



## CITY OF ENCINITAS

### Notice of Preparation of a Draft Environmental Impact Report

**FROM:** City of Encinitas, Planning Division  
505 S. Vulcan Avenue  
Encinitas, California 92024

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

**PROJECT TITLE:** Fox Point Farms

**PROJECT APPLICANT:** Nolen Communities, LLC

**PROJECT LOCATION:** 1150 Quail Gardens Drive, Encinitas, CA 92024;  
County Assessor Parcel No. 254-612-012

**PROJECT CASE NUMBER:** MULTI-3524-2019; CPP-3525-2019; SUB-3526-2019; USE-3527-2019;  
DR-3528-2019; and CDPNF-3529-2019

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 Notice will be reviewed and considered by the City in determining the scope of the EIR.

#### PROJECT DESCRIPTION AND LIKELY ENVIRONMENTAL EFFECTS:

Nolen Communities, LLC (applicant) proposes the development of an "Agrihood" community on an approximately 21.5-acre site in the City of Encinitas, consistent with the Concept Plan for this property which was approved as part of the City's Housing Element Update in 2019. The project site would be subdivided into multiple lots. The community would consist of 53 for-sale cottages/carriage units/townhomes, 197 apartments, edible landscaping, community gardens, trails, a bocce court, social spaces, a community library, and a community recreation center. The project would also include a shared public/private agricultural amenity area including a farm-to-table restaurant, farm stand, event lawns, discovery garden, greenhouse and community work area, and an outdoor education patio. Alternatives for project access at Sidonia Street are currently being evaluated by the City at this time. Lastly, the northern portion of the project site would remain in agricultural use, serving as an organic farm operation. Of the 250 residential units proposed in the community, 211 would be market-rate units and 39 would be "very low" (50 percent of area median income) affordable residential units. Additional information regarding the project may be obtained 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 conservation, greenhouse gas emissions, geology and soils, hazards and hazardous materials, hydrology/water quality, noise, public services and recreation, transportation, tribal cultural resources, and utilities and service systems.



**COMMENT PERIOD:** Please send your comments no later than April 27, 2020, to Scott Vurbeff, Environmental Project Manager, Encinitas Planning Division, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via email to [svurbeff@encinitasca.gov](mailto:svurbeff@encinitasca.gov).

Scott Vurbeff, Environmental Project Manager  
City of Encinitas, Planning Division

March 27, 2020

Date