

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: San Diego
 Address: P.O. Box 121750
San Diego, CA 92112-1750

From:

Public Agency: City of Encinitas
 Address: 505 South Vulcan Avenue
Encinitas, CA 92024
 Contact: J Dichoso
 Phone: 760-633-2710

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

 State Clearinghouse Number (if submitted to State Clearinghouse): 2024070986

 Project Title: Bella Vista Drive Project

 Project Applicant: Kira Family Trust

 Project Location (include county): City of Encinitas, County of San Diego, California

Project Description:

See attached page.

This is to advise that the City of Encinitas Planning Commission has approved the above
 (Lead Agency or Responsible Agency)

described project on October 17, 2024 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Encinitas Development Services Department, 505 South Vulcan Avenue, Encinitas, CA 92024

Signature (Public Agency):  Title: J Dichoso, Senior Planner

Date: October 23, 2024 Date Received for filing at OPR: _____

Project Description for the Bella Vista Drive Project:

The project is a subdivision of a 10.11 gross-acre undeveloped lot utilizing the State of California Density Bonus Law (California Government Code Section 65915). The subdivision would create 17 residential lots for the future development of 17 single-family homes, and one private street lot. Of the 17 units, 15 would be market rate and two would be affordable at the “very low-income” level. The lot configurations for the project site vary in size between 8,364 square feet to 79,852 square feet. Development waivers are proposed as detailed in the Initial Study Checklist/Mitigated Negative Declaration.

The project specifically includes grading and construction of a private cul-de-sac street and associated public improvements, stormwater, drainage, and utility improvements. The construction of single-family homes is not proposed as part of the project scope.

The subdivision also proposes an open space easement located at the eastern portion of the property and provides fuel modification zones adjacent to all future homes, and between the limits of grading and the open space easement area.

The components of the project include the following: planning applications; development waivers; access and roadways; grading and retaining walls; infrastructure improvements; fire protection measures; landscaping; and open space. All components are detailed in the Initial Study Checklist/Mitigated Negative Declaration.