhoods while increasing the number of cars parked on the streets is dangerous and unfair to the existing residents.

Michael Callies

From: [Mike McGovern](#)
To: [Nick Koutoufidis](#)
Cc: [Virginia McGovern](#)
Subject: Piraeus Point - Feedback
Date: Sunday, June 5, 2022 1:44:10 PM
Attachments: [2022-06-05 13-29.pdf](#)

[NOTICE: Caution: External Email]

Hi Nick,

I will make this short and sweet. Please don't do this project. Encinitas is already way too crowded. Traffic lights are back up almost all day, everyday, and there are way too many homeless and mentally ill people walking the streets already.

The developers won't be happy until Encinitas is just another pig sty like Los Angeles.

We need some open lands. Encinitas is way over built already. There is plenty of land in east county for high density housing.

Look what the developers did to Del Mar Heights Rd....absolutely disgusting.

Please stop building and clean up the darn streets.

Thank you,

--

Michael T. McGovern
1710 Burgundy Rd.
Encinitas, CA 92024
Cell: 760-822-7106

Thanks,
Mike
Cell: 760-822-7106

Sent from my iPhone.

From: [Monique Onbirbak](#)
To: [Nick Koutoufidis](#); [Encinitas Community Collective](#)
Subject: Piraeus point development
Date: Tuesday, June 28, 2022 4:26:45 PM

[**NOTICE:** Caution: External Email]

As a homeowner in the Monte Mira community, I am very concerned about the impact of this development in our community.

My biggest concerns are the high number of cars which will cause additional traffic and pollution. The impact on Water, as it is we are dealing with water shortage, and it gets worse every year.

Three story townhome does not fit in with the exciting look of the neighborhood!

[Sent from Yahoo Mail for iPhone](#)

From: [NB Viv](#)
To: [Nick Koutoufidis](#)
Subject: Piraeus Point traffic
Date: Thursday, June 23, 2022 7:47:21 AM

[NOTICE: Caution: External Email]

I am a local resident living on Capri rd and when school is in session Caudor and Capri become completely congested. One day I needed to retrieve something from my house and quickly drove home only to find that I couldn't get anywhere near my house so I had to park and walk a few blocks. The idea that these small roads will be able to handle another 300 (at least) vehicles is poorly conceived.

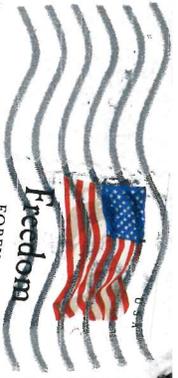
The other real problem is that Leucadia Blvd (and the freeway) can't be accessed from Piraeus going south. All of that traffic will have to wind through Capri and Caudor to Urania (and some will go through Normandy) There are numerous speed bumps (good) but that will further slow things down.

I understand the need for subsidized housing. Why doesn't the city use that land to put trailer type houses on and provide 25 low income houses. That is 10 more than we will get with the buildout of a dense downtown style condo project

Yours truly
Nicholas Levy

P. Rodgers
1533 Paulson St.
Encinitas CA 92024

SAN DIEGO CA 920
23 JUN 2022 PM 2 L



Nick Routoulidis Senior Planner
City of Encinitas, Development Services Department
5055 Vulcan Avenue
Encinitas
CA. 92024

RECEIVED
JUN 27 2022
CITY OF ENCINITAS

92024-369999

RECEIVED
JUN 27 2022
CITY OF ENCINITAS
Development Services Department
Project

FROM: Patricia Rodgers
1533 Caudor St.
Encinitas, CA 92024

TO: Nicholas Koutoufidis, Senior Planner
City of Encinitas
Development Services Dept.

ATTENTION: Nick Koutoufidis
RE: Piraeus Point

6/23/2022

Dear Nick,

As a longtime resident of the beautiful Southern California beach town of Encinitas, I am extremely concerned about the proposed construction and location of the Lennar Piraeus Point Townhomes project in my immediate community.

There are numerous issues of concern to most of us living in this neighborhood. Some of these involve quite technical terms and environmental research data to which I do not have direct access. However there are several very crucial areas that I - as a dedicated and concerned citizen - would like to address and bring to your attention. I do this with the hope that you will seriously consider them as reasons to halt this project proposal; or at the very least - to evaluate the possibility of relocating the project to a different site.

1. SAFETY

First and foremost, with the daily congestion of traffic back and forth to Coppi School, this will only escalate to an unacceptable and

dangerous level with the addition of 149 more families. With the school currently at near full capacity - it is impossible to travel on Gage, Caulder and Plato during school start and finish hours. How can we possibly accommodate 149 more families - each with multiple children who will attend already overcrowded classrooms? If and when an emergency were to occur at or near the school (ie fire, earthquake, gun violence) every parent would be rushing to the campus in order to find and rescue their children. How would emergency vehicles, first responders and law enforcement ever be able to approach the scene and perform their respective roles in handling safely the situation?

Vehicular traffic flow south on Piraeus St. to Leucadia Blvd. with entry to I5 is currently not possible. This lack of access to a necessary major artery is a huge disruption to the flow of traffic and consequently - in an emergency - could be disastrous, causing precious time delays bringing loss of property and possibly life itself!

2. PARKING

We cannot allow on-street parking on Piraeus, Plato, Caulder and other residential streets. We already have a huge problem

with families searching for a parking space when visiting with their children and pets at Olympus Park.

The few projects does not appear to have adequate parking spaces for 149 families who will each - not only need multiple spaces per family - but will each require room for guest parking, service and repair trucks, daily delivery and emergency vehicles.

3. WATER/DROUGHT

We are currently being mandated to reduce our water consumption by approx 10%. It appears incongruous that major residential projects which will consume more than 38 acre feet of water are being considered (or worse - approved) while existing customers are reducing their usage to a drought condition.

Personally - I have a backyard garden which gives me great joy each and every day. I strive to conserve my own daily use of water so that I can (with clear conscience) provide life-maintaining water to my flowers, vegetables and bird bath.

4. AESTHETICS

The proposed development is incompatible with the rural character of the existing

community. The building, design, height, and sheer bulk chosen to accommodate the high density objective simply does not fit our neighborhood and will degrade the quality of life for the existing residents, wildlife, endangered species, flora and chaparral. Additionally, such a high density structure will inevitably have a negative effect on surrounding property values.

With sincerity and respect, I request that you consider the concerns and objections outlined above.

Thank you for your attention to this most important issue for Encinitas - and for all you do and have done in the past for our community.

Sincerely,
Patricia Godwin
1533 Cantor St.
Encinitas, CA 92024
760-634-1234
360patti@gmail.com

From: [peter.mcbride](#)
To: [Nick Koutoufidis](#)
Cc: [Jennifer McBride](#)
Subject: Pireaus Point EIR
Date: Wednesday, June 29, 2022 5:01:46 PM
Attachments: [CityofEncinitas.pdf](#)

[NOTICE: Caution: External Email]

Dear Nick Koutoufidis,

Please see attached letter from Peter & Jennifer McBride at 1680 Leora Ln, Encinitas, CA 92024.

Thank you.
Peter McBride

Peter & Jennifer McBride

1680 Leora Lane, Encinitas CA 92024 |
760-473-9690 / 760-613-6688
mcbride@artichoking.com / jennismcbride@gmail.com

06/29/22

Nick Koutoufidis
Sr. Planner
City of Encinitas

Dear Nick Koutoufidis:

Since meeting with the developer (Lennar Homes) on June 13, and meeting with most of our neighbors and the ECC concerning the development of Pireaus Point, we have highlighted below the most concerning topics related to our property. We also share the same concerns our neighbors have voiced relating to parking, traffic, sidewalks and general uncomfortableness with the high-density units forced into a small acreage. We do however, have other concerns directly related to our property which backs up to the Northeast corner of the proposed plans. I have been in this house since 1984 and have known a lot of the same neighbors for that amount of time.

1. **SOUND:** The box-like design and materials of the buildings as well as the positioning of them in relation to Interstate 5 is likely going to create more noise as sound can reflect off the buildings and create multiple canyons that echo between the buildings and off the proposed large retaining walls. With this comes the additional sound of a large community of people, dogs, cars, doors opening and closing at all hours.
2. **EXCAVATION:** The amount of dust and dirt that will be moved for the project is shocking, and with the wind most always blowing onshore, will most certainly affect our house, children, and health. Our concern also lies with whatever was left in the soil when farming sunflowers previously. A larger concern will be the fragility of the land, as there has been multiple slides on records past. If there is a 15 foot plus retaining wall directly behind our house, during the digging, we are very concerned about the safety of our property.
3. **VIEW:** Although the buildings cap at 35 feet, there is rooftop entertainment which often will lie in direct view, if not above, our fence lines. When people are entertaining, having dogs on the roof, making noise there will be lights, sound and little privacy.

Sincerely,

Peter & Jennifer McBride

From: [ray_gutoski](#)
To: [Nick Koutoufidis](#)
Subject: Re: Notice of Preparation for the Draft EIR for the Piraeus Point Project (MULTI-005158-2022)
Date: Monday, June 27, 2022 2:05:51 PM
Attachments: [image001.jpg](#)

[NOTICE: Caution: External Email]

Good afternoon Nick.

Please accept this email as a response to the notice regarding the Piraeus Point Project currently being proposed by the city of Encinitas and Lennar Homes.

First, the meeting and presentation held by Lennar at The La Costa Resort, I found to be disingenuous and deceitful. The presentation itself lacked valuable information needed to provide the local residents any idea of the price range of the proposed homes, how these homes would affect the current market rate of existing homes in the area or any housing comps that could be used for our research. There was simply not enough data and the data, such as the traffic consultants report, was an obvious manipulation to prove a point. That kind of reporting is unappreciated. The presenters of this program spoke with a tone of superiority and lacked any empathy for the current residents. When challenged, the answers provided by the presenters were opinion and lacking insight and fact. The heavy reliance on Green Areas and a Pool came across as a classic mis-direction play because Lennar knows this is a poor choice of design and a poor location. During the introduction, the Lennar representative claimed to be available as long as needed and that they scheduled this meeting for the current local residents. That quickly became a false declaration as the Lennar reps answered reactively and then told the audience that this meeting was out of control and was about to end. On that statement, 50% of the attendees got up and left as they were disrespected and felt no need to listen to anymore of this one sided presentation. I myself was told that Lennar was doing us a favor with this design and that it could be a lot worse. When I challenged the Lennar staff for a compromise, I was told that the residents provided Lennar no alternatives or options during this conversation. In response, I simply asked this Lennar representative if offering a compromise based on these issues was my job or Lennar's job. Some of the staff on hand had not even visited the site yet. That kind of attitude does not promote trust and actually creates an air of deceit.

As for the major issues with this proposal, many of the issues are so blatantly obvious, that you will see the redundancy from the residents comments and insights.

1. Design-This model is so progressive in its appearance and usefulness that it will stick out in a very negative way. This layout can be reviewed in person in San Elijo's downtown area, where it actually fits in. The difference is that there are only 4 pods and not the large number for Piraeus Point. This design is a plug-in place type of model and gives the property the illusion of being normal. This normalizing of neighborhoods will be the exact opposite of what Encinitas was intended to be.

2. Construction Disruption and Destruction-If this plan were to pass, it will make Piraeus Street into a disaster area. It was bad enough when the 5 was being worked on. The addition of construction vehicular traffic along with the by-pass traffic and then the local use traffic will make Piraeus into a 2 lane nightmare, not to mention even more unsafe for

residential traffic, bicycle use and children traveling back and forth from the new park on Olympus. There was also a problem with debris such as screws and nails puncturing tires, when Lennar built on Piraeus and Normandy. This construction traffic will create a debris situation like no other and leave a mark on this area that will never be able to be repaired.

Traffic-The current city project list has way too many units that all filter into the same main arteries leading to the 5 and El Camino Real. In doing this, drivers will seek alternate routes and Piraeus will become a very heavily used option and Piraeus is not engineered to handle that kind of volume. This street was intended to be a frontage road and not a main thoroughfare. Piraeus too will become so tedious for travel that drivers will start to cut through the neighboring areas in search of relief. The Lennar Traffic Report and the time of travel data from this report was also unrealistic and without merit. Piraeus Point along with the Clark Project are set up to ruin the local environment ecologically and in terms of function. There are no ancillary or alternative options here as the corner is locked into a plan that is only accessible on Piraeus itself and will not allow traffic west onto Plato, nor should it redirect traffic up into a much quieter neighborhood. Who will enforce these traffic rules and how will they be enforced to protect our community?

Parking-There is no possible way the parking plan for this project will be acceptable if put into place. This parking design, along with the code changes to allow such a design, do nothing more than provide a pathway for development, at the risk of the current land owners in the area and future land owners within this planned development. The data used to project these available spaces is unrealistic and without foresight, not to mention manipulated. The plan also lacks any options for overflow, guests or anything out of the ordinary like flooding or fire.

Lack of Infrastructure and Stress on Existing Infrastructure-Street uses versus street use design and intent, lack of available pedestrian traffic options, travel paths to schools and existing arteries are all due to be severely impacted by the addition of these units and the people who live in them. Lack of lighting versus adding lighting and ruining the existing neighborhoods also focuses on what the intent of the city plan was originally for this area. Residents purchased homes in this area for its quality of life and character and this is not considered in this move forward. The area in its current state simply was never designed to handle an addition such as this proposed development and the neighborhood is reflective of that by its lack of space for sidewalks, additional parking or common areas for people to gather. This is also going to stress the sewage, garbage management and additional traffic noise, already problematic to this area from the 5.

Safety-All of the above topics have the same underlying issue and that is safety. With 1 recent fatality on Piraeus from a pedestrian being hit by a car, on Mother's Day, which is not a high traffic time of use, the forecast for potential future accidents is high. The street itself is narrow and made more so with the additional bike lanes as there is no "bail out" area on either side of this street. Piraeus is also not level and has many blind spots as part of its change in elevation. The added pedestrian(children and pets included), bicycle and vehicular traffic will statistically increase the opportunities for accidents to occur. Vehicle on vehicle accidents are bad but vehicle on human accidents are catastrophic. There is also a great potential to have a massive evacuation issue in the case of fire and the chances of fire go up dramatically with the addition of this many units being connected to each other and being so closely built together. How the fire department could successfully operate under these conditions is not being considered let alone being addressed. Additionally, drought conditions, high winds through these very open spaces and an already known SDGE wire issue all contribute to increasing the

possibility of disaster.

Ownership-Lennar stated that the 15% of low income buyers would be vetted out properly and no one in this community has issue with that. We were also told that there would be no home sales to LLC, Hedge Funds are other institutional/retail buyers, only personal investors. How can anyone stop these personal investors from becoming landlords and not immediately renting these properties? How can anyone stop future home sales to institutional/retail buyers who are currently creating a housing market crisis that this country has never experienced? This in essence would make this development into a renters haven and limit any control of the residency there, thus downgrading the existing neighborhood. Who will protect the current property owners that created this mature and established neighborhood with their life long investments of both money and personal equity? There are not many answers and it has the appearance of this is because the development of new housing is created regardless of the current space and ownership situation.

Power-The current power grid situation here in this neighborhood is dangerous. SDGE has now adopted a practice of turning off residents power on chosen evenings as a "Maintenance Period" in effort to repair/upgrade grid issues, thus leaving homes with no means of safety for these extended periods. Now a new Encinitas building code requires that you can only build with electrical power in a Green Energy initiative. These newly built properties will increase the stress on an already problematic electrical grid and be a major safety concern for all in this city. I asked the Lennar representative about this increased electrical stress and he acknowledge this as a major issue, even saying that he has spoke with SDGE many times and there is currently no solution. The provider SDGE knows of this, the builder knows of this and I can't imagine the city of Encinitas isn't aware of this, so why do all parties agree to move forward with housing projects that are of high statistical probability to create more failures? This additional drain on the system will also raise demand in a state that outsources 35% of its current electricity thus raising rates in an area with the highest electrical rates in the country? Why would anyone agree to such a short sighted decision? What would happen in the case of electrical loss for an extended period of time? What would happen if power was lost and a fire occurred? This entire neighborhood would be at major risk of disaster. Is there a contingency plan?

Water-The same arguments can be made for water supply as for power. Water availability in California is in a drought state and has been for more time than not in the 18 years I have lived here. Cost is also rising at unreasonable rates. I asked the Lennar representatives about water supply and they confidently said that they had plenty of water. How can that be true if the entire state is in a drought stage and we are being asked to ration water? This once again puts the current residency in a worsening condition all for the reason of development.

In closing, I'm sure you will see a similar trend in most of these comments and observations due to their obvious nature. I can see this plan having so many problems that addendums will need to be created and those additional items will make this development a disaster for the neighborhood. The infrastructure, safety, ownership, power and water issues I would like to see have a contingency plan presented. This property is simply in the wrong place for a housing development. Why doesn't the city use their state collateral and put a public green space in there? Then the entire 11 acres can be utilized and the community isn't being manipulated to thinking they are getting a great deal when there's only 4 acres that can be built on. Put another nice park or dog park in. That would be more representative of the land intent for use and a better fit for the neighborhood and Encinitas.

Regards.

Ray Gutoski

On Thu, May 26, 2022 at 7:06 PM Nick Koutoufidis <nkoutoufidis@encinitasca.gov> wrote:

Hello,

Please see the attached Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the Piraeus Point Residential Subdivision project.

COMMENT PERIOD: Please send your comments to Nick Koutoufidis, Senior Planner, Encinitas Planning Division, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via email to nkoutoufidis@encinitasca.gov. All comments must be received by no later than **5:00 p.m.** on **June 29, 2022**. This Notice of Preparation can also be reviewed at the Encinitas Library at 540 Cornish Drive, Encinitas, CA 92024 and the Cardiff-by-the-Sea Library at 2081 Newcastle Avenue, Cardiff-by-the-Sea, CA 92007.

Thank you.



Nick Koutoufidis, MBA

Development Services Department

505 South Vulcan Ave, Encinitas, CA

P: 760.633.2692

From: [Rich Horowitz](#)
To: [Nick Koutoufidis](#)
Cc: [Encinitas community collective](#)
Subject: Piraeus Point
Date: Thursday, June 23, 2022 8:36:55 PM

[NOTICE: Caution: External Email]

Dear Mr. Koutoufidis,

As a long time resident and concerned citizen, I'm writing to you in regards to Piraeus Point. With Capri School at near capacity and no plans to expand, how will the city address the needs of the additional children in light of this development? Also, with no sidewalks for the children on Plato, how will the city handle child safety.

Thank you for your time in answering these very important concerns.

Regards,

Richard Horowitz
1643 Caudor Street
Encinitas, CA 92024

760-519-3823

From: [Robert Murtfeldt](#)
To: [Nick Koutoufidis](#)
Cc: [Kathryn Murtfeldt](#)
Subject: Comments - Piraeus Point Project
Date: Monday, June 20, 2022 11:48:27 AM
Attachments: [Piraeus Townhomes Project Planning Comments.docx](#)

[NOTICE: Caution: External Email]

Dear Nick,

See attached my comments regarding the proposed Piraeus Point townhomes project and preparation of a draft EIR for this project. Please feel free to contact me with any questions you may have.

Thanks and best regards,

Robert Murtfeldt
1593 Caudor Street
Cell: (408) 348-6239

June 20, 2022

Nick Koutoufidis
Senior Planner
Development Services Department
City of Encinitas

Re: Project Title: Piraeus Point

Project Applicant: Lennar Homes of California, LLC

Project Location: NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024; County Assessor Parcels: 254-144-01-00 and 216-110-35-00

Project Case Nos: MULTI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB-005159-2022 and SUB-005391-2022

Mr. Koutoufidis:

I'm a resident of Encinitas, residing at 1593 Caudor Street approximately ¼ mi from the proposed Piraeus Point townhome project. I attended Lennar's Citizen's Participation Program ("CPP") meeting on June 13th to learn more about the proposed project. This project was designed to satisfy the City of Encinitas' requirement to provide more affordable / low-income housing under a California State mandate.

While I support the State and City's efforts to provide more affordable/ low-income housing in our community, I have concerns regarding the current design of the Piraeus Point townhome project plan:

Project Density:

In 2021, the City applied a residential 30 overlay to the Piraeus Point townhomes site, increasing the allowable home density from RR1 and RR2 (0.5-2.0 du/ac) up to as high as 30 du/ac, a 1,500% increase! This project proposes to build 149 townhomes on APN 2541440100, a 6.9 acre parcel of land. **This density is not compatible with the character and services available in the surrounding community.** The developer seeks to convince the City and our community that the project encompasses 11.8 acres by adding APN 2161103500 – this is misleading since this second parcel is unbuildable due to the steep grade of the bluff and proximity to the Batiquitos Lagoon.

Affordable/Low-Cost Housing Mandate:

This project would provide only 10% of the homes (15 total) as affordable/low-cost housing. **If the City truly wants to comply with the State mandate, this percentage should be significantly higher.**

Traffic Congestion:

During the CPP meeting, Lennar conducted their own traffic study, concluding the project would have no impact on local community traffic congestion. The results from this study are misleading, since currently there are periods of high traffic congestion on Piraeus, Plato, Caudor and Capri when parents are dropping-off and picking-up their children at Capri School. Plato Place is one of only a very few access routes into/out of the Leucadia Hills community. Plato and other neighborhood streets are classified as non-complying country roads: they are narrow, curvy and hilly with frequent blind corners and turns – no street parking is allowed. The addition of an estimated 300 additional vehicles from this project would have a major negative impact on Leucadia Hills neighbors' abilities to leave their driveways and navigate to either La Costa Ave. or Leucadia Blvd. **At a minimum, a traffic study should be conducted by an independent firm during peak traffic congestion periods to understand the current and potential traffic congestions problems and how to alleviate them.** An aspect of this study should also assess how many of the vehicles from this project would likely be parking illegally on Piraeus, Plato and Caudor due to the very limited parking spaces available in the project community. We already experience driving hazards from illegal parking on these streets. The City will need to determine how best to mitigate this.

I'm also very concerned about police and fire safety. Police and fire vehicles must have free access to our community during medical, crime and wildfire emergency events. **There should be independent studies conducted on behalf of the Encinitas City and San Diego County Police and Fire Departments to assess the dangers of limited street access during emergencies.**

School Availability and Child Safety:

Capri School is near its capacity. This project in addition to other projects in the area would add a significant number of children wanting to attend Capri School. There are not adequate school facilities nor teachers available to accommodate these additional children at Capri. **The City should develop a plan for reallocating some of these additional children into other schools in the community, and with neighborhood housing densities increasing, building additional new elementary and secondary schools.** I feel that developers in addition to City, County and State resources should bear responsibility for funding the construction of these new schools.

The project is near Capri School, and many children walk from their homes to and from the school each day. This project will be adding children who must walk to school. Unfortunately, Plato and Piraeus do not have sidewalks or crosswalks, and children will face a perilous journey walking along these routes. **The developer should be responsible for constructing sidewalks and crosswalks along Plato and Piraeus for keeping our children safe.**

Utilities

We live in an old neighborhood with aged utility services – old power lines and transformers, old telephone, cable and other digital service lines. Most of the poles carrying these lines are overloaded, with some leaning at angles in places over the streets (e.g., Caudor and Urania). We must deal with frequent power and digital service outages in our neighborhoods to repair

these services now. **There should be an independent study to determine how the existing utility infrastructure could support this new project. At a minimum, the developer should bear responsibility for upgrading and burying underground utilities in our neighborhood that would supply this project (e.g., Piraeus, Caudor).**

Sincerely,

Robert Murtfeldt
1593 Caudor Street
Cell: (408) 348-6239

From: [Robbe mcG](#)
To: [Nick Koutoufidis](#)
Subject: New development in Leucadia off Piraeus street
Date: Monday, June 27, 2022 4:44:51 PM

[NOTICE: Caution: External Email]

Dear Sir,

This development will bring in too much traffic and confusion for our neighborhood. We can't over build and over populate here. Already it's a nightmare with traffic to Capri School. This doesn't fit here. I'm so upset with your plan here.

Roberta Mcgregor

Sent from my iPhone

From: [Sarah Griffith](#)
To: [Nick Koutoufidis](#)
Cc: randrade@tidesequities.com; stan@andradearchitects.com
Subject: Piraeus Point Project
Date: Wednesday, June 1, 2022 12:59:39 PM
Attachments: [image001.png](#)
[MULTI-005158-2022 Scoping Meeting Notice for Public Agencies.pdf](#)
[MULTI-005158-2022 Piraeus Draft EIR.pdf](#)
[MULTI-005158-2022 Piraeus \(notice\).pdf](#)

[NOTICE: Caution: External Email]

Hello Nick,

We received the notice regarding the proposed project at Piraeus Point. Do you by chance have a site plan or proposed plan that demonstrates the scope of the project? We'd like to take a look at that if possible, as the project may affect our neighboring property.

I appreciate your assistance with this request!

Thank you,

Sarah Griffith
Andrade Architects, Inc.
2880 S. Coast Hwy
Laguna Beach, CA 92651
(949) 715-7474 ext. 101



From: [Sheila](#)
To: [Christian Gutierrez](#); [Nick Koutoufidis](#)
Subject: FW: Affordable to very Low Income Housing
Date: Monday, June 13, 2022 1:15:57 PM

[NOTICE: Caution: External Email]

A couple more questions:

AFTER the very low , Low, or Affordable houses are “sold” or “rented” – how do you keep track of the levels of income of the recipients. For example a person starts out at the appropriate level for the low income dwelling unit....but in 5 years, he/she gets a new job that substantially raises their income so they will not qualify for that unit any longer because they are making too much money. WHAT does the City do? Warn them that they will have to move within a 60 day period?

Then, if bought – the very low, low or affordable house can only be sold at the then prevailing rate for that level of house? The value of the house may go up \$5,000.00 – they can walk away with that \$5,000.00? OR what? Seems as though, if they have taken care of the property, they can take that small profit and it gets sold to the next people at the prevailing rate.

I hope this is planned out and going to be monitored somehow??

Let me know....Sheila

Sent from [Mail](#) for Windows

From: [Sheila](#)
Sent: Monday, June 13, 2022 11:14 AM
To: [Christian Gutierrez](#); [Nick Koutoufidis](#)
Subject: Affordable to very Low Income Housing

Good morning Christian and Nick:

I’m contacting you as the two responsible for fielding questions on Affordable to Very Low Income Housing and I need some guidance:

At Piraeus Point there are 15 very low income dwelling units proposed. The developers have assured me that per my request these housing units will be sold – not rented. Not sold to LLC’s or Developers relatives; etc., the type of thing that has been going on in our City which the citizens find to be corrupt practices – hopefully in the past – as the City has at least one lawsuit because of it.

SO: Please Explain to me for clarification: What is the process for selling these homes? Does the City have a list of qualified individuals/families for very Low Housing rates? According to proven income and need? For example: There were 80 families in line that supposedly qualified for the affordable? Or Low Income home? in Olivenhain. That was snatched up by an LLC – hence the

Lawsuit!! Which left 80 applicants out in the cold! Not an intent of the statues, I'm sure.

Also, is it a blind distribution? No names involved? Random, pull out of a hat? Are these participants all qualified for very low income?

And – as the dwelling units will vary from one, two, or three bedroom – the participants would have to be categorized by need accordingly. In other words, you wouldn't want to see a family of 4 in a one bedroom unit!

I have suggested to the Developer that a COMMITTEE of CITIZENS be formed to choose the participants – particularly from the neighborhoods where these developments are taking place; with clear guidelines drawn up as to fairness and hopefully there will be diverse results. Honesty and Integrity should rule this distribution of units.

Please get back to me as soon as you can. We have our first CPP tonight, but if you get back to me after that, its o.k. Please answer all my questions though, and add any information you may have.

Best regards, and THANK YOU both – Sheila S. Cameron

Sent from [Mail](#) for Windows

From: [Sheila](#)
To: [Christian Gutierrez](#); [Nick Koutoufidis](#)
Subject: FW: Affordable to very Low Income Housing
Date: Wednesday, June 15, 2022 3:42:45 PM

[**NOTICE:** Caution: External Email]

Hi Christian and Nick,

I'm not sure if you saw my second set of questions below that I sent to you. I really am trying to figure out how the sold and/or rented houses are going to be tracked. Please consider my last inquiry and let me know how this process is actually going to work. If you don't yet have this in place, please consider getting together with a few citizens to try to map this out! Me included. Sheila

Sent from [Mail](#) for Windows

From: [Sheila](#)
Sent: Monday, June 13, 2022 1:15 PM
To: [Christian Gutierrez](#); [Nick Koutoufidis](#)
Subject: FW: Affordable to very Low Income Housing

A couple more questions:

AFTER the very low , Low, or Affordable houses are "sold" or "rented" – how do you keep track of the levels of income of the recipients. For example a person starts out at the appropriate level for the low income dwelling unit....but in 5 years, he/she gets a new job that substantially raises their income so they will not qualify for that unit any longer because they are making too much money. WHAT does the City do? Warn them that they will have to move within a 60 day period?

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I hope this is planned out and going to be monitored somehow??

Let me know....Sheila

Sent from [Mail](#) for Windows

From: [Sheila](#)
Sent: Monday, June 13, 2022 11:14 AM
To: [Christian Gutierrez](#); [Nick Koutoufidis](#)
Subject: Affordable to very Low Income Housing

Good morning Christian and Nick:

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Please get back to me as soon as you can. We have our first CPP tonight, but if you get back to me after that, its o.k. Please answer all my questions though, and add any information you may have.

Best regards, and THANK YOU both – Sheila S. Cameron

Sent from [Mail](#) for Windows

From: [Sheila Locko](#)
To: [Nick Koutoufidis](#)
Subject: RE: Notice of Preparation for the Draft EIR for the Piraeus Point Project (MULTI-005158-2022)
Date: Friday, May 27, 2022 8:24:10 AM
Attachments: [image001.jpg](#)

[NOTICE: Caution: External Email]

Hi Nick,

Thank you for the Notice of Preparation for the Draft EIR for the Piraeus Point Project.

Enjoy a wonderful Memorial Day weekend!

Sheila Locko

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From: Nick Koutoufidis <nkoutoufidis@encinitasca.gov>
Sent: Thursday, May 26, 2022 7:06 PM
Subject: Notice of Preparation for the Draft EIR for the Piraeus Point Project (MULTI-005158-2022)

Hello,

Please see the attached Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the Piraeus Point Residential Subdivision project.

COMMENT PERIOD: Please send your comments to Nick Koutoufidis, Senior Planner, Encinitas Planning Division, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via email to nkoutoufidis@encinitasca.gov. All comments must be received by no later than **5:00 p.m.** on **June 29, 2022**. This Notice of Preparation can also be reviewed at the Encinitas Library at 540 Cornish Drive, Encinitas, CA 92024 and the Cardiff-by-the-Sea Library at 2081 Newcastle Avenue, Cardiff-by-the-Sea, CA 92007.

Thank you.



Nick Koutoufidis, MBA
Development Services Department
505 South Vulcan Ave, Encinitas, CA
P: 760.633.2692

From: [Sheila Locko](#)
To: [Nick Koutoufidis](#)
Subject: Pireaus Point NOP
Date: Wednesday, June 29, 2022 4:57:29 PM

[NOTICE: Caution: External Email]

Dear Nick,

Thank you for the opportunity to comment on the environmental issues you clearly identified as the basis for determining that an EIR is required for the proposed Pireaus Point project. This development *as applied for will definitely have a significant and negative effect on the environment.*

Detrimental Impact to the Gateway to Encinitas and the Batiquitos Lagoon

-
Pireaus Point application parcels APN # 254-144-01-00 and APN # 216-110-35-00 are adjacent to and border (respectively) the environmentally irreplaceable and sensitive north coastal bluff corridor properties APN #216-110-12-00, and the Caltrans open space preservation parcel APN#216-110-31-00.

This bluff has been known and valued for decades as “The Gateway to Encinitas”. It maintains wildlife connectivity with the Batiquitos Lagoon Ecological Reserve (BLER) and surrounding native space which connects to Encinitas Creek, into the lagoon and out to the Pacific Coastline. The bluff’s natural topography and prominent landscape character is highly visible from the I-5 corridor and the and the Batiquitos Lagoon.

This project will significantly and adversely affect this critical wildlife coastal corridor, and result in watershed, runoff, light and noise impacting the lagoon’s wildlife and habitat.

Aesthetically, it approved, the dramatically oversized Pireaus Point will be a blight on this scenic I-5 corridor as it will disproportionately dominate the natural landscape and view as vistors and residents travel to and from Encinitas.

Wildlife and Habitat

-
These coastal bluff properties are valued for their high habitat values in the North County Municipal Habitat Program. Many of the wildlife species are listed by federal, state and county agencies as protected, threatened or endangered. These coastal bluffs are home to coastal sage scrub occupied by the California Gnatcatcher, and are essential for the preservation of this species, as well as supporting rare and intact southern maritime chaparral, coastal flora, native California plants and wildlife proving connectivity to the lagoon.

The damage to the environment from the construction and resulting congestion once built of this proposed 149 townhome project will have untold destructive effects on the ecosystem of this critical wildlife coastal corridor.

Other Agencies and Organization input for EIR

-
Batiquitos Lagoon Foundation: As the City is contemplating further agency and public input as you continue the environmental review process, we strongly suggest that the Batiquitos Lagoon Foundation is involved in this process, as this project will have a negative effect on the lagoon on many levels. The BLF is a stakeholder and the steward of several preservation properties surrounding the lagoon. Their input with regard to negative effects on the lagoon, as well as guidance regarding mitigation via permanent preservation should be included in the EIR process.

California Coastal Commission: As the properties are within the Coastal Zone under the purview of the California Coastal Commission, it is important to note that they are the entity for an appeal if the project is ultimately approved. Note that the BLF successfully won a CCC appeal for a pending development bordering the lagoon. Citizens will be aware of this process.

Caltrans: Since Caltrans owns the preserve bordering one of the subject parcels and actively maintains that property, they should have a stakeholder interest in how this proposed project will negatively affect the integrity of the wildlife and habitat of the preserve.

Cumulative Environmental Effects for proposed surrounding developments

The EIR needs to address the multiple other projects – both proposed and in development- in the immediate Leucadia area. The environmental impacts of Piraeus Point need to be viewed from that perspective, and in depth.

The overriding issues of traffic, lack of adequate infrastructure, greenhouse gas emissions, fire and safety access issues, parking, past slope failures, pesticide history on the site, an evacuation plan, the clear insufficiency of Piraeus to support this huge influx of residents and ADT's, air quality, and the burden this would impose on public services, as well as the schools – all these issues are absolutely critical and need to be addressed in the EIR.

We trust that the EIR process period will ensure that all of these issues, and so much more will be thoroughly analyzed.

Thank you,

Sheila Locko

This communication and any accompanying documents are confidential and privileged, and intended for the sole use of the named recipient(s) only. Any redistribution of this email, content or its attachments in whole or in part to a 3rd party by email or any other means is prohibited under state and federal cyber crime statutes, regulations and laws. If you received this in error, you are to: delete the email and any all contents and any attachments and 2.) confirm this action by return email. Receipt by all recipients is tracked and monitored by 3rd party software.

From: [Teresa Ornelas](#)
To: [Nick Koutoufidis](#)
Cc: [Teresa Ornelas](#)
Subject: Pireaus Point Project Multi-005158-2022; CDP-005161-2022; DR-005160-2022; Sub 05159-2022 and Sub-005391-2022.
Date: Wednesday, June 29, 2022 11:00:01 AM
Attachments: [EIRComments.pdf](#)

[**NOTICE:** Caution: External Email]

June 29, 2022

Nick Koutoufidis
Senior Planner, City of Encinitas
Development Services Department
505 S Vulcan Ave
Encinitas CA 92024

RE: Pireaus Point
Project Multi-005158-2022; CDP-005161-2022; DR-005160-2022; Sub 05159-2022 and Sub-005391-2022.

Thank you for the opportunity to respond to the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above. Concerns include the following:

1. **Please read, review and act on the Environmental Review and Letter prepared by Encinitas Community Collective (ECC) June 29, 2022 and submitted with specific responses to the EIR Draft.**
2. **Hazardous Materials.** The 2 acre area of Parcel A was used as agricultural growing business from 1998 to 2010. We requested that soil samples be analyzed by a State Certified Laboratory. We believe Geocon did not address these concerns. These contaminated soils need to be removed from the site and not buried or moved around on the site. **See ECC Environmental Report page 19.** Very important.
3. **Traffic** – The community is in midst of many new projects and each new project intertwines to form a complicated tangled web. There is already much high volume traffic driving through small nonconforming rural roads. There is no direct access to Leucadia Blvd from Pireaus. Cal Trans stated in 1989 when closing the south bound Pireaus Street traffic to Leucadia Blvd, it would only be reopened if supporting data were provided. The time has come. Neighborhoods have been voicing their concerns and yet no one listens.
4. **Children/Safety Issues** – It remains dangerous and hazardous for children living in the existing residential community to walk to Capri Elementary School. There are no sidewalks, crosswalks, street lighting and stop signs. Capri is close to being at its maximum numbers and with the addition of Pireaus Point conditions will only get

worse.

5. **Fire Evacuation Plan** – The risk this Project poses to public safety, particularly during a wildfire event as extensively documented by public testimony and multiple expert assessments is very real. It is not clear per the City website that a plan exists. A careful well thought out plan needs to be developed by the City. Is there one? We live in a high risk fire area per the risk maps depicted on the City's website.

Insurance companies have been known to drop residents from insurance and refer to a high risk fire area. Individuals in my area are at higher elevation and evacuation would be very difficult given the proximity of Capri Elementary School. Traffic would gridlock within minutes.

6. **Geology/Soil.** The amount of soil that will need to be removed is more than 60,000 cubic yards. The grade slope is to be less than 15%. This slope will need to be strictly enforced. The complexity of removing so much soil requires special attention so that landslides will not reoccur in the future. I am afraid that if the contractor is not knowledgeable in the construction of retaining walls, landslides or subsidence may happen. Very dangerous. There are two nearby earth quake faults known as the Rose Canyon and the La Costa Fault. The inland bluffs are historically unstable.

7. **Environmental setting. Gateway to Encinitas.** This project does not fit with the "Gateway to Encinitas", the scenic doorway, the natural preserve. This is the image the City has been depicted on their website. The Piraeus Point 149 townhomes stacked/shared walls project is out of character with the surrounding rural area. Much discussion has been held on preserving this area as mitigation habitat property. Piraeus is the "Gateway to Encinitas".

8. **Utilities/Infrastructure. Power Lines.** Need to be buried. Time to improve the community. Perhaps these power lines could be buried at the same time the soil is being moved.

9. **Water.** Drought exists. (Stage 2, third year). Yet we are still building. A moratorium needs to be initiated. Present neighbors will be impacted and asked to reduce their use in order to make up the difference.

10. **Strict Code Enforcement. City Inspections** to determine and insure the quality of workmanship and material quality. Because of the priority given to more new developments, I am concerned codes will not be enforced because of the City's qualified manpower shortages.

11. Increase the number of **low income homes**. Too low to make much difference. It will take forever to get to the numbers the State wants to see.

12. **The State Legislature** has called for construction of 3.5 million homes by 2025(?) but is highly questioned by the Embarcadero Institute for its accuracy. The number is closer to 1.4 million housing units? We may be much closer to this number. Legislators are driving the 3.5 million number and results in doing more harm than good.

13. The consequences of the Density Bonus Law has resulted in public officials going thru the motions but in reality have stopped looking after the city's needs. It is obvious the same size fits all approach is followed and no local control. Not good.

Presently we hear 17 new housing projects are in the planning stage. When you take into account the present Encinitas population, 17 new projects are huge.

14. **Affordability of low income homes** – The community has great concern regarding the tax subsidies given to “low income” borrowers who at 50% median income level will not be able to afford an all electric townhome. Approximately 40% of their utility bill will be for their “hot water” usage. Other concerns: a minimal solar power system operating AC 24/7. Residents will not open their windows, because of the high noise level (80 dBA) and pollutants from traffic from the adjacent I-5 freeway. There is also the high cost of real estate taxes, home insurance and townhome association dues. **Is affordable really affordable for low income borrowers?**

15. The **character of Encinitas** is being chipped away and lost with each new project. We are on our way to be like a city like Los Angeles or San Francisco. It is not too late but it is getting very close. Yet no one wants this when asked. Do you?

16. **Density Bonus Law** should be clear and separate from **community planning**.

We see too many times it is easier for the City Council to stress DBL instead of proper well thought out community planning. We need to take care of our community. Given the number of projected new developments and pressures put upon city officials, it is difficult for this process to take place. Developers are favorably received and contribute to the City Council Election campaigns. This creates stress and anxiety-- not a healthy future for the City and 500 people living at Pireaus Point Townhomes. We can see this in City Hall hearings. Rebuttals are not allowed. It is shameful.

17. The project is not wanted. Please deny it.

Teresa Ornelas
1760 Burgundy Rd
Encinitas CA 92024

June 29, 2022

Nick Koutoufidis
Senior Planner, City of Encinitas
Development Services Department
505 S Vulcan Ave
Encinitas CA 92024

RE: Piraeus Point
Project Multi-005158-2022; CDP-005161-2022; DR-005160-2022; Sub 05159-2022 and Sub-005391-2022.

Thank you for the opportunity to respond to the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above. Concerns include the following:

1. **Please read, review and act on the Environmental Review and Letter prepared by Encinitas Community Collective (ECC) June 29, 2022 and submitted with specific responses to the EIR Draft.**
2. **Hazardous Materials.** The 2 acre area of Parcel A was used as agricultural growing business from 1998 to 2010. We requested that soil samples be analyzed by a State Certified Laboratory. We believe Geocon did not address these concerns. These contaminated soils need to be removed from the site and not buried or moved around on the site. **See ECC Environmental Report page 19.** Very important.
3. **Traffic** – The community is in midst of many new projects and each new project intertwines to form a complicated tangled web. There is already much high volume traffic driving through small nonconforming rural roads. There is no direct access to Leucadia Blvd from Pireaus. Cal Trans stated in 1989 when closing the south bound Pireaus Street traffic to Leucadia Blvd, it would only be reopened if supporting data were provided. The time has come. Neighborhoods have been voicing their concerns and yet no one listens.
4. **Children/Safety Issues** – It remains dangerous and hazardous for children living in the existing residential community to walk to Capri Elementary School. There are no sidewalks, crosswalks, street lighting and stop signs. Capri is close to being at its maximum numbers and with the addition of Pireaus Point conditions will only get worse.
5. **Fire Evacuation Plan** – The risk this Project poses to public safety, particularly during a wildfire event as extensively documented by public testimony and multiple expert assessments is very real. It is not clear per the City website that a plan exists. A careful well thought out plan needs to be developed by the City. Is there one? We live in a high risk fire area per the risk maps depicted on the City's website. Insurance companies have been known to drop residents from insurance and refer to a high risk fire area. Individuals in my area are at higher elevation and evacuation would be very difficult given the proximity of Capri Elementary School. Traffic would gridlock within minutes.
6. **Geology/Soil.** The amount of soil that will need to be removed is more than 60,000 cubic yards. The grade slope is to be less than 15%. This slope will need to be strictly enforced. The complexity of removing so much soil requires special attention so that landslides will not reoccur in the future. I am afraid that if the contractor is not knowledgeable in the construction of retaining walls, landslides or subsidence may happen. Very dangerous. There are two nearby earth quake faults known as the Rose Canyon and the La Costa Fault. The inland bluffs are historically unstable.

7. **Environmental setting. Gateway to Encinitas.** This project does not fit with the “Gateway to Encinitas”, the scenic doorway, the natural preserve. This is the image the City has been depicted on their website. The Piraeus Point 149 townhomes stacked/shared walls project is out of character with the surrounding rural area. Much discussion has been held on preserving this area as mitigation habitat property. Piraeus is the “Gateway to Encinitas”.
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9. **Water.** Drought exists. (Stage 2, third year). Yet we are still building. A moratorium needs to be initiated. Present neighbors will be impacted and asked to reduce their use in order to make up the difference.
10. **Strict Code Enforcement. City Inspections** to determine and insure the quality of workmanship and material quality. Because of the priority given to more new developments, I am concerned codes will not be enforced because of the City’s qualified manpower shortages.
11. Increase the number of **low income homes**. Too low to make much difference. It will take forever to get to the numbers the State wants to see.
12. **The State Legislature** has called for construction of 3.5 million homes by 2025(?) but is highly questioned by the Embarcadero Institute for its accuracy. The number is closer to 1.4 million housing units? We may be much closer to this number. Legislators are driving the 3.5 million number and results in doing more harm than good.
13. The consequences of the Density Bonus Law has resulted in public officials going thru the motions but in reality have stopped looking after the city’s needs. It is obvious the same size fits all approach is followed and no local control. Not good. Presently we hear 17 new housing projects are in the planning stage. When you take into account the present Encinitas population, 17 new projects are huge.
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15. The **character of Encinitas** is being chipped away and lost with each new project. We are on our way to be like a city like Los Angeles or San Francisco. It is not too late but it is getting very close. Yet no one wants this when asked. Do you?
16. **Density Bonus Law** should be clear and separate from **community planning**. We see too many times it is easier for the City Council to stress DBL instead of proper well thought out community planning. We need to take care of our community. Given the number of projected new developments and pressures put upon city officials, it is difficult for this process to take place. Developers are favorably received and contribute to the City Council Election campaigns. This creates stress and anxiety-- not a healthy future for the City and 500 people living at Piraeus Point Townhomes. We can see this in City Hall hearings. Rebuttals are not allowed. It is shameful.
17. The project is not wanted. Please deny it.

From: [Terri Richer](#)
To: [Nick Koutoufidis](#)
Cc: encinitascommunitycollective@gmail.com
Subject: Piraeus Point
Date: Sunday, June 26, 2022 9:47:18 PM

[NOTICE: Caution: External Email]

I'm writing this email because my father lives on Plato and we are very concerned with the possible increase in traffic going up Plato to Capri. Many mornings he has counted over 50 cars in the hour before school and this new project will increase those numbers. This has always been a rural area of Leucadia. The roads are narrow and have no parking. It is difficult at times for two cars to pass. Plato has no sidewalks and cars comedown pretty fast. I'm not sure what the city has planned for Plato. The new park that was put in has caused a lot of parking and traffic problems and is a perfect example of what will happen when you put in such a high density project in a neighborhood that the roads aren't ready to accommodate. It's already difficult to turn west onto Leucadia blvd from Urania. The traffic backs up not allowing cars from Urania to pull out. Imagine what it will be like when the Dramm and Echter project is finished. I hope you will take these points into consideration. Thank you Terri Richer

Sent from my iPhone

From: [Tim Escher](#)
To: [Nick Koutoufidis](#)
Cc: encinitascommunitycollective@gmail.com
Subject: Piraeus Point
Date: Friday, June 24, 2022 11:18:16 AM

[NOTICE: Caution: External Email]

Hi Mr. Koutoufidis,

I live nearby the proposed project referred to as, Piraeus Point. One of the items that I am very concerned about is if there is a fire or other circumstances that require an emergency evacuation, how are all the vehicles that will be connected with Piraeus Point and all the other resident's vehicles going to leave the area safely? Currently there is only one way to access I-5 quickly, and that is at Piraeus and La Costa Drive. Another concern is where will the school age children for the age level that Capri would handle go? Capri does not have the capacity to take on more students.

Thank you for receiving these thoughts.

Sincerely,
Tim Escher

ttescher@yahoo.com



CITY OF ENCINITAS

Notice of Preparation of a Draft Environmental Impact Report

FROM: City of Encinitas,
Development Services
505 S. Vulcan Avenue
Encinitas, California 92024

TO: State Clearinghouse, Responsible Agencies,
Trustee Agencies, and Interested Persons

PROJECT TITLE: Piraeus Point
PROJECT APPLICANT: Lennar Homes of California, LLC.
PROJECT LOCATION: NE corner of Piraeus Street and Plato Place, Encinitas, CA 92024;
County Assessor Parcel Nos. 254-144-01-00 and 216-110-35-00
PROJECT CASE NUMBERS: MULTI-005158-2022; CDP-005161-2022; DR-005160-2022; SUB-005159-2022; and SUB-005391-2022

Pursuant to the California Environmental Quality Act (CEQA), the City of Encinitas (City) is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the proposed project. Implementation of the project may require approvals from public agencies. As such, the City seeks input as to the scope and content of the EIR based on your agency's purview of the project (if any). In addition, comments are being solicited from other interested persons. Comments received in response to this NOP will be reviewed and considered by the City in determining the scope of the EIR.

PROJECT DESCRIPTION AND LIKELY ENVIRONMENTAL EFFECTS:

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.

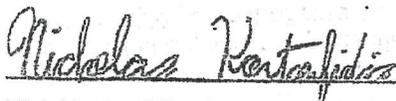
The Project site is designated as R30 OL (Residential 30 Overlay), RR1 [Rural Residential; 0.51-1.0 dwelling units per acre (du/ac)] and RR2 (Rural Residential; 1.01-2.0 du/ac) by the City's General Plan and zoned as R30 OL (Residential 30 Overlay); RR1 (Rural Residential 1); and RR2 (Rural Residential 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.

Additional information regarding the project, including project plans, may be reviewed on the City's website at: <https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices> under "Environmental Notices." It is anticipated that the EIR will focus on the following environmental issue areas: aesthetics, air quality, biological resources, cultural resources, energy, greenhouse gas emissions, geology and soils, hazards and hazardous materials, hydrology/water quality, mineral resources, noise, public services and recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

COMMENT PERIOD:

Please send your comments to Nick Koutoufidis, Senior Planner, Encinitas Development Services Department, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via email to nkoutoufidis@encinitasca.gov. All comments must be received by no later than 5:00 p.m. on June 29, 2022.

This Notice of Preparation can also be reviewed at the Encinitas Library at 540 Cornish Drive, Encinitas, CA 92024 and the Cardiff-by-the-Sea Library at 2081 Newcastle Avenue, Cardiff-by-the-Sea, CA 92007.



Nick Koutoufidis, Senior Planner
City of Encinitas, Development Services Department

May 27, 2022

Date

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



August 22, 2012

W27a

TO: COMMISSIONERS AND INTERESTED PERSONS

**FROM: SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT**

**SUBJECT: STAFF RECOMMENDATION ON CITY OF ENCINITAS MAJOR LCP
AMENDMENT #1-11A (Historic Viewsheds) and B (DESP On-street Parking) for
Commission Meeting of September 12-14, 2012**

SYNOPSIS

The subject LCP amendment was submitted and filed as complete on August 3, 2011; the submittal includes two unrelated amendments. The first component (LCPA #1-11A) involves revisions to both the City's certified land use plan (LUP) and implementation plan (IP) to establish provisions for the protection of historic viewsheds and then identifies the first such viewshed. The second component (LCPA #1-11B) involves revisions to the City's certified Downtown Encinitas Specific Plan (DESP) which was adopted as part of the City's implementation program at the time of the initial LCP certification. This report will address both components. A one year time extension was granted in September 2011. As such, the last date for Commission action on this item is this hearing.

SUMMARY OF AMENDMENT REQUEST

Part A of the amendment request involves revisions first to the Resource Management Element of the certified land use plan to add a new Policy 4.9 regarding historic viewsheds, re-number subsequent policies and amend the adopted Visual Resource Sensitivity Map to recognize the "Station White" Viewshed. In addition, the amendment then proposes a corollary change to the Municipal Code/IP by adding a new sub-section to Section 30.34.080, Scenic/Visual Corridor Overlay Zone, regarding Historic Viewsheds. These revisions are proposed to allow for the designation of historic viewsheds that are of cultural or historic significance to the community.

Part B of the amendment request involves revisions to the City's certified Downtown Encinitas Specific Plan (DESP), adopted as part of its implementation program. The proposed changes reflect the City's intent to maximize the availability of on-street parking along First and Second Streets by completing a restriping program for diagonal parking and providing an incentive for businesses to close driveways along these streets. The proposed revisions also include greater details regarding Streetscape Concepts and

From: [Victoria Williamson](#)
To: [Nick Koutoufidis](#)
Subject: Piraeus Point Townhomes concerns
Date: Wednesday, June 29, 2022 4:45:15 PM

[NOTICE: Caution: External Email]

Dear Mr. Koutoufidis,

I am writing to express my concerns about the proposed development at Piraeus and Plato in Leucadia. My family has lived at 748 Plato Place since January 1999 and raised three children in this neighborhood. One of the main things that attracted us to our property is the rural feel of the neighborhood with the big lots, no streetlights, and few sidewalks. After attending Lennar's CPP meeting on June 13 and seeing the proposed plans, I'm alarmed that the appealing qualities of our dark and quiet neighborhood will be ruined with 149 three-story, modern buildings on the corner. I realize the property has been re-zoned and it's inevitable that something is going to be built there, but feel strongly that the tall, contemporary plan that Lennar is proposing doesn't fit the neighborhood aesthetic, and that the rooftop living areas will create a much noisier environment traveling up Plato Place, which is a small valley.

An additional concern I have after seeing the plans is the lack of parking for the residents and guests of the proposed development. Since there's no room for parking on Plato and Piraeus, where will people go with their additional vehicles? Based on the plans I saw, there's definitely not enough planned parking areas nor garage space.

I was happy to see a sidewalk on the renderings (both on Piraeus and Plato), since walking in this neighborhood has its safety issues, but it looks like the sidewalk to nowhere, since it ends at our neighbors' property (the Belmonte Family). Can the city influence Lennar to pay for a sidewalk or even a wider shoulder to walk up Plato Place? Surely there will be families with children attending Capri School in the proposed development. Over a 13-year period I walked my children to Capri School and found it very unsafe, but was told by the city that our street wasn't "intended for pedestrians" so there would never be a sidewalk built, but have always thought there should be something done to make it safer since people and bicyclists use it a lot.

Thank you for your consideration of my concerns.

Victoria Williamson
748 Plato Place
Encinitas
760-518-9946
VLSWill@yahoo.com

From: [Yale Jallos](#)
To: [Nick Koutoufidis](#)
Subject: Re: Notice of Preparation for the Draft EIR for the Piraeus Point Project (MULTI-005158-2022)
Date: Monday, June 20, 2022 12:31:41 PM
Attachments: [image001.jpg](#)

[NOTICE: Caution: External Email]

Nick Koutoufidis as project planner for Piraeus Point Project,

I live in this neighborhood, and I know that the proposed project would have significant negative environmental impact on the neighborhood. The traffic on my street would be drastically increased creating noise and danger for my small children. My children's school will become overcrowded and their education will suffer. The ocean will be negatively affected by runoff from 149 concentrated homes. The local Park will be even more overcrowded and parking for its use will spread further into surrounding neighborhoods. The types of negative impact on my neighborhood and my family can be categorized as Biological Resource, Hydrology, Noise, Recreation, Transportation, and Public Resources and are described below.

1. Biological Resource - 149 new homes in a concentrated lot size vs traditional planning standards will destroy a massive piece of undeveloped land with a footprint that is far larger than RR1 OR RR-3 zoning. Countless animals and plants will be killed and displaced by the development on this natural hillside. In addition, Typically hillsides and sloped lots like this are not useable toward FAR limits in development calculations due to slopes over 10% and over 25% in places. I think that city standards for limiting development on sloped lots would be against this proposed project. These limits are set in place to maintain the structural integrity of sloped land that is supporting homes up higher on the hill and to protect natural drainage canyons and swales.
2. Hydrology --149 new homes in a concentrated lot size vs traditional planning standards will result in much more fertilizer, automotive brake dust and oil, soaps and detergents as well as many other hazardous materials draining into the ocean via storm drains. I am aware that Bio Basins are being engineered to retain runoff up to certain limits. But i have seen that certain rain storms do overflow the standard basins and especially the streets and "permeable" paving driveways. The ocean we swim in will be hurt by this project due to its location and density.
3. Noise. I live on Urania ave, and the street is bumper to bumper already at school drop off and pick up times. People head south to Leucadia Blvd via Urania ave. With 149 new homes and likely 2 cars at least per home....there will be hundreds more cars passing right in front of my house and my neighbors houses. This noise increase will be awful to say the least. I purchased my home in 2015 when zoning was all 1 to 3 homes per acre in the neighborhood. Thats what i bought into and expected to live in. I am strongly opposed to allowing these new cars to use urania ave to access Leucadia ave. when traveling southbound. Piraeus St does not currently allow traffic to go south all the way to Leucadia. It should. I propose that city NOT approve this project or route southbound traffic on Piraeus not Urania and Normandy. The increase in traffic will be drastic and will destroy the safety for children to walk near these streets.

4. Recreation - Olympus Park is at its maximum parking capacity and use capacity on a daily basis. Adding 149 homes nearby will cause severe overcrowding at this park and drastic noise increase as well. Planning and Traffic departments at the city have received hundreds of complaints about parking in the nearby neighborhoods since this park was built. Signage and firelanes, red curbs, and countless parking tickets have all been used to attempt to deal with the current overload on the park. How can we add 149 new families to this? Planning previously allowed for 11 acres x 1-3 units per acre and an increase of 11-33 homes. 149 is way out of line.

5. TRANSPORTATION - This is the big one for me. Urania ave will receive a massive increase in traffic heading south to Leucadia. Currently Urania is bumper to bumper at school drop off and pick up all the way from leucadia to Sparta. Currently there are countless cars parked on Urania without white lines delineating the driving lane. Often these cars are blocking traffic lanes and left for days. The recent increase in accessory dwelling units has caused even more street parked cars. My kids would bike or walk to school, currently, and these changes would make Urania no longer safe for kids to bike and walk. A huge increase in car traffic combined with current parking issues means LOW VISIBILITY for children popping out between cars and at driveways! this needs to be addressed by planning. At my previous home in claremont, several children were killed by traffic on Idylwild street due to higher traffic and dense parking right next to residential yards. This could have been avoided with better planning. I've seen candles lining the streets in memory of these children while I lived there. I have a 1 year old and 3 year old and the traffic increase is of paramount importance to me. We cannot allow an increase on Urania and Normandy and Sparta. Mainly, the issue is accessing Leucadia, Beacons beach, and the 5 Freeway southbound. In addition, people will access grocery stores and shopping this way as well. Hundreds and thousands of cars will use Urania to reach these destinations. The traffic needs to be routed south on Piraeus to Leucadia and 5 south. I'm sure traffic engineers can find a way to make this possible even if it means a second light on Piraeus. or an additional lane at the south end.

Until this issue is resolved this project should not be approved. Further, Urania is part of a bike trail / street network that the city is developing....it would seem important to avoid drastic traffic increases on this route.

6. PUBLIC RESOURCES - The school at Capri will be my children's school for elementary. The project proposes to add a massive amount of children to this school without an increase in the number of teachers or classrooms. This will be a major negative impact on education quality for all children in this neighborhood. A development of this size should be required to pay for additional teacher salaries and classrooms to handle 2 children per unit. The project developer should be required to permit and construct the additional classrooms and an additional school for the city before breaking ground on the housing development. Current school fee checks disappear into the school district and do not get sent to the elementary school which will be hit so hard by this project. Worse yet, is that there may be more projects like this proposed in nearby agricultural lots....at some point the overcrowding of Capri needs to be dealt with. I think this is the point where we stop it. And stop this development until real solutions are paid for by developers so that there are not negative environmental impacts.

In summary, this project will negatively affect my environment and my neighborhood. It will bring more traffic noise inside my home. It will endanger children walking and biking near the street. It will overcrowd the local elementary school and overwork teachers. It will overcrowd the park and cause parking issues. I will likely have to wait in a line of cars everytime I leave my driveway.

Potential solution: The city planning office should designate only 2 acres of the lot as RR-30 or new high density per state law. This will allow the developer to propose a project of 2x25 = 50 units as the law requires developers to propose at least 25 units per acre on designated acres. The rest of the lot should remain RR-1 OR RR-3. This would reduce the scale to a more manageable size. It would allow for the necessary low income housing and create a wider variety of housing types. I understand that this would cause a delay and re-planning for the developer, but it is a huge project that is not good for the local community as currently proposed.

Further, modifying the traffic plan so that southbound traffic can use Piraeus to access Leucadia Blvd and the Freeway would help dramatically.

I have hope that these things can be done, and some sort of compromise can happen that protects all aspects of our environment.

Best Regards,
Yale Jallos
1018 Uranai Ave.

On Thu, May 26, 2022 at 7:06 PM Nick Koutoufidis <nkoutoufidis@encinitasca.gov> wrote:

Hello,

Please see the attached Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the Piraeus Point Residential Subdivision project.

COMMENT PERIOD: Please send your comments to Nick Koutoufidis, Senior Planner, Encinitas Planning Division, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via email to nkoutoufidis@encinitasca.gov. All comments must be received by no later than **5:00 p.m.** on **June 29, 2022**. This Notice of Preparation can also be reviewed at the Encinitas Library at 540 Cornish Drive, Encinitas, CA 92024 and the Cardiff-by-the-Sea Library at 2081 Newcastle Avenue, Cardiff-by-the-Sea, CA 92007.

Thank you.



Nick Koutoufidis, MBA

Development Services Department

505 South Vulcan Ave, Encinitas, CA

P: 760.633.2692



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YALE JALLOS DESIGN

C: 619.623.2901

yalejallosdesign.com